

CITY OF VAUGHAN
REPORT NO. 61 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on September 8, 2003*

The Committee of the Whole met at 1:12 p.m., on September 2, 2003.

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

The following items were dealt with:

1 DUFFERIN CLARK COMMUNITY CENTRE EXPANSION

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Community Services, dated September 2, 2003, be approved; and**
- 2) **That staff be directed to provide the necessary notification with respect to the preparation of the construction drawing and soil tests for the Dufferin Clark Community Centre Expansion and provide a report to the Council meeting of September 22, 2003.**

Recommendation

The Commissioner of Community Services recommends that the following report be received for information.

2 ONTARIO CONFEDERATION OF SICILY – REQUEST FOR SPACE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 2, 2003:

Recommendation

The Commissioner of Community Services recommends:

That the City of Vaughan enter into an agreement with the Ontario Confederation of Sicily for the use of space at the Chancellor Community Centre; and

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5. That pending the report on the sale of land, the Region be authorized to enter onto the property and construct the facility and that the Clerk be authorized to execute a Permission to Enter and Construct agreement, subject to the usual conditions.

8

**AWARD OF TENDER T03-152
WATERMAIN REPLACEMENT AND ROAD RECONSTRUCTION
VARIOUS LOCATIONS IN KLEINBURG**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 2, 2003:

Recommendation

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

1. That Tender T03-152 for Watermain Replacement and Road Reconstruction – Various Locations be awarded to Vaughan Paving Limited, in the amount of \$404,133.60, plus G.S.T.;
2. That a contingency allowance in the amount of \$40,000.00 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 appropriate documents.

9

**AWARD OF TENDER – T03-001
GUIDERAIL INSTALLATION
VARIOUS LOCATIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 2, 2003:

Recommendation

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

That Tender T03-001 for Guiderail Installation – Various Locations be brought forward to Council.

10

**AWARD OF TENDER T03-111
CONSTRUCTION OF SIDEWALKS
VARIOUS LOCATIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 2, 2003:

Recommendation

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

- 1) That Tender T03-111 for Construction of Sidewalks – Various Locations be awarded to Crownwood Construction Ltd., in the amount of \$187,813.50, plus G.S.T.

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- 2) That a contingency allowance in the amount of \$34,500.00 to 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 appropriate documents.

11 TENDER AWARD – T03-041 CLOSED CIRCUIT CAMERA INSPECTION

The Committee of the Whole recommends that this matter be referred to the Council meeting of September 8, 2003 for a staff report addressing the concerns raised.

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Director of Public Works, the Executive Director of Building, Facilities and Parks, the Director of Purchasing Services, and the Director of Reserves and Investments, recommends:

1. That Tender T03-041 for closed circuit camera inspection be awarded to Braywood Services Inc. at the various unit prices bid; and,
2. That the Mayor and Clerk be authorized to sign the necessary documents.

12 OPTIONAL EXTENSION PERIOD - CONTRACT T02-127 CURB & SIDEWALK REPAIR

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 2, 2003:

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Director of Public Works, the Director of Purchasing Services, and the Director of Reserves and Investments, recommends that the option to extend the contract with VBN Paving Ltd. for a second year be exercised for the existing Curb & Sidewalk Repair Contract T02-127, with no increase to the existing unit prices, to a limit of \$350,000.00.

13 STRATEGY FOR ALLOCATION / RESERVATION OF SERVICING CAPACITY

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 Director of Community Planning, dated September 2, 2003:

Recommendation

The Commissioner of Engineering and Public Works and the Director of Community Planning, in consultation with the City Manager, recommend:

1. That Council pass the following resolution with respect to the allocation of sewage and water servicing capacity to specific draft approved plans of subdivision within the Maple Service Area:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the draft approved plans of subdivision 19T-95114, 19T-96V10 Phase 3, and 19T-97V06 are allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme

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and water capacity from their respective Pressure District of the York Water Supply System for a total of 268 residential units. Said allocation to individual plans shall automatically be revoked after a period of one year in the event that a specific plan is not registered.”

2. That subject to the Region of York confirming the availability of additional interim sewage servicing capacity for 2,800 persons equivalent in the Maple Collector:
 - i. Council pass the following resolutions with respect to the allocation and reservation of sewage and water servicing capacity:
 - a. “NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the approved site plan development applications DA.98.069, DA.00.007 and DA.01.037 are allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme, and water capacity from Pressure District No. 7 of the York Water Supply System for a total of 218 residential units.”
 - b. “NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the development applications DA.02.002, DA.03.008, 19T-97V15 Phase 2, 19T-02V01, 19T-02V02, 19T-02V04, 19T-02V08, 19T-02V11, 19T-03V03, 19T-03V04 and 19T-03V10 are reserved sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme, and water capacity from their respective Pressure District of the York Water Supply System for a total of 541 residential units as distributed in Attachment No. 3. Said reservation to individual plans shall automatically be revoked after a period of one year in the event that the site plan agreement has not been executed or that the draft plan has not been registered.”
 - ii. That the remaining servicing capacity of approximately 102 persons equivalent be reserved for infill development applications within the Maple Service Area, which may be allocated in conjunction with draft plan or site plan approval.
3. That subject to the Region of York confirming the availability of sufficient temporary sewage allocation capacity to the North Don Collector, sewage allocation capacity for 7,500 persons equivalent be reserved for residential development within Phase 1 of Blocks 11 and 12 in OPA 600, which may be allocated by Council prior to registration of each plan of subdivision.
4. That Council pass the following resolution with respect to the allocation of sewage and water servicing capacity to specific draft approved plans of subdivision within the Woodbridge Service Area:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the draft approved plans of subdivision 19T-89081 Phase 3 and 19T-89024 Phase 5 are allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water capacity from their respective Pressure District of the York Water Supply System for a total of 370 residential units. Said allocation to individual plans shall automatically be revoked after a period of one year in the event that a specific plan is not registered.”
5. That Council pass the following resolution with respect to the reservation of sewage and water servicing capacity to specific infill development applications within the Woodbridge Service Area, which may be allocated upon confirmation from the Region of York of sufficient servicing capacity in the Woodbridge Service Area, and in conjunction with draft plan or site plan approval:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the development applications DA.00.100, DA.01.057, DA.01.071, DA.02.057, DA.03.028, DA.03.036 and 19T-93023 are reserved sewage capacity from the Woodbridge Service Area of the York/Durham

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Servicing Scheme and water capacity from their respective Pressure District of the York Water Supply System for a total of 195 residential units. Said reservation to individual plans shall automatically be revoked after a period of one year in the event that the site plan agreement has not been executed or that the draft plan has not been registered.”

6. That Council pass the following resolution regarding additional sewage servicing capacity in the Woodbridge Service Area, and forward it to the Region of York:

“WHEREAS growth in Vaughan is continuing at unprecedented rates;

AND WHEREAS the current available sanitary servicing capacity of 80,066 persons equivalent in the Woodbridge Service Area as identified by the Region of York has either been allocated or reserved for proposed development;

AND WHEREAS the Peel Diversion Forcemain project tender has now been let by the Region of York, with construction anticipated to commence shortly and to be completed by the fall of 2004;

AND WHEREAS on September 25, 2000 the Region of York was initially requested to provide the City with additional sewage capacity in the Woodbridge Service Area;

AND WHEREAS the Reigon of York has not fulfilled nor responded to the City’s September 25, 2000 request as noted above;

NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the Region of York be requested to provide the City with sufficient additional sewage servicing capacity in the Woodbridge Service Area to provide for the full build-out of the existing residential community including OPA No. 600.”

14

2004 SCHEDULE OF MEETINGS

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the City Clerk, dated September 2, 2003, be approved subject to the cancellation of the Committee of the Whole meeting on August 23, 2004 and the Council meeting on August 30, 2004; and**
- 2) **That no further meetings be scheduled for December 2004.**

Recommendation

The City Clerk recommends:

That the 2004 Schedule of Meetings be adopted; and

That direction be provided with respect to scheduling a Committee of the Whole meeting on December 13 and Council meeting on December 20, 2004.

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- v) the necessary easements for access to Weston Road and Ashberry Boulevard, across the abutting lands, shall be approved by the Committee of Adjustment and be in full force and effect; and,
- vi) the site plan must be revised to identify internal garbage and recycling storage.

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**SITE DEVELOPMENT FILE DA.01.005
CONCORD STORAGE INC.**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated September 2, 2003, be approved;**
- 2) **That the applicant be requested to consult with the local ratepayers association to address the landscaping concerns expressed;**
- 3) **That the final landscape design be to the satisfaction of the Urban Design Department;**
- 4) **That the deputation of Mr. Andy Santoluce, President, Concord Storage Inc., 1995 Concession 9, RR #4, Claremont, L1Y 1A1, applicant, be received; and**
- 5) **That the coloured elevations, submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.01.005 (Concord Storage Inc.) BE APPROVED, subject to the following conditions:
 - a. That prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations and signage, subject to the revisions identified in the report, be approved by the Commissioner of Planning;
 - ii) the final landscape plan and detailed cost estimate be approved by the Urban Design Department;
 - iii) the final grading and servicing plans and stormwater management report be approved by the Engineering Department;
 - iv) parking, access and on-site vehicular circulation be approved by the Engineering Department;
 - v) all hydro requirements be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.;
 - vi) all requirements of the Toronto and Region Conservation Authority be satisfied;
 - vii) all requirements of the Region of York Transportation and Works Department be satisfied;

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- viii) all requirements of CN Rail/GO Transit be satisfied; and
 - ix) that the implementing zoning by-law be in full force and effect.
- b. That the site plan agreement contain the following provisions:
- i) If required, the Owner shall pay 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. The cash-in lieu payment, in accordance with Section 42 of the Planning Act, will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.
 - ii) No permanent buildings or structures shall be permitted to locate within the outside storage area, which shall be restricted to a 26m wide strip of land along the east property line, beginning 70m south of Regional Road 7, and terminating at the south property line. Outside storage shall be permitted as an interim use, until the said strip of land is conveyed to a public authority, and the future road linking Regional Road 7 with the planned MTO Transitway Station is constructed.
 - iii) The Owner shall install and maintain a 1.8m high chain link fence along the mutual property line with CN Rail. Any proposed alterations to the existing drainage pattern affecting the railway right-of-way must receive prior concurrence from GO Transit.

21 **SITE DEVELOPMENT FILE DA.03.024
PARKTRAIL ESTATES INC.**

The Committee of the Whole recommends:

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

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.024 (Parktrail Estates Inc.) BE APPROVED.

22 **OFFICIAL PLAN AMENDMENT FILE OP.02.016
ZONING BY-LAW AMENDMENT FILE Z.02.061
GEORGE KNIGHT
REPORT #P.2002.60**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated September 2, 2003, be approved; and**

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- 2) That the deputation of Mr. Mark Yarranton, KLM Planning Partners Inc., on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.02.016 and Zoning By-law Amendment Application Z.02.061 (George Knight) BE REFUSED.

23 **ZONING BY-LAW AMENDMENT FILE Z.01.031
DONATO DI BENEDETTO
REPORT #P.2001.46**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 2, 2003:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.01.031 (Donato DiBenedetto) BE APPROVED, subject to the following:
 - a) That the zoning by-law:
 - i) provide exceptions to the RR Rural Residential Zone to allow a maximum of four dwellings,
 - ii) establish a minimum setback of 30 m from the railway line; and,
 - iii) include any appropriate exceptions as determined through the site plan process.
 - b) That prior to the enactment of the zoning by-law, the site plan application be approved by Council.

24 **ZONING BY-LAW AMENDMENT FILE Z.03.027
ROBERT COLAGIACOMO
REPORT #P.2003.34**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Community Planning, dated September 2, 2003:

Recommendation

The Director of Community Planning recommends:

1. THAT Zoning By-law Amendment Application Z.03.027 (Robert Colagiacomo) BE APPROVED subject to the following:
 - a) that the implementing by-law delete the current building envelope and odour attenuation line restrictions, and add the revised odour attenuation line based on the current MDS calculations.

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- 3) That the following report of the Commissioner of Planning, dated September 2, 2003, be received; and
- 4) That the following deputations and submission be received:
 - a) Mr. George Rosati, 63 Granary Road, Kleinburg, L0J 1C0, applicant, and written submission dated September 2, 2003, petition and photographs; and
 - b) Mr. Robert Klein, Kleinburg and Area Ratepayers Association, 8 Daleview Street, Kleinburg, L0J 1C0.

Recommendation

That the Commissioner of Planning recommends:

1. That Council provide direction to staff regarding fence locations within the Kleinburg, Millview Estates, Phase 2 area, Registered Plan 65M-3466; and
2. That if Council deems it appropriate to allow property owners to relocate their fences, then Council is to direct staff to revise the design guidelines in this respect. The owner(s) are to provide a written acknowledgement to the City that they will be moving the fence at their own cost.

27 WOODBIDGE MEADOWS NEIGHBOURHOOD TRAFFIC COMMITTEE PLAN
(Referred from the Council meeting of August 25, 2003)

The Committee of the Whole recommends:

- 1) That a speed hump be placed in front of #8890 / #8894 Martin Grove Road by St. Angela Merici School, and at the south end of the Humber River / Robinson Creek Bridge;
- 2) That staff review the feasibility of installing a speed hump at the north end of the Humber River / Robinson Creek Bridge in one year;
- 3) That the following report of the Commissioner of Engineering and Public Works, dated August 18, 2003, be received; and
- 4) That the deputation of Ms. Renee Kibsey, 8572 Martin Grove Road, Vaughan, L4H 2C9, written submission dated March 19, 2003, renderings and petition from area residents, be received.

Council, at its meeting of August 25, 2003, adopted the following:

That this matter be referred to the Committee of the Whole meeting of September 2, 2003 to allow the Local Councillor an opportunity for further discussion with the community.

Report of the Commissioner of Engineering and Public Works dated August 18, 2003

Recommendation

The Commissioner of Engineering and Public Works recommends:

That speed humps on Martin Grove Road as proposed by the Woodbridge Meadows Neighbourhood Traffic Committee not be installed as set out in Council's Neighbourhood Traffic Committee Policy and Procedure.

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**SUNSET RIDGE
PROPOSED 40 KM/HR SPEED LIMIT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Jackson, dated September 2, 2003:

Recommendation

Councillor Linda D. Jackson recommends:

THAT the speed limit on Sunset Ridge be reduced to 40km/hr. from Napa Valley Avenue to Islington Avenue.

29

**SUNSET RIDGE & JULIA VALENTINA AVENUE
3-WAY STOP CONTROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Jackson, dated September 2, 2003:

Recommendation

In response to requests from area residents, Councillor Linda D. Jackson recommends:

THAT a three-way stop control be installed at the intersection of Sunset Ridge and Julia Valentina Avenue.

30

**FOREST FOUNTAIN DRIVE/CALERA CRESCENT/SEQUOIA ROAD
ALLWAY STOP CONTROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Jackson, dated September 2, 2003:

Recommendation

In response to requests from area residents, Councillor Linda D. Jackson recommends:

THAT an allway stop control be installed at the intersection of Forest Fountain Drive, Calera Crescent and Sequoia Road.

31

REQUEST FOR USE OF WOODBRIDGE MEMORIAL POOL AND ARENA

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Jackson, dated September 2, 2003:

Recommendation

Councillor Linda D. Jackson requests:

THAT Council approve the use of the Woodbridge Memorial Pool and Arena on the earliest date that the facility is available, but not before September 8, 2003, for the purpose of holding a community meeting with the residents of Timber Lane and representatives of The Safehaven Project for

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Community Living to address the residents' concerns regarding the opening of a new Group Home Type 1, and

THAT staff from the Legal (or By-Law), Planning and Building Standards departments be directed to attend this meeting.

32

**SITE PLAN DEVELOPMENT FILE DA.03.009
KLEINBURG VILLAGE CENTRE INC.**

The Committee of the Whole recommends:

- 1) That this matter be referred to the Committee of the Whole meeting of September 15, 2003, to allow for further consultation with the applicant and the local ratepayer association;**
- 2) That the deputation of Mr. Robert Klein, Kleinburg and Area Ratepayers Association, 8 Daleview Court, Kleinburg, L0J 1C0, be received; and**
- 3) That the written submission of Mr. Pierrri DuPont, 89 Nashville Road, Kleinburg, L0J 1C0, dated August 27, 2003, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.009 (Kleinburg Village Centre Inc.) 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 revisions requested by the Heritage Vaughan Committee, shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan and landscape cost estimate shall be approved by the Urban Design Department;
 - iii) the final site grading and servicing plan and stormwater management report shall be approved by the Engineering Department;
 - iv) the Owner shall contribute their proportionate share towards the Kleinburg Sanitary Local Improvement, to the satisfaction of the Engineering Department;
 - v) parking, access and on-site circulation shall be approved by the Engineering Department;
 - vi) all hydro requirements shall be to the satisfaction of Hydro Vaughan Distribution Inc.;
 - vii) both access points shall be approved by the Region of York Transportation and Works Department; and
 - viii) the Owner shall pay to the City of Vaughan by way of certified cheque, cash in lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building permit, in accordance with Sec. 42 of the Planning Act. The owner shall submit an appraisal of the subject lands prepared by an accredited

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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.

33

**AWARD OF QUOTE - Q03-097
WOODLAND ACRES WATER PRESSURE BOOSTER STATION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 2, 2003:

Recommendation

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

1. THAT Quote Q03-007 for the construction of a Water Pressure Booster Station on Woodland Acres Crescent be awarded to 709125 Ontario Limited (o/a Pump System Interfacing) in the amount of \$115,000 plus GST, and;
2. THAT a contingency allowance in the amount of \$11,500.00 be approved, within which the Commissioner of Engineering and Public Works is authorized to approve amendments to the Contract, and;
3. THAT an additional sum of \$20,800 be approved, and that the source of funding be the Water Reserve, and;
4. THAT the inclusion of the matter on a public Committee or Council agenda for the additional funding request identified as Woodland Acres Water Pressure Booster Station is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002, and;
5. THAT the Mayor and Clerk be authorized to sign the necessary documents.

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**BLOCK 33 WEST BLOCK PLAN
BLOCK 33 WEST PROPERTIES INC.
BLOCK PLAN FILE: BL.33W.2001**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 2, 2003, be approved;
- 2) That the deputation of Ms. Julia Ryan, Goodmans, 20 Queen Street West, Suite 2400, Toronto, M5B 2M6, on behalf of the Block 33 West Landowners Group, be received; and
- 3) That the written submission of Ms. Kimberly L. Beckman, Davies Howe Partners, 99 Spadina Avenue, 5th Floor, Toronto, M5V 3P8, on behalf of the Block 32 West Landowners Group, dated August 29, 2003, be received.

Recommendation

The Commissioner of Planning recommends:

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1) Block Plan Conditional Approval

That the Block 33 West Block Plan, dated August 26, 2003, BE APPROVED, subject to the following condition:

- a) That the following two remaining matters listed below be reported between Committee of the Whole and Council meeting on September 8, 2003:
 - i. the issues raised by the TRCA in their letter of August 21, 2003 and their potential impact on the Block Plan will be considered and, where appropriate and subject to City approval, addressed in either revisions to the final Block Plan and associated supporting reports, and/or the list of matters to be addressed prior to the approval of any Draft Plan of Subdivision or Site Plan.
 - ii. the Transportation Management/Sidewalk Plan and Phasing Plans be revised and approved by the City to reflect the comments contained herein.

2) Draft Plan of Subdivision/Site Plan Matters

That the following matters shall be addressed by Council as part of or prior to the approval of any draft plans of subdivision or site plans within the Block 33 West Plan:

- a) That the Teston Road/Highway #400/Street "A" interchanges, and "Button-hook" ramp design and "High Performance Employment Area" be determined and to the satisfaction of MTO, Region and City, and the required easements and/or rights-of-way for the overpass across Highway #400, and any required services, be secured by the City.
- b) That in accordance with the provisions of OPA #600, the City shall confirm the allocation of servicing capacity for the subject lands prior to draft approval of any plans of subdivision or site plans.
- c) That the draft plans of subdivision shall identify which lots and/or blocks are to be placed in a holding zone and are to be serviced by improvements beyond the current interim capacity.
- d) That a revised water supply analysis report for the Block be submitted and finalized to the satisfaction of the Vaughan Engineering Department.
- e) That the applicant shall demonstrate to the satisfaction of the Vaughan Engineering Department that the proponent has fulfilled the necessary provisions of the Environmental Assessment Act, R.S.O. 1990, and the Municipal Class Environmental Assessment for Municipal Roads, Water and Waste Water Projects, October 2002, as they may apply to proposed primary roads and related infrastructure matters.
- f) That the applicant shall have submitted a Phase 1 Environmental Site Assessment Report for lands subject to a development application, 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".
- g) That conditions requiring warning clauses shall be included in all draft plans of subdivision or site plan agreements, advising all purchasers and/or tenants of anticipated traffic volumes for the planned Teston Road/Highway #400/Street "A" interchanges and ramps, Primary Streets "A" and "B", the adjacent arterial roads,

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and the public transit bus routes, in accordance with a Noise Report approved by the Vaughan Engineering Department.

- h) That the noise attenuation measures for the lots/blocks adjacent to the Purpleville Creek valley be reviewed and/or modified with other noise attenuation measures, if possible, to eliminate locating acoustic fencing/berming along the valley, the height of noise attenuation fencing/berming, and that noise attenuation measures be reviewed for the provision of mandatory central air conditioning for lots fronting or flanking onto Street "B", and be approved by Vaughan Engineering and Urban Design Departments, and Toronto and Region Conservation Authority.
- i) That the noise attenuation measures for the Purpleville Creek valley established by the Regional Municipality of York in the Noise Policy/Guideline Update Study be considered to the satisfaction of the City, and Toronto and Region Conservation Authority.
- j) That the results of the Cultural Heritage Resource Assessment and the preferred approaches respecting each of the two properties identified below be determined and implemented:
 - a. 10511 Weston Road:
 - i. That prior to demolition, the heritage documentation report be finalized.
 - ii. That the names of the farming family be used in the naming of the streets, parks or other public places in the area.
 - b. 10665 Weston Road:
 - i. That the building be incorporated with sympathetic restoration into future site plans or draft plans of subdivision.
 - ii. That the names of the farming family be used in the naming of the streets, parks or other public places in the area.
 - iii. That if the building can not be incorporated into the subdivision, for engineering or other considerations, other appropriate options be considered including relocating the building to another location on the development lands or within Vaughan, and, if it is to be demolished, full recording and documentation.
- k) That prior to final approval of a plan of subdivision, and prior to the initiation of any grading to any lands included in the plan of subdivision, a preliminary archeological evaluation of the entire area within the proposed plan of subdivision shall be carried out at the owner's expense, and the same report shall identify any significant archaeological sites found as a result of the assessment. The archaeological assessment report shall be carried out by a licensed archaeologist and prepared according to the Ministry of Citizenship, Culture and Recreation approved Archaeological Assessment Technical Guidelines, dated 1993. The archaeological assessment shall be submitted to the municipality and the said Ministry for review and approval. Prior to final approval or registration of the development application or plan of subdivision, the owner by way of development application or subdivision agreement, shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as protective and mitigative

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measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archaeological Unit) and the municipality.

- l) That a Landscape Master Plan be approved to the satisfaction of the Vaughan Urban Design Department, which shall include the following:
- landscape treatment for the interface between the residential area and high performance employment area along Street "A", and window streets facing Weston Road and Street "A";
 - plans linking the adjacent communities with pedestrian connections along the arterial roads, continuous sidewalk;
 - gateway entry feature designs; and,
 - landscape treatment for stormwater management pond facilities.
- m) That Architectural Design Guidelines for residential, institutional, commercial and employment buildings/structures be prepared, addressing built form, massing and elevations, and approved by the Vaughan Urban Design and Planning Departments, and that a control architect be retained at the cost of the applicant for approval by Council to implement said guidelines.
- n) That arrangements be made to provide permanent road and service connections to the elementary school sites at no cost to and within a time period specified to the satisfaction of the York Region District School Board and York Catholic District School Board.
- o) That the townhouse designation on the northeast corner of Street 'D' and Weston Road be considered within the same context of the site plan and design for the Neighbourhood Commercial/Medium Density Block to the north.

3) Zoning By-law

That implementing zoning by-law(s) include as follows:

- a) The required limits/buffer from the top-of-bank for the lots/blocks adjacent to Purpleville Creek valley, as approved by the Toronto and Region Conservation Authority, be indicated.
- b) Any Ministry of Transportation requirements concerning the Ministry's controlled portion of Street "A" from the south side of Teston Road to 200m south of the Highway #400 southbound on-ramp be indicated.

Councillor Racco declared an interest with respect to the foregoing matter, as his campaign office is located in Block 33 West, and did not take part in the discussion or vote on the matter.

35

CLEAN CITY PROGRAM

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Rosati, dated September 2, 2003:

Recommendation

Regional Councillor Gino Rosati recommends:

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 8, 2003**

THAT the Public Works Department gives high priority towards keeping city properties such as City boulevards, buffers, parks, road shoulders, recreation areas, parking lots in a clean state, free of debris and well maintained; and

THAT Staff bring forth a report on how this can be achieved and time frame: and

THAT Staff ensure that private lands be maintained in accordance to the property standard by-law # 409-99.

36 **VILLA GIARDINO & SPORTS FIELDS ACCESS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Rosati, dated September 2, 2003:

Recommendation

Regional Councillor Gino Rosati recommends:

THAT Engineering Department bring forth a report addressing traffic concerns on the private access road from Martingrove Road leading to the Villa Giardino and Vaughan Grove Sports facilities.

37 **CANDIDATES IN THE PROVINCIAL ELECTIONS**

The Committee of the Whole recommends that staff provide a report to the Council meeting of September 8, 2003 with respect to local councillors who are candidates in the Provincial Elections.

The foregoing matter was brought to the attention of the Committee by Mayor Di Biase.

38 **COMMUNITY PARKS EVENTS**

The Committee of the Whole recommends:

- 1) **That staff provide a detailed report to the Council meeting of September 8, 2003 with respect to the past Community Park Events; and**
- 2) **That staff develop a Policy for Community Park Events.**

The foregoing matter was brought to the attention of the Committee by Mayor Di Biase.

39 **WEED MAINTENANCE - OAKBANK POND**

The Committee of the Whole recommends that staff provide a report to the Council meeting of September 8, 2003 on the status of the weed maintenance at Oakbank Pond.

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

40 **THIRD FLOOR OFFICE RENOVATIONS**

Councillor Racco requested a report with respect to the cost for renovations made to the Mayor's office, including staff time.

**REPORT NO. 61 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 8, 2003**

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

**41 DEPUTATION – MR. ALF BEASLEY, CITY OF VAUGHAN FIRE AND RESCUE
WITH RESPECT TO THE FIRE FIGHTERS OF YORK REGION 2004 CALENDAR
SPONSOR PROPOSAL**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Alf Beasley, City of Vaughan Fire and Rescue and report entitled “Fire Fighters of York Region Sponsor Proposal”, be received; and**
- 2) That the City of Vaughan participate as a Platinum Sponsor.**

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 4:36 p.m.

Respectfully submitted,

Regional Councillor Joyce Frustaglio, Chair