

**CITY OF VAUGHAN**  
**REPORT NO. 66 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on September 22, 2003*

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The Committee of the Whole met at 1:15 p.m., on September 15, 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                               2003 HERITAGE COMMUNITY RECOGNITION AWARDS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Di Biase, dated September 15, 2003:**

**Recommendation**

That the following individuals be nominated for the 2003 Heritage Community Recognition Awards:

Mr. Jack Maynard in the category of "Built Heritage" for his volunteer service on Heritage Vaughan committee from 1998 to the present, and his most recent volunteer service for the Doors Open Vaughan event.

Mrs. Jean Bryson in the category of "Cultural Heritage" for her considerable donations to the City of Vaughan Archives.

**2                               PESTICIDE-FREE POLICY**

**The Committee of the Whole recommends:**

- 1)       That this matter be referred to a Budget Committee meeting in December 2003 or January 2004 and staff provide a report on the cost implications of extending the project city wide, the status of the pilot project, and the methods being used by other municipalities; and**
- 2)       That the following deputations, be received:**

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- a) **Ms. Terri Mittelman, Vaughan Environment Action Committee; and**
- b) **Ms. Anna Tomei, Vaughan Environment Action Committee.**

**Recommendation**

Councillor Kadis recommends that the pesticide-free policy currently in place on Ward 4 & 5 parks and many of our playing fields be extended to all City of Vaughan owned lands through a two year phased in plan.

**3** **SUMMER 2003 – HIATUS REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated September 15, 2003:**

**Recommendation**

The City Manager recommends that the following report, under the Authority of the City of Vaughan By-law #332-98 (Hiatus By-law), be received.

**4** **FLEET MANAGEMENT POLICY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 15, 2003:**

**Recommendation**

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

- 1. That the "Fleet Maintenance Section" be changed to "Fleet Management Services"; and,
- 2. That the attached Fleet Management Policy be approved.

**5** **CITY OF VAUGHAN ENVIRONMENTAL INITIATIVES**

**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 September 15, 2003:**

**Recommendation**

The Commissioner of Economic / Technology Development & Communications in consultation with Senior Management Team recommends:

- 1. THAT this report be received as information only



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**BLOCK 50 ON PLAN 65M-3532  
KORTRIGHT RAVINES, 19T-99V11  
CANADA COMPANY AVENUE RECONSTRUCTION & SERVICING**

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 15, 2003:

**Recommendation**

The Commissioner of Engineering and Public Works recommends as follows:

1. That the Kortright Ravines subdivision agreement be amended to provide for the development of Block 50 on Plan 65M-3532;
2. That the municipal servicing of Block 50 on Plan 65M-3532 be constructed using private sanitary pumps in each of the proposed homes, to the satisfaction of the City;
3. That Canada Company Avenue be reconstructed to a rural cross-section with "Double Stone Chip" surface treatment to the satisfaction of the City; and
4. That the Owner make a lump sum payment of \$11,250.00 to the City for the annual maintenance of the whole road for a duration of 20 years after assumption of the road.

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**TEMPORARY NORTHERN ACCESS  
TO WOODLAND ACRES CRESCENT FROM BATHURST STREET  
AMENDMENT TO BY-LAW 154-82**

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 15, 2003:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council pass the following resolution to amend By-law 154-82 previously amended by By-law 198-82, with respect to the stop up, closure and disposal of the temporary access to Woodland Acres Crescent from Bathurst Street:

1. That By-law Number 154-82 be amended by deleting Section 2 and substituting the following into Section 2.

"That this By-law shall not come into effect until such time as draft plan of subdivision 19T-89094 is registered and the permanent road providing access to Bathurst Street, shown in draft plan 19T-89094 has been dedicated to the City as public highway and constructed to the satisfaction of the municipality."
2. That By-law Number 154-82 be amended by deleting the description of the parcel of land in Schedule "A" and substituting the following description of the parcel of land.

"The parcel of land situated in the City of Vaughan being part of the public highway Woodland Acres Crescent on Registered Plan M-1731, shown as Parts 2 and 3 on Plan 65R-4895 and Part 23 on Plan 65R-18503 filed in the Land Registry Office for the Land Titles Division of York Region (No. 65)."







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3. That parking be prohibited on the west side of Abdus Salem Street, from the termination point (north end) southerly for a distance of 17.2 metres;
4. That parking be prohibited on the east side of Abdus Salem Street, from the termination point (north end) southerly for a distance of 17.8 metres; and,
5. That a by-law be enacted to authorize the parking restrictions.

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**SNOW CLEARING AT YORK REGION TRANSIT STOPS**

**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 15, 2003:**

**Recommendation**

The Commissioner of Engineering and Public Works, in consultation with the Commissioner of Community Services, recommends that:

1. The City provide snow clearing services at the Region of York's transit stops located within the City of Vaughan for this upcoming winter season, ending April 30, 2004; and,
2. The costs for providing this service continue to be charged back to the Region of York.

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**PENALTY AND INTEREST BY-LAW**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Finance, dated September 15, 2003:**

**Recommendation**

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

That a by-law to establish the penalty and interest rate for taxes overdue, at the same rates as last year, 1.25% per month, be approved for 2004.

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**CITY OF VAUGHAN LICENSING BY-LAW 2-2001**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 15, 2003:**

**Recommendation**

The City Clerk in consultation with the Manager of Special Projects Licensing & Permits recommends:

That the amendments to by-law 2-2001 as noted in Appendix 1 attached hereto, be approved.



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**FORTIFICATION BY-LAW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Legal Services, dated September 15, 2003:

**Recommendation**

The Director of Legal Services recommends that a by-law be enacted to prevent the excessive fortification of buildings and land.

21

**OFFICIAL PLAN AMENDMENT FILE OP.03.018  
ZONING BY-LAW AMENDMENT FILE Z.03.044  
BULK TRANSFER SYSTEMS  
REPORT #P.2003.51**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003:

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.03.018 and Zoning By-law Amendment Application Z.03.044 (Bulk Transfer Systems) BE APPROVED, subject to the following:
  - a) That the Official Plan Amendment and Zoning By-law permit a motor vehicle sales establishment.
  - b) That prior to the enactment of the implementing Zoning By-law a site plan be approved by Council, or the annexation be finalized by Council, whichever comes first.

22

**SITE DEVELOPMENT FILE DA.03.038  
280 AVIVA PARK DRIVE INVESTMENT COMPANY LIMITED**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003, be approved; and
- 2) That the colour renderings, submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.038 (280 Aviva Park Drive Investment Company Limited) BE APPROVED.

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**SITE DEVELOPMENT FILE DA.18.85  
ALEGRIA AND SAMUEL TOBY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003:

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.18.85 (Alegria and Samuel Toby) BE APPROVED, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i) the final site plan and elevation drawings shall be approved by the Commissioner of Planning;
    - ii) the final site servicing and grading plans and on-site vehicular circulation shall be approved by the Engineering Department;
    - iii) the final landscape plan shall be approved by the Urban Design Department;
    - iv) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc; and
    - v) the required variances from the Committee of Adjustment shall be final and binding.

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**SITE DEVELOPMENT FILE DA.03.048  
GEORGE ZAFIR LIMITED**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003, be approved;
- 2) That the applicant incorporate additional architectural treatment, including windows and architectural enhancements on the west elevation, improved landscaping along the western frontage and a landscaped pedestrian connection from the corner at Bowes Road and Keele Street to the main entrance of the building;
- 3) That the architect meet with staff and the Local Councillor, prior to the Council meeting of September 22, 2003, to discuss the architectural design;
- 4) That the deputation of Mr. Alexander Belchevski, be received; and
- 5) That the colour renderings, submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

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THAT the building elevations for Site Development Application DA.03.048 (George Zafir Limited) BE APPROVED, subject to the provision of additional architectural treatment (increasing the width of the horizontal banding and adding company signage), to the satisfaction of the Commissioner of Planning.

**25** **SITE DEVELOPMENT FILE DA.03.002  
MARUBA INVESTMENTS INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003, be approved;
- 2) That the applicant incorporate additional windows on the south elevation, the relocation of the building west to the setback line on Creditstone and the relocation of the parking in front of the building to the rear of the building;
- 3) That the applicant meet with staff and the Local Councillor, prior to the Council meeting of September 22, 2003 to resolve outstanding issues; and
- 4) That the colour renderings, submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the elevations for industrial Building 'B' in Site Development Application DA.03.002 (Maruba Investments Inc.) BE APPROVED.

**26** **SITE DEVELOPMENT FILE DA.03.054  
DUFCON DEVELOPMENT INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003, be approved; and
- 2) That the colour renderings, submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.054 (Dufcon Development Inc.) BE APPROVED.

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**SITE DEVELOPMENT FILE DA.03.050  
FIRST VAUGHAN INVESTMENTS LIMITED**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003, be approved;**
- 2) **That the applicant meet with staff and the Local Councillor, to discuss the architectural design and landscape plan; and**
- 3) **That the colour renderings, submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development Application DA.03.050 (First Vaughan Investments Limited) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan application:
  - a) the final site plan and building elevations 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;
  - c) the final site grading and servicing plan and storm water management report, and access and on-site circulation shall be approved by the Engineering Department;
  - d) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied; and
  - e) the requirements of the Ministry of Transportation Ontario shall be satisfied.
2. That the site plan agreement contain the following provision:
  - 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 Section 42 (1) of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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**SITE DEVELOPMENT FILE DA.03.035  
LORWOOD HOLDINGS INC.**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003, be approved; and**
- 2) **That the colour renderings, submitted by the applicant, be received.**



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1. THAT Zoning By-law Amendment Application Z.01.074 (Northwest Jane Rutherford Realty Ltd.) BE APPROVED subject to:
  - a) The implementing by-law not be enacted until the final site plan has been approved; and,
  - b) The implementing by-law provide the necessary by-law exceptions such as parking requirements and setback requirements to permit the approved site plan;
2. THAT Site Development Application DA.01.083 (Northwest Jane Rutherford Realty Ltd.) BE APPROVED, subject to the following conditions:
  - a) The final site plan, building elevations, rooftop mechanical screening and landscape plan be to the satisfaction of the Community Planning, Urban Design, and Engineering Departments;
  - b) The final grading and servicing plans, stormwater management report and Noise Impact Feasibility Study shall be approved by the Engineering Department, Region of York and the Ministry of Transportation;
  - c) Parking, access and on-site circulation shall be approved by the Engineering Department, Region of York and the Ministry of Transportation;
3. THAT prior to the execution of the Site Plan Agreement, the "H" Holding Symbol be lifted from the subject lands.

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**ZONING BY-LAW AMENDMENT FILE Z.03.052  
AUTOMOTIVE PLAZA (HIGHWAY 7 & BOWES ROAD LTD.)  
REPORT #P.2003.55**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003:**

**Recommendation**

The Commissioner of Planning recommends:

THAT Zoning Amendment Application Z.03.052 (Automotive Plaza [Highway 7 & Bowes Road Ltd.]) BE APPROVED, to permit a car brokerage use (maximum 30% of unit), accessory to an existing autobody repair shop, in Unit #5 of the existing building, in the EM1 Zone.

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**ZONING BY-LAW AMENDMENT FILE Z.03.061  
SITE DEVELOPMENT FILE DA.03.014  
1541677 ONTARIO LIMITED**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003, be approved; and**
- 2) **That the colour renderings, submitted by the applicant, be received.**

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**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.061 (1541677 Ontario Limited) BE APPROVED, to lift the Holding "H" provision on Block 1 of Draft Plan of Subdivision 19T-91018.
2. THAT Site Development File DA.03.014 (1541677 Ontario Limited) BE APPROVED, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i) the final site plan and elevation drawings shall be approved by the Commissioner of Planning;
    - ii) the final landscape plan shall be approved by the Urban Design Department;
    - iii) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
    - iv) access and on-site vehicular circulation shall be approved by the Engineering Department;
    - v) all hydro requirements shall be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc. and the Urban Design Department;
    - vi) the required variances shall be obtained from the Committee of Adjustment, and shall be final and binding; and,
    - vii) the Draft Approved Plan of Subdivision 19T-91018 (Liberty Development Corporation) shall be registered.
  - b) That the site plan agreement include the following condition:
    - i) Parkland dedication pursuant to Sections 51 (1) and (2) of the Planning Act shall be satisfied through the registration of Phase 2 of the Draft Approved Plan of Subdivision 19T-91018. However, if required earlier the Owner shall agree that the parkland dedication requirement shall be satisfied pursuant to Sections 42(1) and (3) of the *Planning Act*, to the satisfaction of the Legal Department - Real Estate Division.

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**ZONING BY-LAW AMENDMENT FILE Z.03.038  
SITE DEVELOPMENT FILE DA.03.041  
WOODLI LIMITED  
REPORT #P.2003.47**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003, be approved;
- 2) That the 6 parallel parking spaces at the north west corner of the site be deleted and replaced with an increased landscape buffer subject to approval by the Urban Design Department;

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- 3) That the site plan be finalized in consultation with the Local Councillor and staff; and
- 4) That the memorandum from the Director of Community Planning, dated September 12, 2003, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. That Zoning Amendment Application Z.03.038 (Woodli Limited) BE APPROVED to rezone the westerly portion of the subject lands to C2 General Commercial Zone to facilitate a land merger with the lands to the immediate east, and to provide the following exceptions for the entire parcel:
  - a) a minimum rear yard of 12.7m
  - b) a minimum of 111 parking spaces
  - c) a loading area facing a street, and
  - d) any other exceptions required to implement the approved site development application.
2. That Site Development Application DA.03.041 (Woodli Limited), as prepared by Venchiarutti Gagliardi Architect Inc., revised August 12, 2003, BE APPROVED, subject to the following conditions:
  - a) That prior to the execution of the a site plan agreement:
    - i) the final site plan and building elevation be approved by the Commissioner of Planning;
    - ii) the final site servicing and grading plans, stormwater management report and Environmental Report be approved by the Engineering Department;
    - iii) the final landscape plan and cost estimate be approved by the Urban Design Department;
    - iv) the requirements of Vaughan Hydro and Vaughan Fire Department shall be satisfied;
    - v) a traffic, noise and parking study be approved by the City Engineering Department and implemented in the site plan;
    - vi) the final plans, access points and driveways shall be approved by the Region of York Transportation and Works Department and City of Vaughan; and
    - vii) the implementing zoning by-law be enacted by Council and be in full force and effect.
3. That the site plan agreement contain the following provisions:
  - i) all garbage shall be stored indoors; and
  - ii) 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





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3. That the following resolution be passed allocating sewage capacity from the York/Durham Servicing Scheme and water supply from Pressure District No. 6 of the York Water Supply System:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed site plan development application DA.03.034 is allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water capacity from Pressure District No. 6 of the York Water Supply System for a total of 340 residential units. Said allocation shall automatically be revoked after a period of one year in the event that a site plan agreement has not been executed to the satisfaction of the City."

Councillor Kadis advised that she no longer has an interest with the foregoing matter, as her mother no longer lives in close proximity to the proposed development.

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

(Referred from the Council meeting of September 8, 2003)

**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 memorandum of the Director of Community Planning, dated September 12, 2003, be received; and**
- 3) **That the deputation of Mr. Robert Klein, KARA, 8 Daleview Court, Kleinburg, L0J 1C0, be received.**

Council, at its meeting of September 8, 2003, adopted the following:

- 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. Pierri DuPont, 89 Nashville Road, Kleinburg, L0J 1C0, dated August 27, 2003, be received.

Report of the Commissioner of Planning dated September 2, 2003

**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:

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- 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 appraiser for approval by the Vaughan Legal Department, Real Estate Division and the approved appraisal shall form the basis of the cash in lieu payment.

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**NOISE CONCERNS  
QUEEN ISABELLA CRESCENT**

(Referred from the Council meeting of September 8, 2003)

**The Committee of the Whole recommends:**

- 1) **That this matter be referred to the Council meeting of September 22, 2003 to permit a meeting with the community to discuss the concerns raised, and a report be provided on options to address this matter;**
- 2) **That the memorandum from the Commissioner of Engineering and Public Works, dated September 15, 2003, be received; and**
- 3) **That the deputation of Mr. Mike Kuyumjian, 151 Queen Isabella Crescent, Maple, L6A 3J7, written submission and petition dated September 4, 2003, be received.**

Council, at its meeting of September 8, 2003, adopted the following:

That this matter be referred to the Committee of the Whole meeting of September 15, 2003, to allow an opportunity for community input.

Report of the Commissioner of Engineering and Public Works dated September 2, 2003







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**AND WHEREAS** there may be circumstances where it is unreasonable to allow a Vendor/Builder to terminate a residential new home agreement of purchase and sale where a home is under construction or near completion;

**BE IT RESOLVED THAT** the Council of the City of Vaughan respectfully requests the Province of Ontario through the Ministry of Consumer and Business Services to review the provisions of the Ontario New Home Warranties Plan Act, and Regulations thereto, with a view to preventing Vendors/Builders from terminating agreements of purchase and sale where a new home is under construction or close to completion, where a Purchaser does not wish to terminate said agreement;

**AND BE IT FURTHER RESOLVED THAT** the Council of the City of Vaughan directs the Clerk to forward this resolution to the Association of Municipalities of Ontario (AMO), requesting their support of this review;

**AND BE IT FURTHER RESOLVED THAT** the Council of the City of Vaughan respectfully requests the support of the AMO in this initiative.

**Recommendation**

Councillor Mario Ferri recommends that the Council of the City of Vaughan adopt the draft resolution attached hereto thereby requesting the Province of Ontario through the Ministry of Consumer and Business Services to review the 240 day termination provision contained in the Ontario New Home Warranties Plan Act.

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**PARKING PROHIBITION AND PARK CURFEW**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Kadis, dated September 15, 2003:**

**Recommendation**

Councillor Kadis recommends:

1. That By-law 1-96 be amended to include a parking prohibition on Pinewood Drive from Payson to the end of the cul de sac from 10 p.m. to 6 a.m. 7 days per week;
2. That Vaughan Crest Park be closed at 10 p.m. daily;
3. And that Engineering staff arranges to have the prohibition signs installed.

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**PROPOSED ANNEXATION OF LANDS  
FROM CITY OF VAUGHAN TO TOWN OF CALEDON**

The Committee of the Whole recommendation was dealt with and adopted at the Special Council Meeting of September 15, 2003, under Minute No. 199.





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**Recommendation**

The Commissioner of Planning recommends:

**Block Plan Approval**

- 1) That the Block 12 Plan, dated August 22, 2003, as red-line revised, BE APPROVED.
- 2) That the Sidewalk/Transportation Plan (Attachment #6) BE APPROVED.

**Draft Plan of Subdivision Site Plan Matter**

- 3)
  - i) That prior to the approval of the first draft plan within Block 12, a Development and Infrastructure Phasing Plan be prepared by the Block 12 Landowners' 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 12, and providing:
    - the timing for necessary Regional transportation improvements required to provide for development in Block 12 be established to the City's satisfaction;
    - the watercourse road crossings and transportation links planned within Block 12 be constructed as part of the phased development to the City's satisfaction; and,
    - all outstanding issues with respect to proposed servicing of development in Block 12, 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 Engineering Department.
  - ii) That the following conditions shall be fulfilled prior to the approval of the first draft plan of subdivision or site plans within the Block 12 Plan:
    - a) That the applicant shall demonstrate to the satisfaction of the Vaughan Engineering Department, that the necessary provisions of the Environmental Assessment Act, and the Municipal Class Environmental Assessment for Municipal Roads, Water and Waste Water Projects, as they may apply to proposed primary roads and related infrastructure matters, have been fulfilled.
    - b) That the timing for the necessary Regional Transportation improvements required to provide for the development in Block 12 be established to the satisfaction of the City.
    - c) That a Landscape Master Plan as described in this report shall be submitted to the satisfaction of the Vaughan Urban Design Department.
    - d) That Architectural Design Guidelines for residential, institutional, commercial, and employment buildings/structures be prepared and approved to the satisfaction of the Vaughan Urban Design and Planning Departments, and a control architect be retained at the cost of the applicant for approval by Council.
    - e) A mitigation strategy for the terrestrial resources identified within the block shall be included as part of the Environmental Impact Statement and provided as an addendum to the Block 12 –Addendum Master

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Environmental Servicing Plan and Environmental Impact Statement revised to August 2003.

- iii) where applicable that the following conditions shall be fulfilled prior to the approval of each plan of subdivision on site plan within the Block 12 Plan:
- a) That in accordance with the provisions of OPA #600, the City shall confirm the availability of servicing capacity for the subject lands.
  - b) That the applicant shall submit 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.
  - c) That minor variation from the City's standards, may be required to the satisfaction of the Engineering and Building Departments to achieve Landform Conservation objectives of the Oak Ridges Moraine Plan.
  - d) 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 Phase One capacity of 3,500 people.
  - e) That the applicant shall revise the Water Balance Analysis prior to draft plan of subdivision or site plan approval once detailed site-specific information is available to the satisfaction of the City's hydrogeological peer review consultant, the Planning Department and the Engineering Department.
  - f) That the applicant shall submit a detailed engineering report that describes the limits and the implementation of the Clean Water Collector System (CWCS) for the proposed development within a draft plan of subdivision or site plan. The report shall include a maintenance and monitoring program for the CWCS to the satisfaction of the Engineering and Public Works Departments.
  - g) That the applicant shall make any necessary revisions, based on detailed site specific information, to the water supply analysis submitted in support of Block 12 to the satisfaction of the Engineering Department.
  - h) That non-participating landowners, which do not have applications submitted for the development of their lands must proceed with development plans in conformity with the approved MESP, Block Plan, and ORM Conformity report, and that modifications to development proposals may require amendments to the supporting documentation.
  - i) That the noise attenuation measures that are to be proposed by the Regional Municipality of York in its Noise Policy/Guideline Update Study be considered to the satisfaction of the City, and TRCA.
  - j) That the applicant shall submit a detailed lot grading plan for any lands within the Special Policy Area, that conforms to the City's current Lot Grading Design for Residential Development, for review and approval by the Building and Engineering Departments. Minor adjustments to lot grading will be considered to achieve Landform Conservation goals.

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- k) That a condition for reseeding graded areas will be applied to areas in draft plan of subdivisions that will be placed in a holding zone.
  - l) That any necessary revisions to land use, and lot yield and configuration arising from the detailed lot grading design will be reflected in the final draft plan or site plan.
  - m) That the proponents submit the detailed design for the stormwater management facilities, and that any necessary revisions to the road and lotting pattern to accommodate same, be reflected in the draft plans or site plans.
  - n) That the applicant submit a Transportation Report detailing the conformity to all roadway geometric standards, corner roundings and rights-of-way, and the verification of all required intersection and driveway vehicle sight lines. Furthermore, any modifications to the road and lotting pattern required as a result of the recommendations in the aforementioned report will be reflected in the final draft plan or site plan.
4. That the following conditions with respect to the Caston Bathurst Corp. (Draft Plan of Subdivision- 19T-99V08), Helmhorst Investments Ltd., and Senang Investments Ltd. Properties be addressed to the satisfaction of the Vaughan Cultural Services Department prior to the review of the respective Draft Plans of Subdivision for these lands.
- a) A Cultural Heritage Impact Resource Assessment be completed prior to review of any draft plan of subdivision or site plan containing a significant heritage structure, and that the configuration of the stormwater management pond (Caston Bathurst Corp.- 19T-99V08), lotting, and local road pattern currently reflected on the Block 12 Plan, be modified to preserve the heritage structure as required by the Resource Assessment report.

52

**BLOCK 18 BLOCK PLAN  
CARRVILLE – URBAN VILLAGE 2  
BLOCK PLAN FILE: BL.18.98**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003:**

**Recommendation**

That the Commissioner of Planning recommends:

- 1) Block Plan Conditional Approval

That the Block 18 Block Plan, dated August 7, 2003, BE APPROVED, subject to the following conditions:

- a) That for lands subject to the Oak Ridges Moraine Conservation Plan, conceptually identified on Attachment 4 as “Land Uses & Stormwater Management Pond Limits to be Determined”, limits of features shall be determined on site with City and TRCA staff and an addendum to the Master Environmental Servicing Plan shall be prepared demonstrating conformity of the Block Plan with the Oak Ridges Moraine Conservation Plan to the satisfaction of the City of Vaughan, Region of York and TRCA.

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- b) That the supporting reports for the Block be revised according to the requirements outlined in this report and resubmitted to the City for approval.
- 2) Draft Plan of Subdivision/Site Plan Matters
- i) That the following conditions shall be fulfilled prior to the approval of the first draft plan of subdivision or site plan within the Block 18 Plan:
    - a) That the applicant shall demonstrate to the satisfaction of the Vaughan Engineering Department, that the necessary provisions of the Environmental Assessment Act, and the Municipal Class Environmental Assessment for Municipal Roads, Water and Waste Water Projects, as they may apply to proposed primary roads and related infrastructure matters, have been fulfilled.
    - b) That the applicant shall submit a detailed soils report to address ground water balance/recharge concerns and a comprehensive plan identifying all related groundwater recharge mitigation measures to be implemented throughout the Block.
    - c) That a Landscape Master Plan as described in this report shall be submitted to the satisfaction of the Vaughan Urban Design Department.
    - d) That Architectural Design Guidelines for residential, institutional, commercial and employment buildings/structures be prepared and approved to the satisfaction of the Vaughan Urban Design and Planning Departments, and a control architect be retained at the cost of the applicant for approval by Council.
    - e) That the results of the Cultural Heritage Resource Assessment and the preferred approaches respecting each of the properties identified in this report be determined and implemented to the satisfaction of the City.
  - ii) Where applicable, that the following conditions shall be fulfilled prior to the approval of each draft plan of subdivision or site plan within the Block 18 Plan:
    - a) That in accordance with the provisions of OPA #600, the City shall confirm the availability of servicing capacity for the subject lands.
    - b) 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.
    - c) That a condition for reseeding graded areas will be applied to areas in draft plan of subdivisions that are part of the Phase 2 lands.
    - d) That the applicant shall ensure the recommendations of the City's Draft Pedestrian and Bicycle Master Plan Study are implemented in the draft plans of subdivision.
    - e) That the applicant shall submit detailed grading plans and supporting information to reflect the staked limits/buffers of the valley and stream corridors, woodlots, open spaces, and stormwater management pond facilities.

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- f) That 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 to the satisfaction of the City.
- g) That the applicant shall submit detailed edge management plans and detailed restoration plans for the natural environmental features.
- h) That the applicant shall submit 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.
- i) That the applicant shall submit a Woodlot Edge Protection and Management Plan as described in this report, for approval by the City.
- j) That the applicant prepare detailed vegetation preservation plans concerning the hedgerows in the Block that have been assessed for possible preservation in the Master Environmental Servicing Plan (MESP).
- k) That the noise attenuation measures that are to be proposed by the Regional Municipality of York in its Noise Policy/Guideline Update Study be considered to the satisfaction of the City, and Toronto and Region Conservation Authority (TRCA).
- l) That when the City approves the ORM conformity report it will become an addendum to the supporting Block Plan reports. The limits of the environmental features in lands identified on Attachment 4 as "Lands Uses & Stormwater Management Pond Limits to be determined" are to be confirmed by the City and the TRCA prior to the approval of a lot pattern and road configuration to the east and west sides of the eastern north-south primary road.

53

**ONTARIO MUNICIPAL BOARD HEARING  
VARIANCE APPLICATION FILE A142/03  
SITE DEVELOPMENT APPLICATION DA.02.050  
RUTHERFORD COMMERCIAL HOLDINGS LTD.**

**The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of September 15, 2003.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Council provide direction with respect to the City's position on an appeal of the Committee of Adjustment's refusal of Variance Application A142/03 (Rutherford Commercial Holdings Ltd.) and the appeal of Site Development Application DA.02.050 (Rutherford Commercial Holdings Ltd.).

Please refer to Item 11, Committee of the Whole (Closed Session) Report No. 67 for disposition of this matter.



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3. That a by-law be enacted authorizing the Mayor and Clerk to execute a Financial Agreement, in consultation with the Region of York, with the Block 40/47 North Pine Heights Estates Developers Group to secure funds for the detailed design and construction of the Pressure District Seven Teston Road Trunk Watermain between the proposed north/south primary road (Street 'A') in Block 33 West and Weston Road.

57

**WATER SUPPLY ALLOCATION  
BATHURST WOODLAND RESIDENTIAL SUBDIVISION 19T-89094**

**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 15, 2003:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the following resolution be passed allocating water supply from Pressure District No. 8 of the York Water supply system:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED That the proposed plan of subdivision 19T-89094 is allocated water capacity from Pressure District No. 8 of the York Water Supply System for a total of 6 residential units following the execution of a subdivision agreement to the satisfaction of the City."

58

**CLARK AVENUE AND SOBEY'S PLAZA'S EAST ACCESS  
PROPOSED TRAFFIC SIGNAL**

**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 15, 2003:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That this report regarding the installation of traffic signals at the intersection of Clark Avenue and the Sobeys Plaza's East Access be received and that funding for the project be considered as part of the 2004 Capital Budget deliberations.

59

**TRAFFIC CALMING MEASURE REQUEST – UPDATED  
ARNOLD AVENUE (WEST OF ATKINSON AVENUE)**

**The Committee of the Whole recommends:**

- 1) That staff reassess the need for traffic calming and conduct a further traffic study in early Spring 2004;
- 2) That staff be directed to contact the homeowners to further trim the tree located at the corner of Arnold Avenue and Campbell Avenue; and
- 3) That the following report of the Commissioner of Engineering and Public Works, dated September 15, 2003, be received.

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**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That this report on staff's findings regarding an assessment of traffic operations on Arnold Avenue west of Atkinson Avenue be received.

60

**TRAFFIC ISSUE  
ROSE GREEN DRIVE AND EDMUND SEAGER AVENUE**

The Committee of the Whole recommends:

- 1) That staff reassess the need for traffic calming and conduct a further traffic study in early Spring 2004;
- 2) That staff be directed to contact the homeowners to further trim the tree located at the east corner of Rose Green Drive; and
- 3) That the following report of the Commissioner of Engineering and Public Works, dated September 15, 2003, be received.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the following staff report regarding the traffic speed, collision history and traffic volume on Rose Green Drive and Edmund Seager Road be received.

61

**OFFICIAL PLAN AMENDMENT FILE OP.02.008  
FRANCO FERRAGINE IN TRUST  
REPORT #P.2001.36**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003, be approved;
- 2) That the deputation of Mr. Peter Smith, Bousfield, Dale-Harris, Cutler & Smith Inc., 3 Church Street, Suite 200, Toronto, M5E 1M2, on behalf of the applicant, be received; and
- 3) That the written submission of Mr. Houston Thomas Engio, Houston Engineering & Drafting Inc., Highland Hills Mall Postal Outlet, P.O. Box 44012, Kitchener, N2N 3G2, dated September 10, 2003, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.02.008 (Franco Ferragine In Trust), BE APPROVED, to redesignate the subject lands for "Mixed High Density Residential/Commercial" use, together with policies which address the following:



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- a) design criteria limiting building heights (12 storeys) and density (FS1 of 2.0) on the tableland portion, subject to confirmation that the density can be supported based on the required environmental report;
- b) the completion and approval of the required studies (eg. noise, rail line impacts, sanitary, water and stormwater management, geotechnical and remediation plan, parking etc.) in support of the development application, and the results being implemented in the development plan;
- c) the submission and approval of Urban Design Guidelines that address built form, streetscape, and buffering from surrounding land uses to provide a basis for the review of the site plan application;
- d) prior to approval of a site plan application, confirmation by the City and the Region that adequate sanitary and water services are available to service the development and have been allocated by Council;
- e) should the proposed access to the site be approved in a temporary location, provision made for its relocation opposite Fruili Court upon construction of a grade separation of Islington Avenue and Hwy. 407;
- f) the establishment of the top-of-bank, slope-stability measures and appropriate setbacks, and valleyland restoration to the satisfaction of the TRCA; and
- g) the appropriate measures to mitigate any adverse effect from rail noise and vibration, including safety setback, berms and security fencing.

**62 PUBLIC INPUT INTO THE DESIGN OF THE NEW CIVIC CENTRE  
FINANCING THE CIVIC CENTRE  
VAUGHAN CIVIC CENTRE DESIGN COMPETITION**

The Committee of the Whole recommends:

- 1) That Clauses 1, 2, 3, 4, 5, 6 and 10 of the recommendation contained in the following report of the Commissioner of Planning, dated September 15, 2003, be approved;
- 2) That the new Vaughan Civic Centre's overall 325,000 sq. ft. building program include 2,000 sq. ft. required for the multi-purpose committee/seminar/community room and 3,000 sq. ft. required for Vaughan Chamber of Commerce office space; and
- 3) That the deputation of Mr. Paul De Buono, Vaughan Watch, P.O. Box 5126, Vaughan, L6A 1R6, be received.

**Recommendation**

The City Manager recommends that:

- 1. That staff and the Professional Advisor complete the Request for Proposal for the Vaughan Civic Centre Design Competition on the basis of the criteria identified in Part 2, ("Structure and Content of the RFP") of this report (September 2, 2003) and the specific recommendations set out below;

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2. That the following elements of the Request for Proposal for the Vaughan Civic Centre Design Competition are hereby submitted to Council to be confirmed:

a) that the Request for Proposal be issued upon ratification of this recommendation by Council, with the submission date for the Proposals set for no later than December 10, 2003;

b) that the building program be composed of the:

Vaughan Civic Administration (including 4,000 sq. ft daycare):	239,000 sq. ft.
Vaughan Public Libraries:	36,000 sq. ft.
Hydro Vaughan Distribution Inc.	<u>50,000 sq. ft.</u>
	325,000 sq. ft.

c) that the building program specify that, due to space constraints, urban design objectives and functional issues, the Resource Library shall be located on two levels within the City Hall building and no such level shall exceed 18,500 square feet and that no drive through facilities shall be provided;

d) that the design cost be established at \$76,000,000 (including construction costs, site work and building fitout) and that this amount be included in the Request for Proposal as one of the City's design criteria;

e) that the Request for Proposal include a contract for professional services in respect of the development of the Vaughan Civic Centre specifying the fee at 5.5% of the construction cost, inclusive of all consulting costs;

f) that the following critical design criteria be incorporated into the Request for Proposal:

Maximum building height:	6 storeys
Minimum setback from Major Mackenzie Drive:	6 metres
Minimum Building Setback from Residential Areas:	25 metres
Minimum Building Setback from GO Rail Line:	30 metres

Required Parking Spaces:

Underground:	30 spaces under the City Hall footprint
At Grade:	3.0 spaces/100 sq. m.
Civic Square:	Minimum area of .5 ha
Municipal Park:	Minimum area of 2.4 ha

g) that access to the site be provided in accordance with the recommendations of the Civic Centre Access Optimization Study, as prepared by the IBI Group, including:

- One improved signalized access in the immediate vicinity of the current signalized access, with two outbound lanes and one inbound lane;
- A westbound left turn lane on Major Mackenzie Drive at the signalized intersection;
- A right in – right out ingress/egress to the west, generally between Ontario Street and the current access;
- An emergency access to Keele Street connecting to the Beaverbrook House driveway; and
- Ultimate elimination of all other accesses;



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4. That the Region of York be requested to review the feasibility of implementing a southbound left turn prohibition during peak time periods.

**64**

**GIOVANNI CABOTO PARK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Di Vona, dated September 15, 2003:**

**Recommendation**

Councilor Di Vona recommends:

1. That Vaughan Council approves of camera-in the-park be implemented, at the earliest opportunity, for Giovanni Caboto park, subject to final approval subsequent to community consultation be received; and
2. That Vaughan Council request York Regional Police, City of Vaughan Bylaw Department to increase enforcement of Giovanni Caboto Park.
3. That Vaughan Council requests that a confidential report of the complaints received, actions taken be brought to the Ward 3 Sub-Committee at the earliest opportunity.

**65**

**VAUGHAN BASKETBALL ASSOCIATION  
APPLICATION FOR ONE TIME START UP GRANT**

**The Committee of the Whole recommends:**

- 1) **That a one-time only grant of \$1,000 be approved for the Vaughan Basketball Association; and**
- 2) **That the following report of the Commissioner of Community Services, dated September 15, 2003, be received.**

**Recommendation**

The Commissioner of Community Services respectfully requests direction on this item.

**66**

**PROVISION OF SANITARY SEWER SERVICES  
MILL STREET AND OLD YONGE STREET, THORNHILL**

**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 Legal Services, dated September 15, 2003:**

**Recommendation**

The Commissioner of Engineering and Public Works and the Director of Legal Services recommend that a by-law be brought forward for the Mill Street services and that the services on Old Yonge Street be deferred until the status of the St. Michael's chapel site is ascertained.

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**67                            DEPUTATION – MR. ASIF KHAN, RUN FOR VAUGHAN  
                                 WITH RESPECT TO A MARATHON TO RAISE FUNDS FOR A HOSPITAL IN VAUGHAN**

The Committee of the Whole recommends:

- 1)        That the deputation of Mr. Asif Khan, Run for Vaughan, c/o AMI, 10610 Jane Street, Maple, L6A 3A2, and report entitled “Run for Vaughan”, dated September 15, 2003, be received; and
- 2)        That the City of Vaughan endorses the “Run for Vaughan” event to be held on October 26, 2003, and that services-in-kind be provided by the Engineering, Recreation and Culture and Corporate Communications Departments.

**68                            DEPUTATION – MR. ADRIAN VISENTIN WITH RESPECT TO TRAFFIC CALMING  
                                 PROPOSED FOR VAUGHAN MILLS ROAD/THOMPSON CREEK BOULEVARD/AVDELL ROAD**

The Committee of the Whole recommends:

- 1)        That the deputation of Mr. Mr. Adrian Visentin, 149 Longview Crescent, Woodbridge, L4H 1A9, and traffic calming proposal, be received, and referred to staff for a comprehensive report to the Committee of the Whole meeting of December 8, 2003; and
- 2)        That staff review the feasibility of installing a third speed hump on Roselawn Drive, and that traffic calming be considered on Vaughan Mills Road between Jolana Court and Roselawn Drive.

**69                            DEPUTATION – MS. PINA GARCEA ZAFFINO WITH RESPECT TO  
                                 HOME CONSTRUCTION ISSUES**

The Committee of the Whole recommends:

- 1)        That the deputation of Ms. Pina Garcea Zaffino, 17 St. Michele Place, Woodbridge, L4H 1H3, and written submission, be received, and referred to staff for a report to the Council meeting of September 22, 2003 addressing the concerns identified; and
- 2)        That the memorandum of the City Manager, dated September 12, 2003, be received.

**70                            REQUEST FOR TRAFFIC CALMING MEASURES – BARRHILL ROAD AND VICINITY**

The Committee of the Whole recommends:

- 1)        That the Barrhill Road and vicinity proposed traffic calming measure, be received, and referred to staff for a report to the Committee of the Whole meeting of December 8, 2003; and
- 2)        That the Region be requested to assess the possibility of installing a second left turn lane from Westburne Drive onto Rutherford Road and/or install a second exit onto Rutherford Road or Keele Street to help alleviate the excessive traffic back-up from the Rutherford GO station parking lot.

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

