

CITY OF VAUGHAN
REPORT NO. 46 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on May 25, 2004*

The Committee of the Whole met at 1:06 p.m., on May 17, 2004.

Present: Councillor Bernie Di Vona, Chair
Mayor Michael Di Biase
Regional Councillor Mario F. Ferri
Regional Councillor Joyce Frustaglio
Regional Councillor Linda D. Jackson
Councillor Tony Carella
Councillor Susan Kadis
Councillor Peter Meffe

The following items were dealt with:

1 **AWARD OF TENDER T04-058**
RESTORATION OF THE MARION HILL HOUSE AND AUXILIARY BUILDING
42 OLD YONGE STREET

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 17, 2004:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Purchasing, and the Director of Reserves and Investments recommends:

That this report be received for information.

2 **PROCLAMATION REQUEST – SENIORS MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Recreation and Culture, dated May 17, 2004:

Recommendation

The Director of Recreation and Culture recommends:

- 1) That the month of June be proclaimed as Seniors Month; and

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

- 2) That the proclamation be posted on the City's website; published on the City Page, space permitting; and that staff issue a news release.

3 **VAUGHAN BUSINESS ENTERPRISE CENTRE QUARTERLY REPORT**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated May 17, 2004, be approved; and
- 2) That Councillor Di Vona be appointed to the Vaughan Business Enterprise Centre Advisory Committee.

Recommendation

1. The Commissioner of Economic/Technology Development and Communications recommends that this report be received, and;
2. That one member of Council be appointed to the VBEC Advisory Committee

4 **SANTA BARBARA PLACE REVIEW**

The Committee of the Whole recommends:

- 1) That this matter be deferred to allow a meeting with the Ward 3 Sub-Committee, the ratepayers' association, and staff; and
- 2) That the following deputations and written submission be received:
 - a) Dr. Michael Pizzuto, 110 Santa Barbara Place, Woodbridge, L4L 8J6, and written submission dated May 15, 2004, and petition; and
 - b) Mr. Nat Tari, 136 Santa Barbara Place, Woodbridge, L4L 8J6.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That this report on staff's findings regarding an assessment of traffic operations on Santa Barbara Place be received.
2. That turning prohibitions not be implemented.

5 **PENTLAND CRESCENT
CHANGE TO PARKING PROHIBITION**

The Committee of the Whole recommend:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 17, 2004, be approved; and

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

- 2) **That the deputation of Mr. Tony Gismondi, 210 Findhorn Crescent, Maple, L6A 1M4, be received.**

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That a parking prohibition be enacted on the east side of Pentland Crescent from approximately 50 metres south of Shalimar Place to approximately 90 metres south of Shalimar Place between the hours of 8:00am to 9:00am and 3:00pm to 4:00pm, Monday to Friday, September 1 to June 30;
2. That the existing handicapped 'by permit only' parking space on the east side of Pentland Crescent from approximately 75 metres south of Shalimar Place to 85 metres south of Shalimar Place be rescinded;
3. That the existing stopping prohibition on both sides of Pentland Crescent from Greenock Drive to Cromwell Road between the hours of 8:00am to 9:00am and 3:00pm to 4:30pm, Monday to Friday, be rescinded;
4. That a stopping prohibition be enacted on the north and west side of Pentland Crescent from Greenock Drive to Cromwell Road between the hours of 8:00am to 9:00am and 3:00pm to 4:00pm, Monday to Friday, September 1 to June 30;
5. That a stopping prohibition be enacted on the east side of Pentland Crescent from Cromwell Road to approximately 50 metres south of Shalimar Place between the hours of 8:00am to 9:00am and 3:00pm to 4:00pm, Monday to Friday, September 1 to June 30; and
6. That a stopping prohibition be enacted on the east and south side of Pentland Crescent from approximately 90 metres south of Shalimar Place to Greenock Drive between the hours of 8:00am to 9:00am and 3:00pm to 4:00pm, Monday to Friday, September 1 to June 30.

6 **BELVIEW AVENUE AND IVANO MEWS
PROPOSED ALL-WAY STOP CONTROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 17, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control not be installed at the intersection of Belview Avenue and Ivano Mews.

7 **TRAFFIC ISSUE – UPDATE
ROSE GREEN DRIVE AND EDMUND SEAGER DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 17, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

11 **SEVERANCE FOR COUNCILLORS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services, dated May 17, 2004:

Recommendation

The Commissioner of Legal & Administrative Services recommends that a By-law be enacted in the form attached to this report as Attachment 1 with any amendments directed by Council.

12 **FENCE BY-LAW AMENDMENTS**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Legal and Administrative Services, dated May 17, 2004, be approved, subject to replacing Attachment 1 with the revised attachment contained in the memorandum of the Commissioner of Legal and Administrative Services, dated May 13, 2004;
- 2) That staff provide the appropriate wording respecting the accurate measurement of fence height in relation to the originally approved grade, to the Council meeting of May 25, 2004; and
- 3) That the deputation of Mr. Tony Monopoli, 10 Wildhaven Crescent, Maple, L6A 2G9, be received.

Recommendation

The Commissioner of Legal and Administrative Services recommends:

1. That Council enact a by-law as attached to this report (Attachment No. 1) to amend the Fence By-law, By-law Number 80-90, as amended to clarify that side yard fences exceeding 1.2 metres in height cannot be erected closer to the front lot line than a point opposite the corner of the front wall containing the front entrance door of any adjacent dwelling and that this provision apply to all fences in residential zones in the City of Vaughan whether erected before or after the enactment of the by-law.

13 **FLAG RAISING REQUEST/FILIPINO-CANADIAN ASSOCIATION OF VAUGHAN**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 17, 2004:

Recommendation

The City Clerk recommends that the Philippine Flag be raised on June 12, 2004 at 12:00 noon for the balance of that day at the Civic Centre to commemorate the 106th anniversary of Philippine Independence.

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

1. THAT Site Development Application DA.04.017 (Rutherford Commercial Holdings Ltd.) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan shall be approved by the Urban Design Department; and,
 - iii) the final site servicing and grading plans shall be approved by the Engineering Department.

17

**SITE DEVELOPMENT FILE DA.98.089
IVANHOE CAMBRIDGE & THE MILLS CORPORATION
(VAUGHAN MILLS)
REPORT #P.98.24**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004:

Recommendation

The Commissioner of Planning recommends that:

1. The proposed amendments to the approved site development agreement (File DA.98.089-Ivanhoe Cambridge & The Mills Corporation) BE APPROVED, as set out in this report.
2. Prior to the execution of the amending site agreement, a decision from the Committee of Adjustment must be final and binding for the approval of additional area devoted to outdoor entertainment and recreation uses, and outdoor display and patio areas.
3. The site plan approval authority respecting File DA.98.089 (Ivanhoe Cambridge & The Mills Corporation) be delegated to the Commissioner of Planning during Council's summer hiatus period.
4. The final engineering plans be approved by the Engineering Department for incorporation into the amending subdivision agreement; and that the Owner prepare the necessary reference plans, transfer documents and registrations to reflect the realignment of the ring-road and relocation of municipal services.
5. The final landscape plans and building elevations shall be to the satisfaction of the Community Planning Department.
6. The Owner shall satisfy all final requirements of the Region of York.
7. That the "H" Holding Zone be lifted from those lands in the C1-H Restricted Commercial Zone to be used for outdoor display in association with a main anchor tenant.

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

18

**STREET NAME APPROVAL FILE 19T-03V04
MAPLEVIT ESTATES INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004:

Recommendation

The Commissioner of Planning recommends:

THAT the following street name be SUBMITTED for approval:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Arco Circle

19

**ZONING BY-LAW AMENDMENT FILE Z.03.103
SITE DEVELOPMENT FILE DA.03.078
HARNAG INVESTMENTS LIMITED
REPORT #P.2004.35**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.03.103 (Harnag Investments Limited) BE APPROVED, and that the implementing by-law:
 - a) permit accessory convenience retail store use, in addition to the permitted automobile gas bar use; and
 - b) provide the following exceptions to the C6 Zone standards:
 - a minimum 5.7m interior side yard spaces
 - a minimum of 6 parking spaces
 - a maximum driveway access width of 9.14m on Clark Avenue West; and
 - a minimum 3.5m wide landscape strip along Bathurst Street.
2. THAT Site Development Application DA.03.078 (Harnag Investments 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 building elevations be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan be approved by the Urban Design Department;

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

- iii) the final grading and servicing plans and stormwater management report be approved by the Engineering Department;
 - iv) parking, access and on-site circulation be approved by the Engineering Department and the Region of York Transportation and Works Department; and
 - v) all hydro requirements be addressed to the satisfaction of Hydro Vaughan Distribution Inc.
- b) That the site plan agreement include the following provisions:
- i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

20

**ZONING BY-LAW AMENDMENT FILE Z.02.087
DRAFT PLAN OF SUBDIVISION FILE 19T-02V11
HUMBERVIEW ESTATES LIMITED
REPORT #P.2003.14**

The Committee of the Whole recommends:

- 1) **That this matter be deferred for further consultation with the applicant, Ward 1 Sub-Committee and staff;**
- 2) **That the following deputations be received:**
 - a) **Ms. Maria Micks, 111 Pine Hollow Crescent, Maple, L6A 2L5; and**
 - b) **Mr. Dave Mathews.**

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Zoning Amendment Application Z.02.087 (Humberview Estates Limited) BE APPROVED, to rezone the subject lands to the appropriate zone categories and to provide exceptions to zoning standards, as required, to implement the approved draft plan of subdivision.
- 2. That Draft Plan of Subdivision 19T-02V11 (Humberview Estates Limited) prepared by Mathews Planning & Management Ltd., dated April 29, 2004, BE DRAFT APPROVED, subject to the conditions set out in Attachment #1.
- 3. For the purposes of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid for the plan in accordance with the approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an approved appraisal prepared by an accredited appraiser for approval by the Vaughan Legal Department – Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
- 4. That Council passes the following resolution with respect to the allocation of sewage and water servicing capacity:

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-02V11 is allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 7 of the York Water Supply System, for a total of 23 residential units following the execution of a subdivision agreement to the satisfaction of the City.”

21

**ZONING BY-LAW AMENDMENT FILE Z.04.006
SITE DEVELOPMENT FILE DA.03.079
NHD DEVELOPMENTS LIMITED**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004, be approved; and**
- 2) **That the coloured elevation drawing submitted by the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.006 (NHD Developments Limited) BE APPROVED, and that the implementing by-law:
 - a) rezone a portion of the C7 Service Commercial Zone property along Vaughan Valley Boulevard to EM1 Prestige Employment Area Zone, and the EM1 Zone property along Regional Road 7 to C7 Zone.
2. THAT Site Development File DA.03.079 (NHD Developments Limited) BE APPROVED, for an automobile gas bar with car wash and convenience store, subject to the following conditions:
 - a) that prior to the registration of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final site grading and servicing, stormwater management, access to Vaughan Valley Boulevard, and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iii) access to Regional Road 7 shall be approved by the Region of York Transportation and Works Department;
 - iv) the final landscape plan and detailed landscape cost estimate shall be approved by the Urban Design Department;
 - v) the requirements of Hydro Vaughan Distribution Inc. shall be satisfied;
 - vi) the implementing zoning by-law shall be in full force and effect; and,
 - vii) a by-law to exempt the subject lands from part lot control to create the lot shall be enacted.

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

22

**ZONING BY-LAW AMENDMENT FILE Z.02.045
DRAFT PLAN OF SUBDIVISION FILE 19T-02V01
LANTERNA GROUP (FORMERLY OLGA WAYDA)
REPORT #P.2002.46**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004, be approved; and
- 2) That the following depositions be received:
 - a) Mr. Walter Aolari, 6 Oxbow Court, Woodbridge, L4H 2V4; and
 - b) Mr. Nicola Federici, 10 Oxbow Court, Woodbridge, L4I 2V4.

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Subdivision 19T-02V01 (Lanterna Group), prepared by Weston Consulting Group Inc., dated May 7, 2002, BE DRAFT APPROVED, as red-lined October 7, 2002, subject to the conditions of draft approval contained within Attachment #1.
2. THAT Zoning By-law Amendment Application Z.02.045 (Lanterna Group) BE APPROVED, to rezone the lands to the appropriate zone categories and to provide exceptions to zoning standards, as required, to implement the approved draft plan of subdivision.
3. FOR the purposes of notice, the Subdivision Agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and conform to the approved "Cash-In-Lieu of Parkland Policy."
4. THAT Council pass the following resolution with respect to the allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-02V01 be allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 6 of the York Water Supply System, for a total of 41 residential units following the execution of a subdivision agreement to the satisfaction of the City."

23

**ZONING BY-LAW AMENDMENT FILE Z.99.063
DRAFT PLAN OF SUBDIVISION FILE 19T-99V08
ANDRIDGE HOMES LIMITED et al
REPORT #P.2004.23**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004, be approved;
- 2) That the plan be revised to provide that all lots facing Teston Road, lots 22 to 25 inclusive Block 1035, and lots 886, 887, 912 to 915 inclusive, be red lined to provide for a minimum of 42' frontages;

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

- 3) **WHEREAS** the residents of the Quail Run Boulevard / Woodland Acres Crescent area have expressed concern with respect to the road pattern of development south of Teston Road at Quail Run Boulevard;

NOW, THEREFORE BE IT RESOLVED:

- i) That the plan be revised to not provide for an intersection on Teston Road opposite Quail Run Boulevard;

- 4) **WHEREAS** the residents of Quail Run Boulevard / Woodland Acres Crescent area have expressed concern with respect to traffic volumes on Teston Road;

AND WHEREAS the Region is planning to reconstruct Teston Road to respond to increased traffic demand on the road;

NOW, THEREFORE BE IT RESOLVED:

- i) That the Region be requested to include the installation of traffic signals at the intersection of Quail Run Boulevard and Teston Road as part of their reconstruction program for Teston Road;

- 5) That the Region be requested to reconstruct Teston Road during the 2005 program and to commence discussions with the City of Vaughan regarding the reconstruction of Dufferin Street to Teston Road from Major Mackenzie Drive;

- 6) That the following deputations and written submissions be received:

- a) Mr. Don Given, Malone, Given, Parsons Ltd., on behalf of the applicant;
- b) Mr. Joseph [REDACTED], Olympia Properties Inc., [REDACTED], Suite 101, Thornhill, L4J 3G3, and written submission dated May 14, 2004;
- c) Mr. Paul Langston, 30 Dew Drop Court, Maple, L6A 1E9, and written submission dated May 12, 2004, and petition submitted;
- d) Ms. Kimberly L. Beckman, Davies Howe Partners, the Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, and written submission dated May 17, 2004;
- e) Rabbi Bernstein, Chabad Lubavitch, 356 Elgin Mills Road West, Richmond Hill, L4C 4M2;
- f) Mr. Georg Schacht, 3 Quail Run Boulevard, Maple, L6A 1E9;
- g) Mr. Joe Kreiner; and
- h) Mr. Bruno Romano; and

- 7) That the coloured block plan drawing, submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

- 1. That the Block 12 – Staging Plan for Phase 1 lands (Attachment #4) be approved.
- 2. That Zoning Amendment Application Z.99.063 (Andridge Homes Limited et al) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the Phase 1 – Stage 2 portion of the lands, be placed in a “Holding” Zone, pending availability of servicing capacity.

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

3. That Draft Plan of Subdivision 19T-99V08 (Andridge Homes Limited et al) prepared by Malone Given Parsons Ltd., dated December 5, 2003 (revised April 27, 2004), and red-lined on May 17, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No. 1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved "Cash-In-Lieu of Parkland Policy."
5. That Council pass the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision application 19T-99V08 Andridge Homes Limited et al, Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Street Trunk sewer once constructed, and water supply capacity from Pressure Districts No. 7 and No. 8 of the York Water Supply System for a total of 555 residential units, following the execution of a subdivision agreement to the satisfaction of the City."
6. That the Owner enter into an agreement, to be registered on title with the City of Vaughan, indicating that the Lots included in Phase 1 – Stage 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

24

**ZONING BY-LAW AMENDMENT FILE Z.03.096
DRAFT PLAN OF SUBDIVISION FILE 19T-03V22
FERNBROOK HOMES (MAJORMACK NORTH) LTD.
REPORT #P.2004.26**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004, be approved;
- 2) WHEREAS the residents of Quail Run Boulevard / Woodland Acres Crescent area have expressed concern with respect to traffic volumes on Teston Road;

AND WHEREAS the Region is planning to reconstruct Teston Road to respond to increased traffic demand on the road;

NOW, THEREFORE BE IT RESOLVED:

 - i) That the Region be requested to include the installation of traffic signals at the intersection of Quail Run Boulevard and Teston Road as part of their reconstruction program for Teston Road;
- 3) That the Region be requested to reconstruct Teston Road during the 2005 program and to commence discussions with the City of Vaughan regarding the reconstruction of Dufferin Street to Teston Road from Major Mackenzie Drive;
- 4) That the following deputations and written submissions be received:
 - a) Mr. Don Given, Malone, Given, Parsons Ltd., on behalf of the applicant;

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

- b) Mr. Paul Langston, 30 Dew Drop Court, Maple, L6A 1E9, and written submission dated May 12, 2004, and petition submitted;
 - c) Ms. Kimberly L. Beckman, Davies Howe Partners, the Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, and written submission dated May 17, 2004;
 - d) Rabbi Bernstein, Chabad Lubavitch, 356 Elgin Mills Road West, Richmond Hill, L4C 4M2;
 - e) Mr. Joe Kreiner; and
 - f) Mr. Bruno Romano; and
- 5) That the coloured block plan drawing, submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

- 1. That the Block 12 – Staging Plan for Phase 1 lands (Attachment #4) be approved.
- 2. That Zoning Amendment Application Z.03.096 (Fernbrook Homes (Majormack North) Ltd.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision.
- 3. That Draft Plan of Subdivision 19T-03V22 (Fernbrook Homes (Majormack North) Ltd.) prepared by Malone Given Parsons Ltd., dated December 8, 2004 (revision date April 12, 2004) and red-lined on May 17, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No. 1.
- 4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and conform to the approved “Cash-In-Lieu of Parkland Policy.”
- 5. That Council passes the following resolution with respect to allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision application 19T-03V22 Fernbrook Homes (Majormack North) Ltd. Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Street Trunk sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 68 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”

25

**ZONING BY-LAW AMENDMENT FILE Z.03.080
DRAFT PLAN OF SUBDIVISION FILE 19T-03V17
LINDSTONE DEVELOPMENT CORPORATION
REPORT #P.2004.27**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004, be approved;
- 2) WHEREAS the residents of Quail Run Boulevard / Woodland Acres Crescent area have expressed concern with respect to traffic volumes on Teston Road;

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

AND WHEREAS the Region is planning to reconstruct Teston Road to respond to increased traffic demand on the road;

NOW, THEREFORE BE IT RESOLVED:

- i) That the Region be requested to include the installation of traffic signals at the intersection of Quail Run Boulevard and Teston Road as part of their reconstruction program for Teston Road;
- 3) That the Region be requested to reconstruct Teston Road during the 2005 program and to commence discussions with the City of Vaughan regarding the reconstruction of Dufferin Street to Teston Road from Major Mackenzie Drive;
- 4) That the following deputations and written submissions be received:
 - a) Mr. Don Given, Malone, Given, Parsons Ltd., on behalf of the applicant;
 - b) Mr. Paul Langston, 30 Dew Drop Court, Maple, L6A 1E9, and written submission dated May 12, 2004, and petition submitted;
 - c) Ms. Kimberly L. Beckman, Davies Howe Partners, the Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, and written submission dated May 17, 2004;
 - d) Rabbi Bernstein, Chabad Lubavitch, 356 Elgin Mills Road West, Richmond Hill, L4C 4M2;
 - e) Mr. Joe Kreiner; and
 - f) Mr. Bruno Romano; and
- 5) That the coloured block plan drawing, submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 12 – Staging Plan for Phase 1 lands (Attachment #4) be approved.
2. That Zoning Amendment Application Z.03.080 (Lindstone Development Corporation) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the Phase 1 – Stage 2 portion of the lands, be placed in a “Holding” Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-03V17 (Lindstone Development Corporation) prepared by Matson, McConnell Ltd., dated October 22, 2003, (revised May 3, 2004), and red-lined on May 17, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No. 1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved “Cash-In-Lieu of Parkland Policy.”
5. That Council pass the following resolution with respect to allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision application 19T-03V17 Lindstone Development Corporation Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Street Trunk sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 130 residential

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

units, following the execution of a subdivision agreement to the satisfaction of the City.”

6. That the Owner enter into an agreement, to be registered on title with the City of Vaughan, indicating that the Lots included in Phase 1 – Stage 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

26

**ZONING BY-LAW AMENDMENT FILE Z.99.080
DRAFT PLAN OF SUBDIVISION FILE 19T-89124
MAJOR BOB FARMS INC.
REPORT #P.2004.28**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004, be approved;
- 2) WHEREAS the residents of Quail Run Boulevard / Woodland Acres Crescent area have expressed concern with respect to traffic volumes on Teston Road;

AND WHEREAS the Region is planning to reconstruct Teston Road to respond to increased traffic demand on the road;

NOW, THEREFORE BE IT RESOLVED:

- i) That the Region be requested to include the installation of traffic signals at the intersection of Quail Run Boulevard and Teston Road as part of their reconstruction program for Teston Road;
- 3) That the Region be requested to reconstruct Teston Road during the 2005 program and to commence discussions with the City of Vaughan regarding the reconstruction of Dufferin Street to Teston Road from Major Mackenzie Drive;
- 4) That the following deputations and written submissions be received:
 - a) Mr. Don Given, Malone, Given, Parsons Ltd., on behalf of the applicant;
 - b) Mr. Paul Langston, 30 Dew Drop Court, Maple, L6A 1E9, and written submission dated May 12, 2004, and petition submitted;
 - c) Ms. Kimberly L. Beckman, Davies Howe Partners, the Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, and written submission dated May 17, 2004;
 - d) Rabbi Bernstein, Chabad Lubavitch, 356 Elgin Mills Road West, Richmond Hill, L4C 4M2;
 - e) Mr. Joe Kreiner; and
 - f) Mr. Bruno Romano; and
- 5) That the coloured block plan drawing, submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 12 - Staging Plan for Phase 1 lands (Attachment #4) be approved.
2. That Zoning Amendment Application Z.99.080 (Major Bob Farms Inc.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

subdivision and that the Phase 1 - Stage 2 portion of the lands, be placed in a "Holding" Zone, pending availability of servicing capacity.

3. That Draft Plan of Subdivision 19T-89124 (Major Bob Farms Inc.) prepared by Malone Given Parsons Ltd., dated November 20, 1999, (revised April 12, 2004) and red-lined on May 17, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No. 1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved "Cash-In-Lieu of Parkland Policy."
5. That Council pass the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision application 19T-89124 Major Bob Farms Inc., Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Street Trunk sewer once constructed, and water supply capacity from Pressure Districts No. 7 of the York Water Supply System for a total of 81 residential units, following the execution of a subdivision agreement to the satisfaction of the City."

6. That the Owner enter into an agreement, to be registered on title with the City of Vaughan, indicating that the Lots included in Phase 1 – Stage 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

27

**ZONING BY-LAW AMENDMENT FILE Z.00.021
DRAFT PLAN OF SUBDIVISION FILE 19T-00V02
MAYVON INVESTMENTS LIMITED
REPORT #P.2004.24**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004, be approved;
- 2) **WHEREAS** the residents of Quail Run Boulevard / Woodland Acres Crescent area have expressed concern with respect to traffic volumes on Teston Road;

AND WHEREAS the Region is planning to reconstruct Teston Road to respond to increased traffic demand on the road;

NOW, THEREFORE BE IT RESOLVED:

- i) That the Region be requested to include the installation of traffic signals at the intersection of Quail Run Boulevard and Teston Road as part of their reconstruction program for Teston Road;
- 3) That the Region be requested to reconstruct Teston Road during the 2005 program and to commence discussions with the City of Vaughan regarding the reconstruction of Dufferin Street to Teston Road from Major Mackenzie Drive;
- 4) That the following deputations and written submissions be received:

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

- a) Mr. Don Given, Malone, Given, Parsons Ltd., on behalf of the applicant;
 - b) Mr. Paul Langston, 30 Dew Drop Court, Maple, L6A 1E9, and written submission dated May 12, 2004, and petition submitted;
 - c) Ms. Kimberly L. Beckman, Davies Howe Partners, the Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, and written submission dated May 17, 2004;
 - d) Rabbi Bernstein, Chabad Lubavitch, 356 Elgin Mills Road West, Richmond Hill, L4C 4M2;
 - e) Mr. Joe Kreiner; and
 - f) Mr. Bruno Romano; and
- 5) That the coloured block plan drawing, submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 12 - Staging Plan for Phase 1 lands (Attachment #4) be approved.
2. That Zoning Amendment Application Z.00.021 (Mayvon Investments Ltd. et al) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the Phase 1 - Stage 2 portion of the lands, be placed in a "Holding" Zone pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-00V02 (Mayvon Investments Ltd. et al) prepared by Malone Given Parsons Ltd., dated November 24, 2003 (revised April 8, 2004), and red-lined on May 17, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No. 1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and conform to the approved "Cash-In-Lieu of Parkland Policy."
5. That Council passes the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision application 19T-00V02 Mayvon Investments Limited Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Street Trunk sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 83 residential units, following the execution of a subdivision agreement to the satisfaction of the City."
6. That the Owner enter into an agreement to be registered on title, indicating that Lots included in Phase 1, Stage 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

28

**ZONING BY-LAW AMENDMENT FILE Z.03.079
DRAFT PLAN OF SUBDIVISION FILE 19T-03V16
MIDVALE ESTATES INC.
REPORT #P.2004.25**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004, be approved;

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

- 2) **WHEREAS the residents of Quail Run Boulevard / Woodland Acres Crescent area have expressed concern with respect to traffic volumes on Teston Road;**

AND WHEREAS the Region is planning to reconstruct Teston Road to respond to increased traffic demand on the road;

NOW, THEREFORE BE IT RESOLVED:

- i) **That the Region be requested to include the installation of traffic signals at the intersection of Quail Run Boulevard and Teston Road as part of their reconstruction program for Teston Road;**
- 3) **That the Region be requested to reconstruct Teston Road during the 2005 program and to commence discussions with the City of Vaughan regarding the reconstruction of Dufferin Street to Teston Road from Major Mackenzie Drive;**
- 4) **That the following deputations and written submissions be received:**
- a) **Mr. Don Given, Malone, Given, Parsons Ltd., on behalf of the applicant;**
 - b) **Mr. Paul Langston, 30 Dew Drop Court, Maple, L6A 1E9, and written submission dated May 12, 2004, and petition submitted;**
 - c) **Ms. Kimberly L. Beckman, Davies Howe Partners, the Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, and written submission dated May 17, 2004;**
 - d) **Rabbi Bernstein, Chabad Lubavitch, 356 Elgin Mills Road West, Richmond Hill, L4C 4M2;**
 - e) **Mr. Joe Kreiner; and**
 - f) **Mr. Bruno Romano; and**
- 5) **That the coloured block plan drawing, submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. That the Block 12 - Staging Plan for Phase 1 lands (Attachment #4) be approved.
2. That Zoning Amendment Application Z.03.079 (Midvale Estates Inc.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision, and that the Phase 1 – Stage 2 portion of the lands, be placed in a “Holding” Zone, pending availability of servicing capacity.
3. That Draft Plan of Subdivision 19T-03V16 (Midvale Estates Inc.) prepared by EMC Group Limited, dated October 22, 2003 (revised April 28, 2004), and red-lined on May 17, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No. 1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved “Cash-In-Lieu of Parkland Policy.”
5. That Council pass the following resolution with respect to allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision application 19T-03V16 Midvale Estates Inc., Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Street Trunk sewer once constructed, and water supply capacity from Pressure District No. 8 of the York

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

Water Supply System for a total of 65 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”

6. That the Owner enter into an agreement, to be registered on title with the City of Vaughan, indicating that the Lots included in Phase 1 - Stage 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

29

**ZONING BY-LAW AMENDMENT FILE Z.03.075
DRAFT PLAN OF SUBDIVISION FILE 19T-03V12
ROYAL GARDEN HOMES LTD.
REPORT #P.2004.21**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004, be approved;
- 2) WHEREAS the residents of Quail Run Boulevard / Woodland Acres Crescent area have expressed concern with respect to traffic volumes on Teston Road;

AND WHEREAS the Region is planning to reconstruct Teston Road to respond to increased traffic demand on the road;

NOW, THEREFORE BE IT RESOLVED:

- i) That the Region be requested to include the installation of traffic signals at the intersection of Quail Run Boulevard and Teston Road as part of their reconstruction program for Teston Road;
- 3) That the Region be requested to reconstruct Teston Road during the 2005 program and to commence discussions with the City of Vaughan regarding the reconstruction of Dufferin Street to Teston Road from Major Mackenzie Drive;
- 4) That the following deputations and written submissions be received:
 - a) Mr. Don Given, Malone, Given, Parsons Ltd., on behalf of the applicant;
 - b) Mr. Paul Langston, 30 Dew Drop Court, Maple, L6A 1E9, and written submission dated May 12, 2004, and petition submitted;
 - c) Ms. Kimberly L. Beckman, Davies Howe Partners, the Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, and written submission dated May 17, 2004;
 - d) Rabbi Bernstein, Chabad Lubavitch, 356 Elgin Mills Road West, Richmond Hill, L4C 4M2;
 - e) Mr. Joe Kreiner; and
 - f) Mr. Bruno Romano; and
- 5) That the coloured block plan drawing, submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. That the Block 12 - Staging Plan for Phase 1 lands (Attachment #4) be approved.
2. That Zoning Amendment Application Z.03.075 (Royal Garden Homes Ltd.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

of subdivision, and that the Phase 1 - Stage 2 portion of the lands be placed in a "Holding" Zone, pending availability of servicing capacity.

3. That Draft Plan of Subdivision 19T-03V12 (Royal Garden Homes Ltd.) prepared by Malone Given Parsons Ltd., dated October 21, 2003 (revised April 5, 2004), and red-lined on May 17, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No. 1.
4. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved "Cash-In-Lieu of Parkland Policy."
5. That Council pass the following resolution with respect to allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision application 19T-03V12 Royal Garden Homes Ltd., Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Street Trunk sewer once constructed, and water supply capacity from Pressure Districts No. 7 of the York Water Supply System for a total of 47 residential units, following the execution of a subdivision agreement to the satisfaction of the City."

6. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 1 – Stage 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

30

**SIGN VARIANCE APPLICATION
FILE NO: SV.04-06
OWNER: CENTRE-SHIM CORP.
LOCATION: 1470 CENTRE STREET
LOT 64, REGISTERED PLAN 3541**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated May 17, 2004:

Recommendation

That Sign Variance Application SV.04-06, Centre-Shim Corp. proceed by way of an Amendment to the Site Plan Agreement due to the location of the adjacent residential area.

31

**ZONING BY-LAW AMENDMENT FILE Z.03.091
CITY OF VAUGHAN
REPORT #P.2004.53**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004:

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment Application Z.03.091 (City of Vaughan) BE APPROVED, to rezone the subject lands to RM1 Multiple Residential Zone and C4 Neighbourhood Commercial Zone.

32

**ZONING BY-LAW AMENDMENT FILE Z.95.040
DRAFT PLAN OF SUBDIVISION FILE 19T-95062
WOODVALLEY DEVELOPMENTS
REPORT # P.2003.71**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated May 17, 2004, be approved; and**
- 2) **That the deputation of Mr. Ernest Von Bezold, 1020 Rutherford Road, Maple, L6A 1S2, be received.**

Recommendation

The Commissioner of Planning recommends:

1. That the Block 11 staging Plan for Phase I (Attachment 4) lands be approved.
2. That the revised Block 11 Transportation Management Plan, dated and included as Attachment 5, be approved.
3. That Zoning Amendment Application Z.95.040 (Woodvalley Developments) BE APPROVED to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision and that the Phase 1 – Stage 2 portion of the lands, be placed in a “Holding” Zone, pending availability of servicing capacity.
4. That Draft Plan of Subdivision 19T-95062 (Woodvalley Developments) prepared by Malone Given Parsons LTD., dated April 28, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment 1.
5. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved “Cash-In-Lieu of Parkland Policy.”
6. That Council passes the following resolution with respect to the allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-95062 Woodvalley Developments Inc. Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Street Trunk sewer once constructed, and water supply capacity from Pressure District No. 6 of the York Water Supply System for a total of 203 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”
7. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 1- Stage 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

**REPORT NO. 46 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, MAY 25, 2004**

33

**OFFICIAL PLAN AMENDMENT FILE OP.02.019
ZONING BY-LAW AMENDMENT FILE Z.02.068
MARKET LANE HOLDINGS LTD.
REPORT #P.2004.45**

The Committee of the Whole recommends:

- 1) That this matter be referred to the Committee of the Whole meeting of June 7, 2004, to allow an opportunity for the applicant to meet with the Ward 2 Sub-Committee, the ratepayers' association, Friends of the Village and staff to discuss the concerns raised;
- 2) That the following deputations and written submission be received:
 - a) Mr. Jamie Maynard, 75 William Street, Woodbridge, L4L 2R9;
 - b) Ms. Joanne Mauti, Woodbridge Core Ratepayers' Association, 128 Wallace Street, Woodbridge, L4L 2P4, and written submission dated May 14, 2004, and petition submitted;
 - c) Mr. Doug Craig, YRCC #752, 100 Arbors Lane, Suite 402, Woodbridge, L4L 7G4, and photographs submitted;
 - d) Ms. Eileen Burrell, Chair, Vaughan Public Libraries, 900 Clark Avenue West, Vaughan, L4J 8C1; and
 - e) Mr. Nino Rico.

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.02.019 (Market Lane Holdings Ltd.), BE APPROVED, to provide an exception to the "Mixed Use Commercial" policy of OPA #440 (Woodbridge Core Area), to permit an increase in the maximum height of the building on the subject lands from 4 to 6 storeys, and that the Official Plan Amendment include the following development policies:
 - a) restricting the permitted uses to business and professional offices, personal service type uses and commercial uses which are compatible with the residential uses;
 - b) that the necessary studies (ie. noise, traffic, environmental, parking, etc.) be submitted in support of the site plan application; and
 - c) policies ensuring the proper incorporation and restoration of the Inkerman House, and conformity of the development with the Woodbridge Core Urban Design Guidelines.
2. THAT Zoning By-law Amendment File Z.02.068 (Market Lane Holdings Ltd.) and not be brought forward for consideration in conjunction with the required site plan application, until such time as servicing capacity has been identified and allocated by the City.

37

**NEW BUSINESS – 2004 FEDERAL ELECTION
COUNCILLOR SUSAN KADIS
WAIVER OF SALARY**

The Committee of the Whole recommends that this matter be referred to the Council meeting of May 25, 2004, for staff to investigate the maintenance of benefits.

Recommendation

Councillor Susan Kadis recommends that the following resolution be approved:

WHEREAS Councillor Kadis has announced her intention to run in the 2004 Federal Election;

AND WHEREAS Councillor Kadis has clearly expressed her continuing commitment to her current municipal office and as a member of Vaughan Council throughout the Federal campaign;

NOW THEREFORE BE IT RESOLVED

That Councillor Kadis has advised staff that she will waive her Council salary, effective the date the Federal election is called, up to and including Election Day;

And accordingly that staff make the necessary arrangements to have her salary withheld during this time period.

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

38

**DEPUTATION – MS. RITA LENHARDT
WITH RESPECT TO THE YORK-DURHAM APHASIA CENTRE**

The Committee of the Whole recommends that the deputation of Ms. Rita Lenhardt, Volunteer Coordinator, York-Durham Aphasia Centre, 12184 Ninth Line, Stouffville, L4A 3N6, and written submissions dated April 29, 2004 and May 10, 2004, be received and referred to staff to post the information on the City's website.

39

**DEPUTATIONS – MS. MARRY BARTUCCI AND MR. BILL BHANGAL
REQUESTING A TEMPORARY USE AMENDMENT
TO THE ANIMAL CONTROL BY-LAW**

The Committee of the Whole recommends that the deputation of Ms. Marry Bartucci and Mr. Bill Bhangal, Owner/Operator Langstaff Esso, and written submission dated May 5, 2004, be received and referred to staff for a report to the Council meeting of May 25, 2004, addressing the request.

40

**DEPUTATION –MR. MARIO SAVO
WITH RESPECT TO TRAFFIC CALMING FOR NIMBUS PLACE AND VICINITY**

The Committee of the Whole recommends that the deputation of Mr. Mario Savo, 133 Springtown Road, Woodbridge, L4L 8E6, and written submission dated May 11, 2004, be received and referred to staff.

41

**DEPUTATION –MR. GAETANO IUORIO
WITH RESPECT TO THE CITY OF VAUGHAN CREDIT CARD INITIATIVE**

The Committee of the Whole recommends that the deputation of Mr. Gaetano Iuorio, 22 Curtiss Court, Maple, L6A 1Y4, and written submission dated May 14, 2004, be received.

42

**DEPUTATION – MS. KAREN BALDWIN, EASTER SEAL SOCIETY
WITH A REQUEST FOR FUNDS**

The Committee of the Whole recommends that the deputation of Ms. Karen Baldwin, District Manager – York Region, Easter Seal Society, Box 1668, Holland Landing, L9N 1P6, and written submission dated May 14, 2004, be received and referred to staff for a report to a future Committee of the Whole meeting, addressing the request.

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 5:40 p.m.

Respectfully submitted,

Councillor Bernie Di Vona, Chair