

CITY OF VAUGHAN
REPORT NO. 73 OF THE
COMMITTEE OF THE WHOLE

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

The Committee of the Whole met at 1:07 p.m., on October 18, 2004.

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

The following items were dealt with:

1 ALL-WAY STOP CONTROL
MONTE CARLO DRIVE AND MONDAVI ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Regional Councillor Jackson, dated October 18, 2004, be approved; and**
- 2) That the petition submitted, be received.**

Recommendation

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

THAT staff be requested to investigate the need for and feasibility of installing an all-way stop control at Monte Carlo Drive and Mondavi Road and to report to the Committee of the Whole meeting of November 1, 2004.

2

**ALL-WAY STOP CONTROL
CENTRE STREET AND DONNA MAE COURT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Jackson, dated October 18, 2004:

Recommendation

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

THAT staff be requested to investigate the need for and feasibility of installing an all-way stop control at Centre Street and Donna Mae Court and to report to the Committee of the Whole meeting of November 1, 2004.

3

REINSTATEMENT OF WINTERFEST AS A CITY EVENT

The Committee of the Whole recommends:

- 1) That clauses 1) and 2) of the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated October 18, 2004, be approved; and**
- 2) That Council approve the reinstatement of the event operating costs within the approved budget.**

Recommendation

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

- 1) That WINTERFEST be reinstated as a City event for the 2005 season;
- 2) That Council approve the Vaughan Sports Village, Rutherford Road, as the location for the 2005 WINTERFEST one-day event; and
- 3) That Council approve the reinstatement of the event operating costs of \$39,500 and the projected sponsorship revenues of \$15,000 to the 2005 budget of the Corporate Communications Department.

4

**APPLEWOOD CRESCENT EXTENSION – REGIONAL FUNDING
INFORMATION REPORT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 18, 2004:

Recommendation

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

1. That this report be received for information;
2. That Regional funding contributions be linked to project milestones.

**5 ALLOCATION OF SEWAGE CAPACITY AND WATER SUPPLY CAPACITY
 226878 HOLDINGS LIMITED 19T96V13**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 18, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the following resolution be passed allocating sewage capacity from the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 5 of the York Water Supply System to the proposed Plan of Subdivision 19T-96V13 for a total of 22 residential units:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-96V13 is reserved sewage capacity from the York/Durham Servicing Scheme via the Woodbridge Service Area and water supply capacity from Pressure District No. 5 of the York Water Supply System, for a total of 22 residential units. Said reservation to the proposed Plan of Subdivision shall automatically be revoked after a period of one year in the event that the aforementioned plan has not been registered.”

**6 THORNHILL WOODS DRIVE AND AUTUMN HILL BOULEVARD
 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 October 18, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That an allway stop control be installed at the intersection of Thornhill Woods Drive and Autumn Hill Boulevard.

7 DUFFERIN HILL DRIVE – NO PARKING SIGNS

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 18, 2004, be approved; and**
- 2) That the enacting by-law be forwarded to the Council meeting of October 25, 2004.**

Recommendation

The Commissioner of Engineering and Public Works recommends:

- 1. That a ‘No Parking’ prohibition be implemented on the north and south side of Dufferin Hill Drive from Dufferin Street to Marathon Avenue between the hours of 7:30 am to 9:30 am and 4:00 pm to 6:00 pm Monday to Friday; and**

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2. That a copy of subject report be forwarded to the North Hill Private Hill School and York Regional Police Services for their information.

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance and Corporate Services, dated October 18, 2004:

The Commissioner of Finance and Corporate Services in consultation with the Director of Finance recommends:

9 INVESTMENT POLICY

1) That the recommendation contained in the following report of the Commissioner of Finance and Corporate Services, dated October 18, 2004, be approved; and

2) That the following be approved in accordance with the memorandum of the Commissioner of Finance and Corporate Services, dated October 15, 2004:

“That the Commissioner of Finance and Corporate Services recommends that Attachments 1 and 3 be replaced with the new attachments.”

The Commissioner of Finance & Corporate Services in consultation with the Director of Reserves & Investments recommends:

**10 CITY OPEN SPACE LANDS
ISLINGTON AVENUE, KLEINBURG**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Legal Services, dated October 18, 2004:

The Director of Legal Services in consultation with the Commissioner of Community Services recommends that a by-law be enacted to authorize execution of a Stewardship Agreement with TRCA and K.A.R.A. for the lands being Block 10 Plan 65M-3466, and to authorize conveyance of the lands to TRCA.

Councillor Di Vona disclosed an interest with respect to the foregoing matter, as an immediate family member has purchased property in the area, and did not take part in the discussion or vote on the matter.

11

ANIMAL CONTROL SERVICES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services, dated October 18, 2004:

Recommendation

The Commissioner of Legal and Administrative Services recommends that staff be authorized to participate in the circulation of a joint Request for Expression of Interest with other municipalities in York Region.

12

**GREENBELT PROTECTION ACT, 2003
GREENBELT TASK FORCE ADVICE AND RECOMMENDATIONS TO THE
MINISTER OF MUNICIPAL AFFAIRS AND HOUSING
GENERAL FILE 22.19**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 18, 2004:

Recommendation

The Commissioner of Planning recommends:

1. THAT this report be received for information purposes.
2. THAT staff continue to provide updates to Council on the progress of Greenbelt Protection as necessary.

13

**ONTARIO MUNICIPAL BOARD HEARING
VARIANCE APPLICATION FILE A81/04
REGINA KAGAL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 18, 2004:

Recommendation

The Commissioner of Planning recommends that this report BE RECEIVED for information.

14

**SITE DEVELOPMENT FILE DA.04.037
CRAFTEX PROPERTY INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 18, 2004, be approved; and
- 2) That the coloured renderings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.04.037 (Craftex Property Inc.) BE APPROVED.

The Committee of the Whole recommends:

- ## Recommendation

THAT the building elevations for Site Development Application DA.04.035 (Bellshire Woods Estates Inc.) BE APPROVED.

The Committee of the Whole recommends:

- ## Recommendation

THAT the building elevations for Site Development Application DA.04.025 (First Gulf Keele Holdings Inc.) BE APPROVED.

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 18, 2004:

Recommendation

1. THAT Zoning By-law Amendment File Z.04.055 (Amorino Ridge Developments Inc.) BE APPROVED, to lift the Holding Symbol "H" on the subject lands.

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2. THAT Site Development Application DA.04.032 (Amorino Ridge Developments Inc.) BE APPROVED, subject to the following conditions:
- i) The Development Planning Department shall approve the final site plan, elevations, and landscape plan;
 - ii) the Engineering Department shall approve the final site servicing and grading plans and stormwater management report;
 - iii) the Vaughan Mills Design Review Committee shall review the final site plan and elevations;
 - iv) the applicant shall submit a final signage package for review and approval;
 - v) prior to the execution of the site plan agreement, the holding zone applicable to the subject lands shall be lifted;
 - vi) the Owner shall satisfy all requirements of the Region of York;
 - vii) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of 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.

18

**PROVINCIAL LAND USE PLANNING POLICY REFORM
DRAFT PROVINCIAL POLICY STATEMENT
CITY OF VAUGHAN COMMENTS**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 18, 2004, be approved; and
- 2) That the deputation of Mr. Terry Goodwin, 122 Thornridge Drive, Thornhill, L4J 1E3, be received.

Recommendation

The Commissioner of Planning in consultation with the Commissioner of Legal and Administrative Services recommends:

- 1. THAT the following recommendations as outlined in this report BE ADOPTED;
 - i. THAT detailed guidelines, training and technical materials be made available from the Province on an ongoing basis to assist with issues arising from this change in legislation and policies, so that it is clear as to what is meant by “be consistent with”.
 - ii. THAT Provincial funding and/or funding mechanisms be provided to municipalities to support the infrastructure/transit services necessary for these growth management policies.
 - iii. THAT policies be added to assist municipalities with achieving well-designed sites and communities, and that Section 41 of the Planning Act be amended to provide municipalities with additional powers to control colour, texture, and type materials used in development.
 - iv. THAT local municipalities have the ability to distribute a broad transit-supportive density appropriately across the entire transit corridor in accordance with local conditions. To

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- achieve this, the Draft PPS should insert the word “overall” in front of “minimum densities for transit corridors”.
- v. THAT the Province provide the detailed definition of “affordable housing” in a guideline, and have upper-tiers set minimum targets at same time as making housing projections.
 - vi. THAT the required minimum supply of land with servicing capacity be increased from 3 years to 5 years.
 - vii. THAT the PPS clarify that the protection of local natural heritage features may be governed by local municipal policies.
 - viii. THAT language such as “should be maintained” and “generally directed away from” be strengthened or clarified.
 - ix. THAT the draft PPS make reference to Provincial Source Water Protection initiatives.
 - x. THAT Regions be allowed to approve changes to Special Policy Areas.
 - xi. THAT the Provincial position on development and redevelopment within Special Policy Areas be clarified.
 - xii. THAT the requirement for a demonstration of need for mineral aggregate resources be continued.
 - xiii. THAT the extension of timeframes for decision-making prior to an appeal be supported.
 - xiv. THAT removing the ability for appeals to the OMB for urban boundary expansions be supported.
 - xv. THAT a more thorough identification of what constitutes a “complete application” be supported, and that municipalities have the ability to further identify “complete” application requirements.
 - xvi. THAT the role of the OMB generally be supported and not be eliminated or replaced with more court-like procedures.
 - xvii. THAT improvements be made to the OMB to increase efficiency and timely decision-making.
2. THAT the recommendations BE FORWARDED to the Minister of Municipal Affairs and Housing and Region of York for their consideration.

19

PROMOTION OF INDUSTRIAL GROWTH

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 18, 2004, be approved; and
- 2) That staff be directed to contact the landowners to request a contribution towards the costs of having a consultant prepare the secondary plan.

Recommendation

The Commissioner of Planning in consultation with Councillor Carella recommends adoption of the following resolution:

WHEREAS the City of Vaughan is one of the fastest growing municipalities in Ontario, and indeed, in Canada; and,

WHEREAS the Government of Ontario has been engaged in a process known as the “GTA North Transportation Corridor” (Highway #427 extension planning and Individual Environmental Assessment) since November of 2000; and

WHEREAS the alignment of a future northerly extension of Highway #427 will traverse lands in the City of Vaughan collectively known as the “Vaughan Enterprise Zone”; and,

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WHEREAS the Vaughan Enterprise Zone has been designated and approved as an “Urban Area” in the Region of York Official Plan on the basis that this area is needed to accommodate the City of Vaughan’s Industrial/Employment lands needs to the year 2026; and,

WHEREAS the City of Vaughan has only an approximately two (2) year’s supply of available employment lands remaining and the 2500 acres located in the Vaughan Enterprise Zone is critical to meeting the short and long term demand for employment land; and,

WHEREAS the Province of Ontario, over the last five years, has failed to make significant progress in advancing the Individual Environmental Assessment that will establish the alignment of the Highway #427; and,

WHEREAS the Individual Environmental Assessment process remains stalled at the “Terms of Reference” stage, with the prospect that the completion and approval of the Environmental Assessment may take in excess of five years; and

WHEREAS the slow progress of the Environmental Assessment has had a chilling affect on the City’s ability to prepare a secondary plan to develop these lands for their intended purpose (the result being that these lands are effectively frozen for the duration of the entire EA process, due to the need to establish the alignment of the highway); and,

WHEREAS this situation persists despite the efforts by the City of Vaughan to move the process ahead, including the establishment of the “Highway #427 Extension Committee”, comprised of members from the Region of Peel, Region of York, Town of Caledon, and the City of Brampton, as well as Vaughan; and,

WHEREAS the recent provincial document, “Places to Grow”, released by the Minister of Public Infrastructure Renewal on July 12, 2004, indicates that the extension of Highway #427 is now a low infrastructure priority of the Government of Ontario, but the connection of major highways to intermodal transportation facilities, like the CP Rail Intermodal Yard, is considered to be a high priority; and,

WHEREAS “Places to Grow” identifies a “Major Highway” connection from the current terminus of Highway #427 to the lands in the vicinity of the CP Rail Intermodal Yard.

NOW THEREFORE BE IT RESOLVED:

THAT the Council of the Corporation of the City of Vaughan directs Staff to prepare a Terms of Reference, for its consideration, for a secondary plan land use study for all lands designated “Urban Area” by Amendment No. 19 to the York Region Official Plan within the Vaughan Enterprise Zone; and,

THAT such secondary plan study shall include a comprehensive transportation analysis component to include the identification of a corridor for protection sufficient to accommodate a 400-series highway and possible future interchanges, for the purpose of extending Highway #427 from Highway 7 to, at least, the CP Intermodal Yard, as envisioned by “Places to Grow”; and

THAT the start date for the secondary plan study be targeted for the first half of 2005;

THAT the City of Vaughan continues to support the Environmental Assessment process for the Highway #427 Extension and requests that the process be restarted as quickly as possible; and

THAT the Ministries of Public Infrastructure Renewal, the Environment, Transportation, Municipal Affairs and Economic Development and Trade of the Government of the Province of Ontario be so informed; and

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THAT this resolution be forwarded to the Regional Municipalities of York and Peel, the City of Brampton, the Town of Caledon, the Honourable Greg Sorbara, MPP, Vaughan- King - Aurora, Minister of Finance and Mario Racco, MPP, Thornhill; and,

THAT the resolution on the "Promotion of Industrial Growth", adopted by Council on September 13, 2004, be withdrawn and replaced by this resolution.

20

ZONING BY-LAW AMENDMENT FILE Z.03.046

SITE DEVELOPMENT FILE DA.03.040

M. ELISA VALLESCURA

REPORT #P.2003.59

(Referred from the Council Meeting of October 12, 2004)

The Committee of the Whole recommends:

- 1) **That this matter be referred to the Council meeting of October 25, 2004; and**
- 2) **That the memorandum of the Commissioner of Planning, dated October 18, 2004, be received.**

Council, at its meeting of October 12, 2004, adopted the following:

That this matter be referred to the Committee of the Whole meeting of October 18, 2004, to allow the applicant the opportunity to meet with all concerned parties and the Local Councillor to resolve outstanding issues.

Report of the Commissioner of Planning dated October 4, 2004

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.03.046 (M. Elisa Vallescura) BE APPROVED, subject to the following:
 - a) That the implementing by-law restrict the uses on the subject lands to the following:
 - i) Building #1 abutting Islington Avenue:
 - Tea Room – meaning a building or place where already prepared food and drink are offered for sale;
 - existing permitted residential unit on the second floor;
 - ii) Building #2 abutting Stegman's Mill:
 - Retail uses restricted to the sale of clothes, antiques, arts and crafts;
 - Private art school
 - b) That the implementing by-law provide exceptions to permit 10 parking spaces and two tandem parking spaces, the existing gravel parking area, and a 0.16 m wide landscape strip along the south property line.
2. THAT Site Development Application DA.03.040 (M. Elisa Vallescura) 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 including landscaping details shall be approved by the Community Planning and Urban Design Departments; and,
- ii) access and on-site vehicular circulation shall be approved by the Engineering Department.

**21 NOTIFICATION OF MAYOR AND MEMBERS OF COUNCIL AND THE
SENIOR MANAGEMENT TEAM OF SIGNIFICANT INCIDENTS OCCURRING IN THE COMMUNITY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy Fire Chief-Support Services and the Manager of Emergency Planning dated October 18, 2004:

Recommendation

The Deputy Fire Chief – Support Services and the Manager of Emergency Planning in consultation with the City Manager recommend:

1. That the protocol as outlined in Attachment 1 be approved.

22 IMPROVING TRAFFIC FLOW IN WEST WOODBRIDGE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated October 18, 2004:

Recommendation

Councillor Tony Carella recommends that staff conduct a traffic study of the intersection of Woodbridge Avenue and Forest Drive, to determine (1) if the installation of right turn lanes---from Woodbridge Avenue onto Forest Drive, and/or from Forest Drive onto Woodbridge Avenue---is warranted, and (2) if any other action(s) is in order to improve the flow of traffic at this intersection.

23 CONFIRMATION OF STATUS OF PROPERTY, BRUCE STREET & HIGHWAY 7

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated October 18, 2004:

Recommendation

Councillor Carella recommends that the City Manager be directed to confirm---in all relevant particulars respecting any area within the jurisdiction of the City of Vaughan---the status of the property owned by Bell Canada at the above-captioned intersection, and that such detailed confirmation be supplied to the owner of the property abutting the subject property to the south.

27 THORNHILL WOODS DRIVE & SUMMERIDGE DRIVE – TRAFFIC CALMING MEASURES

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated October 18, 2004:

Recommendation

In response to requests from local residents, Councillor Sandra Yeung Racco recommends:

1. That staff be requested to investigate the need for and the feasibility of installing traffic calming measures along Thornhill Woods Drive; and
2. That staff investigate the need for and the feasibility of installing traffic calming measures along Summeridge Drive; and
3. That staff report to a future Committee of the Whole meeting with respect to their findings as soon as possible.

**28 VILLAGE OF MAPLE – PROPOSED HERITAGE CONSERVATION DISTRICT STUDY
PURSUANT TO PART V OF THE ONTARIO HERITAGE ACT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Commissioner of Community Services, dated October 18, 2004:

Recommendation

The Commissioner of Planning and the Commissioner of Community Services in consultation with Heritage Vaughan, the Maple Streetscape Committee, and the Director of Purchasing recommends that:

1. A Heritage Conservation District Study be undertaken in order to secure the long-term protection of Maple's historic fabric and to ensure that new development within the core is compatible with the architectural and contextual character of the Village;
2. Phillip H. Carter, Architect, be retained on a single-sourced basis in accordance with the City's Purchasing Policies to undertake Phases I, II and III of the Study, the funds to be paid out of the 2004 Planning Policy and Urban Design Operating Budget in the amount of \$15,000. in accordance with Schedule 'B';
3. This item be forwarded to the City's Budget Committee for its consideration in allocating funds from the Planning Policy and Urban Design 2005 Operating Budget to complete Phase IV and V of the Study in the amount of \$21,000;
4. Council for the City of Vaughan enact a By-law to examine the area shown on Schedule 'A' as a potential Heritage Conservation District in accordance with Section 40, Part V of the *Ontario Heritage Act*, R.S.O. 1990, c.0.18, as amended;
5. Staff report back to Council on amendments to the Site Plan Control By-law to include all properties, generally within the Study area and/or to be specifically defined; and
6. All development applications received by the municipality that fall within the approved Study Area be reviewed for conformance with the direction of the Study as it proceeds.

29

RAYMOND ROAD TRAFFIC SIGNS - UPDATE

The Committee of the Whole recommends:

- 1) That this matter be deferred to allow staff to conduct traffic counts and analyse the information to determine traffic infiltrations in the area during the traffic prohibitions and non-traffic prohibitions times and report back on the results;**
- 2) That the affidavit from A. Gulli, submitted by Councillor Carella, be received; and**
- 3) That the following deputations be received:**
 - a) Mr. Nick Pinto;**
 - b) Mr. Pasquale Moscardelli, 46 Raymond Road, Woodbridge, L4L 2L1; and**
 - c) Mr. Casimiro Guida, 78 Raymond Road, Woodbridge, L4L 2L1.**

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the existing westbound left turn prohibition at the intersection of Raymond Road and Woodbridge Avenue during the time period of 7:00am to 9:00am, Monday to Friday be rescinded;
2. That a westbound left turn prohibition (Anytime) be enacted at the intersection of Raymond Road and Woodbridge Avenue;
3. That the existing northbound right turn prohibition at the intersection of Martin Grove Road and Raymond Road during the time period of 3:00pm to 6:00pm, Monday to Friday be rescinded; and
4. That a northbound right turn prohibition (Anytime) be enacted at the intersection of Martin Grove Road and Raymond Road.

30

**REGION OF YORK'S ASIAN LONG-HORNED BEETLE
YARD WASTE PROCESSING SITE – UPDATE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 18, 2004:

Recommendation

The Commissioner of Engineering and Public Works recommends that this report be received for information.

2) That staff provide a copy of the policy to the Mayor and Members of Council.

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

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The Committee of the Whole passed the following resolution:

That a closed session of Committee of the Whole be convened for the purpose of discussing the following matters:

- i) the security of the property of the City or local board;
 - ii) personal matters about an identifiable individual including municipal or local board employees;
 - iii) a proposed or pending acquisition or disposition of land by the municipality or local board;
 - iv) labour relations or employee negotiations;
 - v) litigation or potential litigation, including matters before administrative tribunals, affecting the City or local board;
 - vi) the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
 - vii) a matter in respect of which Council, boards, Committee or other body has authorized a meeting to be closed under an Act of the Legislature or an Act of Parliament.
- =====

The meeting adjourned at 4:09 p.m.

Respectfully submitted,

Regional Councillor Linda D. Jackson, Chair