

CITY OF VAUGHAN
REPORT NO. 87 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on December 6, 2004*

The Committee of the Whole met at 1:12 p.m., on November 29, 2004.

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

The Committee of the Whole passed the following resolution:

That the Rules of Procedure with respect to adjournment be waived to permit the meeting to continue beyond 6:00 p.m.

The following items were dealt with:

1 ZAHAVY DRIVE – TRAFFIC CALMING MEASURES

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated November 29, 2004:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That staff be requested to investigate the need for and the feasibility of installing an allway stop control at Zahavy Drive and Brownridge Drive; and
2. That staff report to a future Committee of the Whole meeting with respect to their findings as soon as possible.

2 **REQUEST FOR STAFF TO REVIEW ALTERNATIVE
OPTIONS AS IT RELATES TO DITCHES IN OLD MAPLE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated November 29, 2004:

Recommendation

Councillor Peter Meffe recommends:

That staff be directed to report on alternative options that would allow ditches in Old Maple to be removed in accordance to strict City of Vaughan standards.

3 **GLEN SHIELDS AVENUE – TRAFFIC CALMING MEASURES**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Yeung Racco, dated November 29, 2004, be approved; and
- 2) That the report be provided to the Committee of the Whole meeting of January 17, 2005.

Recommendation

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

1. That staff be directed, in coordination with the Local Ward Councillor's office, to meet with the community to determine the traffic calming measures to be installed on Glen Shields Avenue and report to a future Committee of the Whole; and
2. That staff meet with the Local Ward Councillor's office prior to the community meeting to develop a feasible traffic calming plan for Glen Shields Avenue.

4 **CITY OF VAUGHAN EMPLOYMENT & BUSINESS PROFILE**

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 November 29, 2004:

Recommendation

The Commissioner of Economic/Technology Development and Communications recommends that this report be received.

5 **SHERWOOD PARK DRIVE
TURNING RESTRICTION**

The Committee of the Whole recommends:

- 1) That the Region of York be requested to implement the prohibitions; and

- 2) **That a report be brought forward with respect to the feasibility and cost of installing an island on Sherwood Park Drive at Keele Street.**

Recommendation

The Commissioner of Engineering and Public Works recommends:

That turn prohibitions at the intersections of Sherwood Park Drive and Keele Street and at Sherwood Park Drive and Rutherford Road not be installed.

6 PAVEMENT MANAGEMENT SOFTWARE SYSTEM

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 29, 2004:

Recommendation

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

1. That the proposal received from Deighton Associates Ltd. in the amount of \$241,829.13 (applicable taxes included) be accepted, and;
2. That Council authorize the Clerk and Mayor to sign related documents.

7 RAYMOND ROAD TRAFFIC SIGNS – SECONDARY 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 November 29, 2004:

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.

8 PRINCETON GATE PARK – BARRIER FENCING FOR STORMWATER POND

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 29, 2004, be approved;
- 2) That staff provide a list of all SWM Ponds; and
- 3) That a fence for the Rutherford Road and Weston Road SWM Pond be reviewed.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That this report BE RECEIVED for information purposes and that the proposed criteria be accepted as Corporate Policy regarding acceptable standards for Stormwater Management (SWM) Ponds.

**9 2004 ANNUAL REPORT ON INFRASTRUCTURE -
 GEODETIC CONTROL SURVEY MONUMENTS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 29, 2004:

Recommendation

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

1. That this report on the current status of our Geodetic Control Survey Monument Network be received as information;
2. That an Annual Replacement Program be established utilizing available funding in the Geodetic Reserve; and
3. That the amount of \$50,000 be considered in the Proposed 2005 Capital Budget for the Annual Replacement Program with this amount to be reviewed annually through the Capital Budget Process.

10 SANTA BARBARA PLACE REVIEW – (WESTON DOWNS)

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 29, 2004, be approved subject to the following:
 - That Clause 7 be replaced with the following:

“That the above turn prohibitions be implemented and that a report be brought forward with the results of the survey, prior to enactment of the implementing by-law”;

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- **That Clause 5 be replaced with the following:**
“That a left turn prohibition be implemented at the intersection of Valeria Boulevard and Columbus Avenue, between the hours of 4:00 pm to 8:00 pm, Monday to Friday”
 - **That Clause 6 be replaced with the following:**
“That a left turn prohibition be implemented at the intersection of Valeria Boulevard and Santa Barbara Place, between the hours of 4:00 pm to 8:00 pm, Monday to Friday”
- 2) **That a right turn prohibition be implemented at the intersection of Velmar Drive and Kingsnorth Boulevard, between the hours of 7:00 am to 9:00 am, Monday to Friday;**
 - 3) **That exemptions for turning prohibitions be given to school buses and York Region Transit, at all subject locations;**
 - 4) **That a letter survey be undertaken on the following streets: Velmar Drive (both sides between Blackburn Boulevard and Santa Barbara Place), Boddy Court, Radley Street, Columbus Avenue, Galloway Drive, Blackburn Boulevard, Tina Place, Franie Lane and Santa Barbara Place (both sides, between Velmar Drive and ~~Bell Harbour Place~~ Valeria Boulevard) and brought forward to the Committee of the Whole meeting of January 17, 2004, with respect to the turning prohibitions;**
 - 5) **That staff provide a report with respect to traffic infiltration, volumes and accident statistics for 2004; and**
 - 6) **That the following deputations and written submission, be received;**
 - a) **Dr. Mike Pizzuto, 110 Santa Barbara Place, Woodbridge, L4L 8J6, and written submission dated November 29, 2004;**
 - b) **Ms. Maria Tari, 136 Santa Barbara Place, Woodbridge, L4L 8J6; and**
 - c) **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 a right turn prohibition be implemented at the intersection of Velmar Drive and Blackburn Boulevard, between the hours of 7:00 am to 9:00 am, Monday to Friday.
3. That a right turn prohibition be implemented at the intersection of Velmar Drive and Santa Barbara Place, between the hours of 7:00 am to 9:00 am, Monday to Friday.
4. That a right turn prohibition be implemented at the intersection of Velmar Drive and Radley Street, between the hours of 7:00 am to 9:00 am, Monday to Friday.
5. That a right turn prohibition be implemented at the intersection of Valeria Boulevard and Columbus Avenue, between the hours of 4:00 pm to 6:00 pm, Monday to Friday.
6. That a right turn prohibition be implemented at the intersection of Valeria Boulevard and Santa Barbara Place, between the hours of 4:00 pm to 6:00 pm, Monday to Friday.

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7. That the above turn prohibitions be implemented only if there is community support of at least 66.6% and that a report be brought forward with the results of the survey, prior to enactment of the implanting by-law.

11

**SHADY VALE LANE CLOSURE
AT TESTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 29, 2004:

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Commissioner of Legal and Administrative Services and the Commissioner of Finance & Corporate Services, recommends:

1. That the City proceed with plans to close Shady Vale Lane in accordance with the preliminary design as presented to Rimwood Estates Homeowners' Association on September 15, 2004, at no cost to the residents;
2. That the City Clerk be directed to enact a By-law to stop up, close and convey part of Shady Vale Lane;
3. That the closure be constructed in conjunction with the Region of York's reconstruction of Teston Road project planned for 2005/2006; and
4. That the Regional Municipality of York and the Rimwood Estates Homeowners' Association be advised by the City Clerk of Council's direction on this matter.

12

DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Reserves and Investments, dated November 29, 2004:

Recommendation

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

- 1) That in accordance with the appropriate semi-annual adjustments sections of each respective development charge by-law, the City Wide Development Charge rates and Special Service Area Development Charge rates be increased 4.94% effective January 1, 2005; and
- 2) That the following revised Development Charge Rates (Attachment 1) be approved.

13

PROPERTY TAX REBATE FOR SENIORS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Finance, dated November 29, 2004:

Recommendation

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

That this report be received for information purposes.

14

**ZONING BY-LAW AMENDMENT FILE Z.03.064
SITE DEVELOPMENT FILE DA.03.055
CARMELA GRECO
REPORT #P.2004.46**

(Referred from the Council Meeting of November 8, 2004)

The Committee of the Whole recommends:

- 1) That staff review the revised application and bring forward a report to the Committee of the Whole meeting of January 17, 2005;
- 2) That staff submit the revised application to Heritage Vaughan for review;
- 3) That the following report of the Commissioner of Planning, dated November 29, 2004, be received; and
- 3) That the following deputations and written submission, be received:
 - a) Mr. Frank Greco, 10504 Islington Avenue, #204, Kleinburg, L0J 1C0, and written submission, on behalf of the applicant;
 - b) Mr. Iain Craig, Box 157, Kleinburg, L0J 1C0;
 - c) Mr. Ian H. Mitchell, Box 219, Kleinburg, L0J 1C0; and
 - d) Mr. Robert Klein, Kleinburg and Area Ratepayers Association, 8 Daleview Court, Kleinburg, L0J 1C0.

Recommendation

Council, at its meeting of November 8, adopted the following:

That the written submission from Mr. Frank Greco, Kleinburg Plaza, 10504 Islington Avenue, Suite 204, Box 772, Kleinburg, L0J 1C0, dated November 2, 2004, be received;

- 1) That this matter be referred to the Committee of the Whole meeting of November 29, 2004, to allow KARA to organize and hold a public meeting and that the applicant, members of Council and staff be invited;
- 2) That the following deputations, be received:
 - a) Mr. Ian H. Mitchell, Kleinburg and Area Ratepayers Association, 245 Camlaren Crescent, Kleinburg, L0J 1C0;
 - b) Mr. Robert Klein, 8 Daleview Court, Kleinburg, L0J 1C0;
 - c) Mr. Joe Caponio, 32 John Street, Kleinburg, L0J 1C0;

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- d) Mr. John A. Heddle, 11975 Kipling Avenue, RR 1, Kleinburg, L0J 1C0;
 - e) Mr. Frank Greco, on behalf of the applicant;
 - f) Mr. Paul De Buono; and
 - g) Mr. Iain Craig, 365 Stegman's Mill Road, Kleinburg, L0J 1C0; and
- 3) That the following written submissions, be received:
- a) Mr. Steven Kindree, 22 Daleview Court, Kleinburg, L0J 1C0, dated October 25, 2004; and
 - b) Ms. Norma Curtis, 15 Cardish Street, Kleinburg, L0J 1C0, dated November 1, 2004.

Report of the Commissioner of Planning dated November 1, 2004

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.03.064 (Carmela Greco) BE APPROVED, to rezone the subject lands from R1 Residential Zone to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone, with the following exceptions:
 - a) a maximum building height of 9.5 m; and,
 - b) a minimum rear yard of 10 m.
2. THAT Site Development Application DA.03.055 (Carmela Greco) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department and Cultural Services Division, in consultation with Heritage Vaughan;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering Department;
 - iii) all hydro requirements shall be fulfilled to the satisfaction of Power Stream Inc.; and
 - iv) all requirements of the Toronto and Region Conservation Authority shall be satisfied.
3. NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the Site Development Application DA.03.055, Carmela Greco, be allocated sewage capacity from the Kleinburg Water Pollution Control Plant and water capacity from the Kleinburg-Nashville Community Water System of the York Water Supply System for a total of 15 residential apartment units or an equivalent of 30 persons, following the execution of a site plan agreement to the satisfaction of the City.
4. The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate of \$2,200.00 per unit, whichever is higher in accordance with the Planning Act and the City's cash-in-lieu policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, 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.

15

SIGN VARIANCE APPLICATION
FILE NO: SV.04-10
OWNER: 6105718 CANADA INC./HERE'S MY BABY
LOCATION: 10465 ISLINGTON AVENUE
LOT 2-3, PLAN M-11

The Committee of the Whole recommends:

- 1) That this matter be referred to Heritage Vaughan; and
- 2) That the deputation of Mr. Ian H. Mitchell, Box 219, Kleinburg, L0J 1C0, be received.

Recommendation

That Sign Variance Application SV.04-10, 6105718 Canada Inc./Here's My Baby, be APPROVED subject to the sign area be reduced to a maximum of 2.8 sq m and subject to Heritage Resources approval.

16

ONTARIO MUNICIPAL BOARD HEARING
CONSENT APPLICATION FILES B43/04 TO B57/04
JOYCE GREEN

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of November 29, 2004.

Recommendation

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

17

SITE DEVELOPMENT FILE DA.04.053
ELIO GRANZOTTO

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, November 29, 2004, be approved;
- 2) That a review of the dust collector cylinders be done, with respect to screening; and
- 3) 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.04.053 (Elio Granzotto), as shown on Attachments #3 and #3a, BE APPROVED.

18 **REVISED DRAFT PLAN OF SUBDIVISION FILE 19T-87014(R)**
 RUTHERFORD BUSINESS PARK
 ZONING BY-LAW AMENDMENT FILE Z.00.006
 281187 ONTARIO LIMITED & 1377647 ONTARIO INC.

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004:

Recommendation

The Commissioner of Planning recommends:

1. THAT revised Draft Plan of Subdivision 19T-87014(R) (Rutherford Business Park), prepared by RDJ Planning Consultants, dated November 17, 2003, as red-lined on November 29, 2004, and shown on Attachment #4, BE DRAFT APPROVED, and that the conditions of approval be repealed and replaced with the conditions of approval provided on Attachment #1.

2. THAT Zoning By-law Amendment Application Z.00.006 (281187 Ontario Limited and 1377647 Ontario Inc.) BE APPROVED, to rezone the portion of the lands within the revised Rutherford Business Park plan of subdivision, as shown on Attachment #5, from A Agricultural Zone to EM1 Prestige Employment Area Zone.

19 **ZONING BY-LAW AMENDMENT FILE Z.03.040**
 CANADIAN NATIONAL RAILWAY COMPANY
 REPORT #P.2004.053

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole meeting of January 17, 2005.

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.03.040 (Canadian National Railway Company) BE APPROVED, to rezone the subject lands shown on Attachment #1, from A Agricultural Zone to EM2 General Employment Area Zone, to facilitate the conveyance of the lands to the abutting northeasterly landowner.

20 **OFFICIAL PLAN AMENDMENT FILE OP.03.026**
 ZONING BY-LAW AMENDMENT FILE Z.03.095
 DRAFT PLAN OF SUBDIVISION FILE 19T-03V21
 MAPLE HEIGHTS SHOPPING CENTRE INC.
 REPORT #P.2004.29

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004:

Recommendation

The Commissioner of Planning recommends:

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1. THAT Official Plan Amendment Application File OP.03.026 (Maple Heights Shopping Centre Inc.) BE APPROVED, and that Official Plan Amendment #350 (Maple Community Plan) be amended to redesignate the subject lands shown on Attachment #2 from "Neighbourhood Commercial to Area" to "Medium Density Residential".
2. THAT Zoning By-law Amendment Application File Z.03.095 (Maple Heights Shopping Centre Inc.) BE APPROVED, and that By-law 1-88 be amended to rezone the subject lands shown on Attachment #2 from C4-H Neighbourhood Commercial Zone with a "H" Holding provision to RS1 Residential Semi-Detached Zone, with the following exceptions:
 - i) require a minimum rear yard of 7m, whereas 7.5m is permitted;
 - ii) required a minimum exterior side yard of 3.5m whereas 4.5m is permitted; and,
 - iii) permit a maximum interior garage width of 3.6m, whereas 3m is currently permitted.
3. THAT Draft Plan of Subdivision File 19T-03V21 (Maple Heights Shopping Centre Inc.) prepared by KLM Planning Partners Inc., Drawing #04:2, dated November 10, 2004, BE DRAFT APPROVED, subject to;
 - i) the implementing Official Plan Amendment being in full force and effect; and,
 - ii) the conditions of draft plan approval provided onset out in Attachment #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 for the plan in accordance with the Planning Act and the City's cash-in-lieu policy. The Owner shall submit an appraisal of the subject lands in accordance with Section 42 of the Planning Act, 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.
5. That the following resolution be passed allocating sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision Application 19T-03V21 (Maple Heights Shopping Centre Inc.) be 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 66 residential units.

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**OFFICIAL PLAN AMENDMENT FILE OP.04.008
ZONING BY-LAW AMENDMENT FILE Z.04.024
ROYBRIDGE HOLDINGS LIMITED
REPORT #P.2004.84**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004, be approved subject to the following addition:
 2. c) one eating establishment, convenience eating establishment and take out eating establishment uses with no accessory outdoor patio for Building "C";
- 2) That the deputation of Mr. Sam Speranza, ZZEN Group of Companies Limited, 100 Zenway Boulevard, Woodbridge, L4H 2Y7 and written submission dated November 23, 2004, be received.

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Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application OP.04.008 (Roybridge Holdings Limited) BE APPROVED to permit eating establishment and accessory outdoor patio uses on the subject lands shown on Attachment #1.
2. THAT Zoning By-law Amendment Application Z.04.024 (Roybridge Holdings Limited) BE APPROVED, to permit the following in the C3 Local Commercial Zone on the subject lands:
 - a) eating establishment, convenience eating establishment and take-out eating establishment uses with accessory outdoor patios for Buildings "A", "B" and "E" as shown on Attachment #2; and,
 - b) a total maximum combined gross floor area of 6,000 sq.m for all buildings on the subject lands shown on Attachment #2.

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**ONTARIO MUNICIPAL BOARD HEARING
VARIANCE APPLICATION FILE A245/04
L. PAGLIA**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004:

Recommendation

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

23

**ZONING BY-LAW AMENDMENT FILE Z.04.056
SITE DEVELOPMENT FILE DA.04.033
INTONACO INVESTMENTS CORP.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004, be approved; and
- 2) That the colour renderings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Application Z.04.056 (Intonaco Investments Corp.) BE APPROVED, to lift the Holding Symbol "H" from the subject lands, shown on Attachment #1.
2. THAT Site Development Application (Intonaco Investments Corp.) BE APPROVED, subject to the following conditions:
 - i) The Development Planning Department shall approve the final site plan, elevations, landscape plan and landscape cost estimate;

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- ii) The Engineering Department shall approve the final site servicing and grading plans and stormwater management report;
- iii) The applicant shall submit a final signage package for review and approval;
- iv) Prior to final site plan approval, all required variances for reduced parking from 651 to 575 spaces, and the reduced landscape strip from 6.0m to 4.5m, shall be obtained from the Committee of Adjustment, and shall be in full force and effect;
- v) Prior to the execution of the site plan agreement, the holding zone applicable to the subject lands shall be lifted;
- vi) The applicant shall satisfy all requirements of the Region of York Transportation and Works Department;
- vii) All hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc; and
- viii) 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 land, prior to the issuance of a building permit, in accordance with the Planning Act.

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**ZONING BY-LAW AMENDMENT FILE Z.04.052
SITE DEVELOPMENT FILE DA.03.019
RED BIRCH DEVELOPMENTS INC.
REPORT #P.2004.100**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004:

Recommendation

The Commissioner of Planning recommends:

1. THAT ZONING By-law Amendment Application Z.04.052 (Red Birch Developments Inc.) BE APPROVED, to permit a Drive-Through use to operate in conjunction with a permitted Eating Establishment and Bank or Financial Institution use, in Building "B" as shown on Attachment #2; and to lift the Holding "H" Provision on the subject lands shown on Attachment #1.
2. THAT Council deems the following exception to Zoning By-law Amendment File Z.04.052 (Red Birch Developments Inc.), to permit an outdoor patio use to operate in conjunction with the permitted Eating Establishment use to be minor, and that a further Public Hearing is not required.
3. THAT the following exceptions to the C4 Neighbourhood Commercial Zone BE APPROVED, to facilitate the site development shown on Attachment #2:
 - i) require a minimum front yard of 6.1m to Building "C" and 3.0m to the patio proposed in conjunction with Building "C";
 - ii) require a minimum front yard of 8.0m to Building "B";
 - iii) require a minimum exterior side yard of 3.1m to Building "A";
 - iv) require a minimum exterior side yard of 3.6m to Buildings "F" and "G";
 - v) require a minimum easterly setback from a Residential Zone of 19.1m to Building "E";
 - vi) require a minimum interior side yard of 6.0m to Building "C";
 - vii) permit a maximum building height of 12.9m;

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- viii) require a minimum of 441 parking spaces;
 - ix) require a minimum driveway access access width of 8.2m;
 - x) require a minimum landscape buffer width abutting streets of 3.0m;
 - xi) no loading space requirement for Building "C"
4. THAT Site Development Application DA.03.065 (Red Birch Development Inc.) BE APPROVED, subject to the following conditions:
- a) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans stormwater management report shall be approved by the Engineering Department;
 - iii) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc;
 - iv) all required approvals from the Region of York Transportation and Works Department shall be obtain; and,
 - v) the implementing zoning by-law shall be in full force and effect.
 - b) That the site plan agreement include the following provision:
 - 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.

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**ZONING BY-LAW AMENDMENT FILE Z.04.037
LORWOOD HOLDINGS INC.
REPORT #P.2004.92**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004:

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Zoning By-law Amendment File Z.04.034 (Lorwood Holdings Inc.) BE APPROVED subject to the following:
 - a) That By-law 1-88 be amended to permit the following additional uses in the C8 Office Commercial Zone, on the subject lands:
 - Bank and Financial Institution;
 - Club or Health Centre;
 - Eating Establishment, including an Outdoor Patio;

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- Eating Establishment, Convenience with Drive-Through, including an Outdoor Patio;
 - Education or Training Facility;
 - Hotel, Motel or Convention Centre;
 - Print Shop with accessory retail sales;
 - Personal Service Shop;
 - Retail Store;
 - Convenience Retail Store;
 - Service or Repair Shop; and,
 - Video Store
- b) That the implementing by-law include the following zoning exceptions:
- a minimum parking requirement of 5 spaces/100m² GFA for the retail/commercial uses;
 - limit the gross floor area devoted to eating establishment uses to a maximum of 20% of the total gross floor area of all buildings on the subject lands shown on Attachment #4;
 - permit commercial uses on the ground floor of a three-storey office building, limited to 15% of the total gross floor area of the building;
 - require a minimum rear yard of 9.2m;
 - require a minimum landscape strip width of 1.6m along the north property line; and,
 - designate Rutherford Road as the front lot line.
2. That the implementing by-law shall not be enacted until Council has approved a site plan application, and that the by-law include any other necessary exceptions, to implement the final approved site plan.
3. That the Holding (H) provision be lifted on the subject lands shown on Attachment #3, upon Council's approval of a site plan application.

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**ZONING BY-LAW AMENDMENT FILE Z.02.065
DRAFT PLAN OF SUBDIVISION FILE 19T-02V06
LOBLAW PROPERTIES LIMITED ET AL.
REPORT #P.2004.80**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.02.065 (Loblaw Properties Limited Et Al.) BE APPROVED, to rezone the subject lands shown on Attachment #2 from A Agricultural Zone to R5 Residential Zone, with the following exceptions:
 - a) require a minimum 10m rear yard for lots abutting an OS1 Open Space Conservation Zone, specifically Lots 1 to 10 inclusive as shown on Attachment #3:
 - b) require a minimum 6m front yard between a garage and the front lot line for all lots within the subject subdivision as shown on Attachment #3.

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2. THAT Draft Plan of Subdivision 19T-02V06 (Loblaw Properties Limited Et Al.) prepared by ODAN DETECH Consulting Engineers, dated September 9, 2004 (Revised), and red-lined on November 29, 2004, BE DRAFT APPROVED, subject to conditions provided on Attachment #1.
3. THAT the subdivision agreement shall contain a provision requiring the Owner to pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section, 42 of the Planning Act, 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 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 Draft Plan of Subdivision Application 19T-02V06 be allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 5 of the York Water Supply System, for a total of 44 residential units following the execution of a subdivision agreement to the satisfaction of the City. Said allocation to the draft plan shall automatically be revoked after a period of one year in the event the draft plan has not been registered."

27

**ZONING BY-LAW AMENDMENT FILE Z.04.014
DRAFT PLAN OF SUBDIVISION FILE 19T-04V05
LINVEST PROPERTIES (BATHURST MACKENZIE) LIMITED
REPORT #P.2004.71**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 29, 2004:

Recommendation

The Commissioner of Planning recommends:

1. That the Block 11 Staging Plan for Phase 1 lands (Attachment #4) BE APPROVED;
2. That the revised Block 11 Transportation Management Plan, dated May 2004, and included as Attachment #5, BE APPROVED;
3. That Zoning By-law Amendment Application Z.04.014 (Linvest Properties (Bathurst Mackenzie) Limited) BE APPROVED, to rezone the subject 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 identified on Attachment #3, be placed in a Holding "H" Zone, pending availability of servicing capacity.
4. That Draft Plan of Subdivision 19T-04V05 (Linvest Properties (Bathurst Mackenzie) Limited) prepared by Alcorn and Associates Limited, dated September 21, 2004, BE DRAFT APPROVED, subject to the 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".

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6. 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 Draft Plan of Subdivision Application 19T-04V05 (Lindvest Properties (Bathurst Mackenzie) 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 Trunk Sanitary Sewer once constructed, and water supply capacity from Pressure Districts No. 6 and No.7 of the York Water Supply System for a total of 303 residential units.”

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- Stage2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

28

TREE PROTECTION

The Committee of the Whole recommends:

- 1) That Staff bring forward a report that provides for the necessary mechanism to protect trees on public property, under .2 hectares in size, and that such report be provided to Council, along with a potential by-law, no later than Earth Day 2005, as part of the City’s celebration of that event;**
- 2) That Staff bring forward a further report with options, which provides for the protection and control of removal of mature trees on private property by Thanksgiving 2005; and**
- 3) That the following report of Councillor Carella, dated November 29, 2004, be received.**

Recommendation

Councillor Carella recommends:

1. That Staff bring forward a report that provides for the necessary mechanism to control the removal of mature trees on public property and that such report be provided to Council, along with a potential by-law, no later than Earth Day 2005, as part of the City’s celebration of that event; and
2. That Staff bring forward a further report, which provides for the protection and control of removal of mature trees on private property by October 2005.

29

COMMUNITIES IN BLOOM

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Chair of the Communities in Bloom Beautification Committee, dated November 29, 2004, be approved:**
- 2) That Regional Councillor Mario Ferri be appointed as Chair;**
- 3) That Regional Councillor Joyce Frustaglio be appointed as Vice-Chair; and**

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- 4) **That 3 additional Vice-Chairs be appointed from residents at large in the following areas: West Vaughan, East Vaughan and North Vaughan.**

Recommendation

The Chair of the Communities in Bloom Beautification Committee, in consultation with the Commissioner of Community Services, recommends:

1. That Council approve the City of Vaughan registering as a participant in the 2005 International Edition of Communities in Bloom; and,
2. That Council, in light of this being an international competition, request full participation all City of Vaughan Departments to support the 2005 International Communities in Bloom program; and,
3. That Council direct staff to explore the potential for competing in the Communities in Bloom Winter Lights program; and,
4. That Council direct staff to explore the potential for hosting the 2009 Communities in Bloom National Conference as it would promote tourism, economic development, community pride and beautification, and international recognition; and,
5. That all Members of Vaughan Council be appointed to the Communities in Bloom Beautification Committee for 2005; and,
6. That Council appoint a Communities in Bloom Beautification Committee Chairperson from City of Vaughan Council; and
7. That an additional \$25,000.00 be included in the Operating Budget in order to facilitate the 2005 International Communities in Bloom program and that this be referred to the Budget Committee for consideration.

30

OUTDOOR ICE RINKS IN NORTHWEST WOODBRIDGE

The Committee of the Whole recommends that the recommendation contained in the following report of Councillor Carella, dated November 29, 2004, be approved subject to the following:

- **Councillor Carella recommends that staff of the Legal, Parks and Finance Departments be directed to;**
- **(1) h) - change date from December 13, 2004 to December 1, 2004; and**
- **(2) - change Major Mackenzie Drive to Teston Road.**

Recommendation

Councillor Carella recommends that staff of the Legal and Parks Department be directed to

(1) ensure that the report on issues relating to the development of an outdoor natural (i.e., unrefrigerated) ice rink on the basketball court at Sunset Ridge Park---which report was ordered in response to a deputation before the Committee of the Whole meeting of November 15, 2004---address the following specific matters:

- a) the justification for the 1% surface slope,
- b) the appropriateness of asphalt as a surface for such a rink
- c) the design and operation of similar rinks in other parts of the municipality

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- d) whether the rink is structurally safe as built and whether a letter to that effect will be provided to the principals of adjacent schools who have expressed an interest in programming student activities on such a rink during school hours
- e) how local residents/volunteers willing to operate and maintain the said rink will be identified and/or recruited
- f) what training local residents/volunteers will receive in the proper operation and maintenance of the rink
- g) whether the local residents/volunteers will be covered by municipal liability insurance
- h) and other matters identified in writing by local residents and communicated by them to the attention of the Commissioner of Community Services no later than December 13, 2004, assuming any questions in regards to said matters are of a reasonable and relevant nature, and

(2) address the feasibility of constructing a outdoor refrigerated ice rink at the most appropriate location in northwest Woodbridge (i.e., north of Langstaff Road, east of Highway 50, south of Major Mackenzie Drive, and west of Pine Valley Drive)

**31 EXTENSION OF CONTRACT T03-275 SUPPLY AND INSTALLATION OF
WATER, SANITARY AND STORM SEWER SERVICE CONNECTIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 29, 2004:

Recommendation

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

The existing contract with Direct Underground Inc., for the Supply and Installation of Water, Sanitary and Storm Sewer Service Connections, be extended to December 31, 2006, with no increase to the existing unit prices.

32 BEVERLEY GLEN BOULEVARD – NO STANDING PROHIBITION

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 29, 2004, be approved; and**
- 2) **That the enacting By-law be brought forward to the Council meeting of December 6, 2004.**

Recommendation

The Commissioner of Engineering and Public Works recommends:

- 1. That a 'No Standing' prohibition be implemented on the north and south sides of Beverly Glen Boulevard from 30 metres east of Kingsbridge Circle to 30 metres east of New Westminster Drive between the hours of 6:00 am to 10:00 am Monday to Friday; and
- 2. That York Regional Police be so advised and requested to provide frequent enforcement of this prohibition.

33

**MAPLE SHERWOOD TRAFFIC CALMING PLAN
UPDATE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 29, 2004, be approved; and
- 2) That the enacting By-law be brought forward to the Council meeting of December 6, 2004.

Recommendation

The Commissioner of Engineering and Public Works recommends:

That this report be received for information purposes.

34

TRAFFIC CIRCULATION REVIEW AT SCHOOL SITES

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 29, 2004, be approved; and
- 2) That staff review the matter further and provide a report to the Committee of the Whole meeting of March 7, 2005.

Recommendation

The Commissioner of Engineering and Public Works in consultation with the Senior Manager of By-Law Enforcement Services recommends that this report BE RECEIVED for information purposes.

35

IMPROVING CHILD SAFETY AT ST. ANGELA MERICI CATHOLIC SCHOOL

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated November 29, 2004:

Recommendation

Councillor Carella recommends:

1. That the petition from St. Angela Merici Catholic School and Council be received; and
2. That the Commissioner of Engineering and Public Works be directed to provide a report on the following:
 - a) the feasibility of installing flashing yellow lights in both directions in the vicinity of the crosswalk/speed hump on Martin Grove Road at St. Angela Merici School;
 - b) the feasibility of paving a portion of the boulevard to the width of the crosswalk in front of the school on the north side of Martin Grove Road in order to permit access to the crosswalk from the sidewalk, with a curb that slopes to the grade of the roadway at this point; and

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- c) the feasibility of providing a "No Parking" zone in the vicinity of the crosswalk and providing clearly marked signage on poles placed for that purpose and/or by the marking of lines on the roadway as permitted by Provincial regulation.

36 WARD 5 LOCAL COUNCILLOR / APPOINTMENTS TO BOARDS

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

Recommendation

The City Clerk recommends that staff be directed to bring forward a report to Council at its meeting to be held on December 6, 2004 addressing appointments of the Ward 5 Local Councillor to various Boards and Committees.

**37 DEPUTATION – MR. DAVID GROSSI, LA HAIR DESIGN
WITH RESPECT TO BY-LAW #2-2001, 3.0 (9)**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. David Grossi, LA Hair Design, 2535 Major Mackenzie Drive, Maple, L6A 1C6 and written submission dated November 9, 2004, be received; and
- 2) That this matter be referred to the Committee of the Whole (Closed Session) meeting of November 29, 2004.

**38 DEPUTATION – MR. RUSS TURNBULL
CITY OF VAUGHAN INTERNATIONAL SOCCER TOURNAMENT
UPDATE ON THE STATUS OF THE TOURNAMENT AND THE UPCOMING 2005 COMPETITION**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Russ Turnbull, Glen Shields Soccer Club, 168 Cottonway Court, Thornhill, L3T 5X2 and written submission, dated November 16, 2004, be received;
- 2) That staff provide a report back to the Committee of the Whole meeting of January 17, 2005 regarding the cost involved with this tournament; and
- 3) That staff provide the recreational permits, for the fields in the City of Vaughan, in discussion with COVI.

**39 DEPUTATION – MS. FRANCA STIRPE
WITH RESPECT TO TRAFFIC AND SAFETY ISSUES ON ISLINGTON AVENUE BETWEEN
RUTHERFORD ROAD AND LANGSTAFF ROAD AND WITHIN THE COMMUNITY**

The Committee of the Whole recommends:

- 1) That the deputation of Ms. France Stirpe, 487 Wycliffe Avenue, Woodbridge, L4L 8T4, written submissions dated November 24, 2004 and November 30, 2004, petition and photographs submitted, be received;

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- 2) The staff bring forward a report addressing possible streetscaping enhancements to Islington Avenue, including past and current funding sources for Regional Road enhancements; and
- 3) That staff provide a report to Council by January 30, 2005, identifying all taxes from Vaughan residents and businesses sent to the Region of York, as well as, all revenue received from the Region, including the value of all services and in particular the contribution forwarded by the Region to the City of Toronto to support social services.

40 **DEPUTATION - MS. DEBORAH SCHULTE, FRIENDS OF BOYD PARK
WITH RESPECT TO INDIVIDUAL ENVIRONMENT ASSESSMENT
ON THE PINE VALLEY CORRIDOR**

The Committee of the Whole recommends:

- 1) That the deputation of Ms. Deborah Schulte, Friends Of Boyd Park, 76 Mira Vista Place, Woodbridge, L4H 1K8 and written submission dated November 25, 2004 and petition, be received; and
- 2) That the confidential memorandum of the Director of Legal Services, dated November 29, 2004, be received.

41 **DEPUTATION - MR. DOMENIC BONAVOTA
WITH RESPECT TO THE WALKWAY FROM ADAM ERNST COURT TO WESTON ROAD**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Domenic Bonavota, 10 Adam Ernst Court, Woodbridge, L4H 2S5, and petition submitted, be received;
- 2) That staff bring forward a report to the Council meeting of December 6, 2004 with respect to the requirements to remove the walkway as requested by in the petition submitted by the residents; and
- 3) That the written submission of Marilyn lafrate, Administrative Assistant to Regional Councillor Mario Ferri, dated November 26, 2004, be received.

42 **PRESENTATION – REGIONAL COUNCILLOR JOYCE FRUSTAGLIO
TO WOJCIECH GRYC FOR HIS CONTRIBUTION TO
THE REFORM OF CHILD LABOUR LAWS IN DEVELOPING COUNTRIES**

Regional Councillor Joyce Frustaglio and Mayor Michael Di Biase presented Wojciech Gryc with a certificate in recognition of his contribution to the reform of child labour laws in developing countries.

43

NEW BUSINESS - RECOGNITION OF FORMER MEMBERS OF COUNCIL

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated November 29, 2004:

Recommendation

Regional Councillor Joyce Frustaglio recommends:

That the City Manager be directed to bring forward a policy, which will deal with;

1. The recognition of former Members of Council for their years of service to the City of Vaughan and its residents.
2. That this recognition (presentation) take place during their last Council Meeting.

The Committee of the Whole passed the following resolution:

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

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

The meeting adjourned at 6:25 p.m.

Respectfully submitted,

Regional Councillor Joyce Frustaglio, Chair