

**CITY OF VAUGHAN**  
**REPORT NO. 10 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on February 28, 2005*

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The Committee of the Whole met at 1:06 p.m., on February 21, 2005.

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

The following items were dealt with:

**1                                    PRESTONWOOD PARK – PROPOSED RENAMING**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated February 21, 2005:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Senior Manager of Parks Development, recommends:

That Prestonwood Park be renamed "Mario Plastina Park", in memory of Mr. Mario Plastina.

**2                                    ASSUMPTION – SONOMA – PHASE 1**  
**19T-97V09 / 65M-3305**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 21, 2005:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3305, and that the municipal services letter of credit be released.



**6**

**ASSUMPTION – NATIONAL HOMES (DUFFERIN HILLS)  
19T-97V17/ 65M-3367**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 21, 2005:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3367, and that the municipal services letter of credit be released.

**7**

**TRAFFIC INFILTRATION FOR VELMAR DRIVE AND VILLAGE GREEN 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 February 21, 2005:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That this report on staff's findings regarding an assessment of traffic operations on Velmar Drive and Village Green Drive be received;
2. That no further action be required until after a comprehensive traffic study has been conducted by Engineering staff and a report summarizing the findings provided to Council for consideration; and
3. That a copy of this report be forwarded to Regional Municipality of York Transportation and Works Department and York Regional Police Services.

**8**

**CASTLE PARK BOULEVARD  
ALL-WAY STOP/TRAFFIC CALMING**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 21, 2005:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That an all-way stop control not be installed at the intersection of Castle Park Boulevard and Sarno Street;
2. That an all-way stop control not be installed at the intersection of Castle Park Boulevard and Laura Sabrina Drive; and
3. That speed humps not be installed on Castle Park Boulevard.

Councillor Carella declared an interest with respect to the foregoing, as he has relatives living in the area, and relinquished the chair and did not take part in the discussion or vote on the matter.

**9**

**MAXWELL COURT  
PARKING CONCERNS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 21, 2005:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That parking of vehicles in the centre of cul-de-sac bulbs not be permitted.

**10**

**SONOMA BOULEVARD AND CASTILLIAN DRIVE  
ALL-WAY STOP CONTROL AND SCHOOL CROSSING GUARD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 21, 2005:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That an all-way stop control not be installed at the intersection of Sonoma Boulevard and Castillian Drive; and
2. That a supervised school crosswalk not be implemented at the intersection of Sonoma Boulevard and Castillian Drive.

Councillor Carella declared an interest with respect to the foregoing, as he has relatives living in the area, and relinquished the chair and did not take part in the discussion or vote on the matter.

**11**

**BROWNRIDGE DRIVE AND ZAHAVY DRIVE  
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 February 21, 2005:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control not be installed at the intersection of Brownridge Drive and Zahavy Drive.

**12**

**INTERIM PROPERTY TAX LEVY FOR 2005**

The Committee of the Whole recommendation was dealt with and adopted at the Special Council Meeting (2) of February 21, 2005 under Minute No. 55.

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**PROCLAMATION REQUEST –  
ONTARIO FAMILY FISHING WEEKEND**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated February 21, 2005:

**Recommendation**

The City Clerk recommends:

- 1) That July 8 through July 10, 2005 be proclaimed as “Ontario Family Fishing Weekend”; and
- 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.

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**PROCLAMATION REQUEST –  
RED CROSS MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated February 21, 2005:

**Recommendation**

The City Clerk recommends:

- 1) That March 2005 be proclaimed as “Red Cross Month”; and
- 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.

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**ZONING BY-LAW AMENDMENT FILE Z.03.034  
SITE DEVELOPMENT FILE DA.03.019  
PETER EDREY  
REPORT #P.2003.46**

(Referred from the Council Meeting of January 24, 2005)

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 15, 2004, be approved;
- 2) That the following be approved in accordance with the memorandum from the Commissioner of Planning, dated February 21, 2005:
  1. That the revised site plan and elevations attached to this memorandum be approved and that the conditions applicable to the Site Development Application DA.03.019 (Peter Edrey), included in the report of the Commissioner of Planning, dated November 15, 2004, also be approved; and
  2. That the following exceptions to the R1V Old Village Residential Zone, be approved:
    - a) Require a minimum interior side yard (east) of 2.29 m for the house; and
    - b) Permit a maximum lot coverage of 26.45%; and

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- 3) **That the heritage nature of this neighbourhood be preserved and the coverage exception being allowed herein are in recognition of the particular quality of the project and that the additional coverage relates to the addition of an unenclosed porch adding to the historical architectural value of the plan.**

Council, at its meeting of January 24, 2005, adopted the following:

That this matter be referred to the Committee of the Whole meeting of February 21, 2005.

Council, at its meeting of November 22, 2004, adopted the following:

That this matter be referred to the Council meeting of January 24, 2005, allowing for the election of the Ward 5 Local Councillor and subsequently a Ward 5 Sub-Committee meeting;

That the memorandum from the Commissioner of Planning, dated November 19, 2004, be received; and

That the following written submissions be received:

- a) Mr. & Ms. Jack and Ann Westerhoek, 12 Elizabeth Street, Thornhill, L4J 1X8, dated November 21, 2004; and
- b) Mr. Atul Gupta and Ms. Shirley Porjes, 26 Elizabeth Street, Thornhill, L4J 1Y1, dated November 21, 2004.

Recommendation of the Committee of the Whole meeting of November 15, 2004:

- 1) That this matter be referred to the Council meeting of November 22, 2004; and
- 2) That the coloured renderings submitted, by the applicant, be received.

Report of the Commissioner of Planning dated November 15, 2004

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Zoning By-law Amendment Application Z.03.034 (Peter Edrey) BE APPROVED, to permit a business or professional office use (an accountant's office) to operate as a home occupation use, notwithstanding home occupation uses are restricted to regulated health professionals.
- 2. THAT the following exceptions to the RIV Old Village Residential Zone BE APPROVED:
  - i) require a minimum interior side yard (east) of 2.29 m for the house and 1.2 m for the garage;
  - ii) require a minimum rear yard (south) of 1.2 m for the garage; and
  - iii) permit a maximum lot coverage of 26.45%
- 3. THAT Site Development Application DA.03.019 (Peter Edrey) 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 in consultation with Cultural Services Division;

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- ii) all engineering requirements shall be approved by the Engineering Department; and
- iii) the implementing zoning by-law shall be in full force and effect.

**16**

**SITE DEVELOPMENT FILE DA.04.073  
2748355 CANADA INC.**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 21, 2005, be approved; and**
- 2) That the coloured elevation renderings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Site Development File DA.04.073 (2748355 Canada Inc.) BE APPROVED, for a 6 storey hotel (Hilton-150 rooms) and convention centre with ancillary offices, as shown on Attachment #3, subject to the following conditions:
  - a) that prior to the registration of the site plan agreement:
    - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
    - ii) the final site grading and servicing plans, and stormwater management report, shall be approved by the Engineering Department;
    - iii) access, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
    - iv) all requirements of the Region of York Transportation and Works Department shall be satisfied;
    - v) the traffic study shall be approved to the satisfaction of the Engineering Department and the Region of York Transportation and Works Department;
    - vi) all hydro requirements of Power Stream Inc. shall be satisfied;
    - vii) the required variances to implement the final site plan shall be obtained from the Committee of Adjustment to address the reductions to the parking space dimensions (underground), build-to-zone, loading spaces, and landscaping strip widths, and such variances shall be final and binding
  - b) that the site plan agreement contain 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 the Planning Act. The Owner shall submit an 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.

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**SITE DEVELOPMENT FILE DA.04.045  
CULTURAL AND EDUCATION CENTRE OF  
THE MINIME SISTERS OF THE PASSION AND  
FEDERATION OF CALABRESI OF ONTARIO**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 21, 2005:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.04.045 (Cultural and Education Centre of the Minime Sisters of the Passion and Federation of Calabresi of Ontario BE APPROVED to permit a 2-storey, 330.33m<sup>2</sup> recreation/education centre, a 63.96m<sup>2</sup> accessory public washroom facility with a roof-top podium, and a senior soccer field and outdoor bocce court as shown on Attachment #2, subject to the following conditions:
  - a) that prior to registration of the site development agreement:
    - i) the Development Planning Department shall approve the final site plan, elevation plan and landscape plan;
    - ii) the Engineering Department shall approve the final site servicing and grading plans, stormwater management report, and a traffic study;
    - iii) all road widenings, easements, and engineering services shall be dedicated free of all costs and encumbrances to the appropriate agency or authority, if necessary;
    - iv) all requirements of PowerStream Inc. and the Fire Department shall be satisfied;
    - v) all requirements of the Toronto and Region Conservation Authority shall be satisfied, including obtaining approval of a stormwater management report, and obtaining a permit in accordance with Ontario Regulation 158, prior to any on-site works taking place;
    - vi) all requirements of CP Rail shall be satisfied;
    - vii) all requirements of the Ontario Realty Corporation and the Ministry of Municipal Affairs and Housing shall be satisfied; and
    - viii) the required variances shall have been obtained from the Committee of Adjustment and shall be final and binding.
  - b) that the site development agreement contain the following conditions and warning clauses:
    - i) all garbage shall be stored indoors until ready to be picked up;
    - ii) the subject lands shall be developed only for the purposes specified on the site plan and that any uses or development of the site beyond those specified or granted approval, shall require amendment to the site plan agreement through the submission of a subsequent site development application(s) for approval by the City, the Ontario Realty Corporation and the Ministry of Municipal Affairs and Housing;



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- iii) any sound system included as part of the theatre and outdoor facility shall be designed in a manner that directs noise away from the residential properties to the north, and shall be limited to mainly an indoor system. The Engineering Department shall determine if a noise study is required.

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**OFFICIAL PLAN AMENDMENT FILE OP.04.016  
ZONING BY-LAW AMENDMENT FILE Z.95.014  
SIGNATURE ONE INC.  
REPORT #P.2004.98**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 21, 2005, be approved;
- 2) That the following deputations be received:
  - a) Mr. Paul Talluri, 30 Clarence Street, Woodbridge, L4L 1L3; and
  - b) Mr. Jamie Maynard, 75 William Street, Woodbridge, L4L 2R9; and
- 3) That the written submission of Mr. Angelo Potkidis and Ms. Leslie Potkidis, 27 Rosebury Lane, Woodbridge, L4L 3Z1, dated February 16, 2005, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.04.016 (Signature One Inc.) BE APPROVED, to amend the "Mixed Use Commercial" policies in OPA #240 (Woodbridge Community Plan), to permit a 5-storey (residential) condominium apartment building on the subject lands shown on Attachments #1 and #2, whereas a maximum building height of 4-storeys is permitted, and to incorporate the following policies that will:
  - a) require the necessary studies (ie. noise, traffic, environmental, cultural heritage resource impact assessment, etc.) to be submitted in support of a site plan application;
  - b) require a high quality built form in conformity with the Woodbridge Core Urban Design Guidelines and compatible with the existing built form; and
2. THAT Zoning By-law Amendment File Z.95.014 (Signature One Inc.) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2 from C4 Neighbourhood Commercial Zone to RA3 Apartment Residential Zone, and that the implementing zoning by-law include the following exceptions:
  - permit a maximum of 60 residential condominium units;
  - permit a maximum building height of 5-storeys or 17m to the top of the roof;
  - require a minimum front yard (Woodbridge Avenue) of 5m;
  - require a minimum exterior side yard (Clarence Street) of 7m;
  - require a minimum setback to a site triangle of 4.5m;
  - require a strip of land less than 3m around the periphery of an outdoor parking area;
  - require a minimum amenity area of 1,478m<sup>2</sup>; and
  - any other zoning exceptions required to facilitate a site development application approved by Council.



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Conservation Zone and OS2 Open Space Park Zone as shown on Attachment #6 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-95044 (Humbold Properties Limited) prepared by KLM Planning Partners Inc., dated December 6, 2004, BE DRAFT APPROVED, subject to the conditions 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 in accordance with the City's Cash-In-Lieu of Parkland Policy.
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 Draft Plan of Subdivision Application 19T-95044 Humbold Properties Limited is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathrust 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 298 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.

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**SITE DEVELOPMENT FILE DA.01.083  
CCIL LTD. AND LCIL LTD., C/O COPPA PROPERTIES**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 21, 2005, be approved;
- 2) That staff review opportunities to address the concerns expressed with respect to truck movement both on and off of the site, and right-in/right-out access to Rutherford Road, and provide a report to the Council meeting of February 28, 2005;
- 3) That the appropriate signage be installed restricting truck traffic onto Komura Road;
- 4) That the deputation of Mr. Alan Fraser, Stephen R. Pile Architect Inc., 2<sup>nd</sup> Floor, 624 King Street West, Toronto, M5V 1M7, be received; and
- 5) That the coloured elevation renderings submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

THAT the revised site layout and building elevations for the proposed eating establishment related to Site Development Application DA.01.083 (CCIL Ltd. And LCIL Ltd. c/o Coppa Properties), as shown on Attachments #2, #3a, #3b and #3c, BE APPROVED.

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**OFFICIAL PLAN AMENDMENT FILE OP.04.003  
ZONING BY-LAW AMENDMENT FILE Z.00.069  
THE ROYALTON BANQUET CENTRE INC.**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 21, 2005:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.04.003 (The Royalton Banquet Centre Inc.) BE APPROVED, and that OPA #240 (Woodbridge Community Plan) be amended to:
  - a) redesignate the subject lands from "Service Commercial" to "Service Commercial" (tableland) and "Open Space" (valleyland) as shown on Attachment #2; and
  - b) permit the full range of service commercial uses, excluding hotels, motor hotels, banquet halls, automobile service stations, car washes, public garages and funeral homes on the lands designated "Service Commercial".
2. THAT Zoning By-law Amendment File Z.00.069 (The Royalton Banquet Centre Inc.) BE APPROVED, subject to the following conditions:

That the implementing zoning by-law shall:

- i) rezone the tableland portion (0.53ha) of the subject lands (including the 2m tableland buffer) from PB1 Parkway Belt Open Space Zone to C7 Service Commercial Zone as shown on Attachment #2;
- ii) rezone the open space portion (+0.57ha) of the subject lands (including the 3m geotechnical setback) from PB1 Parkway Belt Open Space Zone to OS1 Open Space Conservation Zone as shown on Attachment #2;
- iii) permit only landscaping on the 2m tableland buffer as shown on Attachment #2; and
- iv) permit all C7 Service Commercial Zone uses as set out in By-law 1-88, excluding a hotel, motel, convention centre, banquet hall, automobile service station/gas bar, automotive retail store, and parking garage.

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**ZONING BY-LAW AMENDMENT FILE Z.03.099  
SITE DEVELOPMENT FILE DA.03.076  
ALTERRA CUSTOM BUILDERS INC.  
REPORT #P.2004.68**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 21, 2005:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.03.099 (Alterra Custom Builders Inc.) BE APPROVED, and that the implementing by-law:

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- a) rezone the subject lands shown on Attachment #2 from A Agricultural Zone to RA3 Apartment Residential Zone, to permit two 8-storey apartment buildings to be developed in two Phases;
  - b) include exceptions to the RA3 Apartment Residential Zone standards, as identified in the "Zoning" and "Parking" section of the staff report;
  - c) rezone the subject lands below the top-of-bank as shown on Attachment #2 from A Agricultural Zone to OS1 Open Space Conservation Zone:
2. THAT Site Development Application DA.03.076 (Alterra Custom Builders 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 grading and servicing plans, stormwater management and noise reports, parking, access and on-site circulation shall be approved by the Engineering Department;
    - iii) all hydro requirements shall be to the satisfaction of PowerStream Inc.;
    - iv) all requirements of the Toronto and Region Conservation Authority shall be satisfied;
    - v) the implementing zoning by-law shall be final and binding.
  - b) that the following provisions be included in the site plan agreement:
    - i) 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 rate of \$2200 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.
    - ii) The Owner shall convey the portion of the subject lands located below the top-of-bank within the valley, to the Toronto and Region Conservation Authority.
3. 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 Site Development Application DA.03.076, Alterra Custom Builders Inc., be allocated sewage capacity from the York/Durham Servicing Scheme and water capacity from Pressure District No. 5 of the York Water Supply System for a total of 269 residential apartment units."

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**ZONING BY-LAW AMENDMENT FILE Z.03.094  
SITE DEVELOPMENT FILE DA.04.069  
TONLU HOLDINGS LIMITED**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 21, 2005, be approved;
- 2) That staff report to the Committee of the Whole meeting of March 7, 2005, with respect to waste and snow removal services, and concerns raised regarding on-street parking and emergency vehicle access;
- 3) That appropriate signage be installed at both east and west entrances, identifying the private road;
- 4) That street lighting be installed along the private roadway, in keeping with the style used in the Maple Village Core Area;
- 5) That on-street parking in the form of lay-bys be incorporated on Keele Street, as per the drawing; and
- 6) That the deputation of Ms. Anne McCauley, Weston Consulting Group Ltd., Suite 19, 201 Millway Avenue, Vaughan, L4K 5K8, on behalf of the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.094 (Tonlu Holdings Limited) BE APPROVED, subject to the following:
  - a) That By-law 1-88, be amended, as follows:
    - i) rezone the subject lands from C1 (H) Restricted Commercial Zone with the Holding Symbol "H" to C1 Restricted Commercial Zone with an exception to permit a three-storey, mixed-use building abutting Keele Street with 233m<sup>2</sup> of ground floor business and professional office uses and five (5) residential units above; and, three individual three-storey townhouse blocks comprising a total of eighteen (18) dwelling units within the interior of the site, as shown on Attachment #2;
    - ii) permit the required zoning exceptions to implement the proposed site plan shown on Attachment #2 as follows:
      - deem the subject lands to be one lot for the purposes of zoning compliance regardless of the number of buildings on the lot, future severance or easements;
      - require a minimum front yard (Keele Street) of 1.0m;
      - require a minimum rear yard (west) of 1.5m;
      - require a minimum setback to an R Residential Zone of 1.5m;
      - permit a maximum building height of three (3) storeys;
      - permit a porch encroachment into the 1.0m front yard setback; and
      - include any other zoning exceptions as may be required to implement the final approved site plan.

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- b) That Tonlu Holdings Limited withdraw their Ontario Municipal Board appeal of OPA #533, prior to the enactment of the implementing zoning by-law.
- 2. THAT Site Development File DA.04.069 (TonLu Holdings Limited) BE APPROVED subject to the following:
  - a) That prior to the execution of the site plan agreement;
    - i) the Development Planning Department shall approve the final site plan, landscaping plan, and building elevations (including upgraded rear elevations for Units 17 to 23 inclusive and Units 12 to 16 inclusive);
    - ii) the Engineering Department shall approve the final site servicing and grading plan(s) and stormwater management report;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
    - iv) all fire requirements of the Fire Department shall be satisfied;
    - v) all access and transportation requirements of the Region of York Transportation and Works Department shall be satisfied;
    - vi) the site plan agreement shall include the following:
      - a clause requiring the Owner to agree to prepare the appropriate reference plan(s) and provide all easement(s) (vehicular, maintenance etc.), as may be required in favour of the lands to the immediate west (2294 Major Mackenzie Drive), prior to the issuance of a building permit;
      - a clause requiring that in the event that the lands to the west (2294 Major Mackenzie Drive) do not develop, the Owner shall provide a full driveway turnabout, to the satisfaction of the City. The turnabout shall not encroach onto the front yards of any residential unit, and may require that Units 16 and 17 (as shown on Attachment #2) be deleted from the plan, or the footprint of each townhouse block adjusted; and
    - vii) the Owner shall prepare a concept plan illustrating how the property to the immediate south (10,020 Keele Street) may be developed as part of the current proposal or independently, to the satisfaction of the Development Planning Department.

**25 CITY OF VAUGHAN CITIZENS' CHARTER OF RIGHTS AND RESPONSIBILITIES**  
(Referred from the Committee of the Whole (Working Session) meeting of February 15, 2005)

**The Committee of the Whole recommends:**

- 1) **That the revised City of Vaughan Declaration of Citizens' Rights & Responsibilities, provided by Councillor Carella, be approved;**
- 2) **That the dissemination of the City of Vaughan Declaration of Citizens' Rights and Responsibilities to households, businesses and elementary and secondary schools within the City of Vaughan, and to GTA municipalities in the Province of Ontario, be approved; and**
- 3) **That the following report of Councillor Carella, dated February 7, 2005, be received.**

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Committee of the Whole (Working Session), at its meeting of February 15, 2005, recommended:

That this matter be referred to the Committee of the Whole meeting of February 21, 2005.

Council, at its meeting of February 14, 2005, adopted the following:

That this matter be referred to the Committee of the Whole (Working Session) meeting of February 15, 2005.

Report of Councillor Carella, dated February 7, 2005

**Recommendation**

Councillor Carella recommends the adoption and dissemination of the *City of Vaughan Citizens' Charter of Rights and Responsibilities* to households, businesses and elementary and secondary schools within the City of Vaughan; and to other municipalities in the Province of Ontario.

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**REQUEST FOR ENGINEERING STAFF TO ATTEND  
ISLINGTON WOODS COMMUNITY ASSOCIATION MEETING**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated February 21, 2005:**

**Recommendation**

Councillor Tony Carella requests that engineering staffperson attend the Islington Woods Community Association meeting on Wednesday, March 2<sup>nd</sup>, 7:00 p.m. at the Pierre Berton Resource Library.

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**PROCLAMATION REQUEST –  
WOODBIDGE-VAUGHAN SUPER CITIES WALK FOR MS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated February 21, 2005:**

**Recommendation**

The City Clerk recommends:

- 1) That April 17<sup>th</sup> 2005 be proclaimed as "THE WOODBRIDGE-VAUGHAN SUPER CITIES WALK FOR MS"; and
- 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.



28

**REQUEST FOR INTER-REGIONAL WATER,  
SANITARY AND STORM SERVICE CONNECTIONS -  
WINDOW CITY, SADR INVESTMENTS INC.  
5690 STEELES AVENUE WEST  
BETWEEN HIGHWAY NO. 27 AND MARTIN GROVE 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 February 21, 2005:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That the Region of York and the City of Toronto be advised that the City of Vaughan consents to inter-regional water, sanitary and storm sewer service connections from the existing City of Toronto watermain, sanitary and storm sewers along Steeles Avenue West, to the Sadr Investments Inc. property (Window City) located on the north side of Steeles Avenue, between Highway No. 27 and Martin Grove Road.
2. That the necessary By-Law be passed authorizing the Mayor and the City Clerk to execute the necessary agreement between the City of Vaughan, the Region of York, the City of Toronto and Sadr Investments Inc. to allow for the necessary water, sanitary and storm services to be available to the proposed Window City development.

29

**REQUEST TO USE THE CITY PLAYHOUSE FOR THE  
CECILIA ZHANG MEMORIAL CONCERT**

The Committee of the Whole recommends that this matter be referred to the Council meeting of February 28, 2005, for a report addressing criteria including costs respecting events hosted by the City at the City Playhouse Theatre.

**Recommendation**

Councillor Sandra Yeung Racco recommends:

1. That the City of Vaughan approve the use of City Playhouse Theatre at no cost, for the Royal Conservatory of Music to host the Cecilia Zhang Memorial Concert on April 19, 2005; and
2. That the event be used as one of the three event dates allocated to the City of Vaughan for their use at the City Playhouse Theatre.

30

**PROCLAMATION REQUEST –  
KIDS HELP PHONE  
YORK SIMCOE 5 PIN BOWLERS' ASSOCIATION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated February 21, 2005:

**Recommendation**

The City Clerk recommends:

**REPORT NO. 10 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, FEBRUARY 28, 2005**

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- 1) That the week of March 14 – 20, 2005 be proclaimed as “KIDS HELP PHONE WEEK”; and
- 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.

**31**

**CALPINE CANADA**

**The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of February 21, 2005.**

*Please refer to Item 6, Committee of the Whole (Closed Session) Report No, 11 for disposition regarding this matter.*

**32**

**TRANSFER OF SHARES TO VAUGHAN HOLDINGS INC.**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, Commissioner of Finance and Corporate Services and the Commissioner of Legal and Administrative Services, dated February 21, 2005:**

**Recommendation**

The City Manager, Commissioner of Finance & Corporate Services and the Commissioner of Legal & Administrative Services recommend the following:

WHEREAS The Corporation of the City of Vaughan (“City of Vaughan”) is the owner of 590 common shares of PowerStream Inc. (the “Shares”);

AND WHEREAS the City of Vaughan, The Corporation of the Town of Markham (“Town of Markham”), Markham Energy Corporation (“MEC”) and PowerStream Inc. entered into a shareholders agreement dated June 1, 2004 (the “Shareholders Agreement”), which governs the operation and growth of PowerStream Inc.;

AND WHEREAS Section 3.01 (3) of the Shareholders Agreement permits the City of Vaughan to transfer the Shares without the consent of the Town of Markham or MEC to a wholly-owned subsidiary, however, as a condition precedent to such transfer of Shares, the Town of Markham is entitled to receive evidence that the transfer is exempt from tax and has no adverse consequences to PowerStream Inc.;

AND WHEREAS the City of Vaughan has obtained an advance tax ruling from the Ontario Ministry of Finance dated January 24, 2005, permitting the transfer of the shares without transfer tax being applied if such transfer takes place before March 28, 2005 (the “Advance Tax Ruling”) and such Advance Tax Ruling has been provided to the Town of Markham;

AND WHEREAS the City of Vaughan wishes to transfer the shares to a wholly-owned subsidiary, Vaughan Holdings Inc. (“Holdco”);

IT IS RESOLVED THAT Council of the City of Vaughan consents to the following transfer of Shares:

**REPORT NO. 10 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, FEBRUARY 28, 2005**

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<u>Transferor</u>	<u>Transferee</u>	<u>Number and Type of Shares</u>
The Corporation of the City of Vaughan	Vaughan Holdings Inc.	590 common shares of PowerStream Inc.

AND THAT the transfer of 590 Common Shares of PowerStream be approved;

AND THAT the Shareholders Resolution for the Approval of the Transfer of Shares be approved substantially in the form attached;

AND THAT the resolution for the Approval of the Issuance of the 590 Common Shares for Property by PowerStream be approved substantially in the form attached;

AND THAT the Waiver of Notice of Redemption be approved; and

AND BE IT FURTHER RESOLVED THAT the Mayor and Clerk be authorized to execute the necessary documents to give effect to this direction.

**33                    DEPUTATION – MR. PETER BADALI WITH RESPECT TO THE  
‘VAUGHAN IN MOTION’ WALK AND CANCER AWARENESS WEEK**

**The Committee of the Whole recommends:**

- 1)        That the deputation of Mr. Peter Badali, Chair, Vaughan in Motion, presentation material entitled, “A Presentation to Vaughan Council”, and written submission dated February 4, 2005, be received;**
- 2)        That the week of April 24<sup>th</sup>, 2005 be proclaimed as “CANCER AWARENESS WEEK”, in Vaughan; and**
- 3)        That the proclamation be posted on the City’s website, published on the City Page, space permitting, and that staff issue a news release.**

**34                    DEPUTATION – MR. NICK PINTO REGARDING  
DEVELOPMENTS IN WEST WOODBRIDGE**

**The Committee of the Whole recommends that the deputation of Mr. Nick Pinto, President, West Woodbridge Homeowners’ Association, 57 Mapes Avenue, Woodbridge, L4L 8R4, and written submission dated February 17, 2005, be received.**

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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;**

**REPORT NO. 10 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, FEBRUARY 28, 2005**

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- 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.

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The meeting adjourned at 4:32 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair