

CITY OF VAUGHAN
REPORT NO. 25 OF THE
COMMITTEE OF THE WHOLE
(CLOSED SESSION)

*For consideration by the Council
of the City of Vaughan
on April 25, 2005*

The Committee of the Whole (Closed Session) met at 4:50 p.m. on April 18, 2005.

Present Councillor Sandra Yeung Racco, (Chair)
 Mayor Michael Di Biase
 Regional Councillor Mario Ferri (5:05 p.m.)
 Regional Councillor Joyce Frustaglio
 Regional Councillor Linda D. Jackson
 Councillor Tony Carella
 Councillor Peter Meffe
 Councillor Alan Shefman

Mayor Di Biase declared an interest with respect to Item 3, ONTARIO MUNICIPAL BOARD HEARING, RICK MARCHESAN, DRAFT PLAN OF SUBDIVISION FILE 19T-02V12, ZONING BY-LAW AMENDMENT FILE Z.02.090 and left the room when the matter was under consideration.

The following items were dealt with:

1 LITIGATION MATTER

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.

2 RESTRUCTURING OF THE ENFORCEMENT SERVICES DEPARTMENT

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.

**3 ONTARIO MUNICIPAL BOARD HEARING
 RICK MARCHESAN
 DRAFT PLAN OF SUBDIVISION FILE 19T-02V12
 ZONING BY-LAW AMENDMENT FILE Z.02.090**

The Committee of the Whole (Closed Session) recommends:

- 1) That staff be directed to attend the Ontario Municipal Board Hearing scheduled for April 26, and 27th, 2005 in support of Council's approval of the Zoning Application and the Draft Plan of Subdivision; and**

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- 2) That the confidential report of the Solicitor/Litigation, dated April 18, 2005, be received.

Mayor Di Biase declared an interest with respect to the foregoing matter and left the room when the matter was under consideration.

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**SALE OF CITY LANDS
TO THE REGIONAL MUNICIPALITY OF YORK
ROAD WIDENING AND RECONSTRUCTION OF ISLINGTON AVENUE
AT WILLIS ROAD – CITY OF VAUGHAN**

The Committee of the Whole (Closed Session) recommends:

- 1) That the lands, described as Part 9, Plan 65R-23097 be declared surplus;
- 2) That, pursuant to the Disposal of Property By-law, notice of sale of the surplus lands be the inclusion of the matter on Council Agenda;
- 3) That the sale of the surplus lands, described as Part 9, Plan 65R-23097 to The Regional Municipality of York be authorized for the nominal sum of \$2.00;
- 4) That the Mayor and Clerk be authorized to execute all documentation necessary to complete the sale; and
- 5) That the confidential report of the Manager of Real Estate, dated April 18, 2005, be received.

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**LICENSE OF CITY LANDS
BEHIND 2839 RUTHERFORD ROAD
PART 2, PLAN 65R-27174
CITY OF VAUGHAN**

The Committee of the Whole (Closed Session) recommends:

- 1) That a license be granted to the abutting owner Floria Creek Estate Inc. for the lands being part of Lot 15, Concession 4, known as Part 2 on Plan 65R-27174, City of Vaughan, subject to the following conditions:
 - a) Annual license fee of \$500.00 per annum.
 - b) The term of the agreement to be 10 years, with a renewal of 10 years effective May 15, 2005.
 - c) The site improvements to be constructed and maintained at no cost to the City as shown on Attachment #2.
 - d) The Licensee is responsible for any and all permits and fees attributed to the improvements.
 - e) The property is to be maintained to the satisfaction of the City that includes grounds maintenance on a regular basis and ensure that the gazebo and seating area are in a good state of repair.
 - f) Any costs associated with water and other fees applied to the leased lands shall be at the sole expense of the Licensee.
 - g) The Licensee shall ensure and maintain adequate insurance for the leased lands and shall provide, if requested, a copy of an insurance certificate.
 - h) There shall be no removal of any trees and construction of the gazebo and seating area shall be within the clearing area of valley only.

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- i) Any other terms and conditions as required by the Legal department.
- 2) That the Mayor and Clerk be authorized to execute all documentation necessary to complete the transaction; and
- 3) That the confidential report of the Manager of Real Estate, dated April 18, 2005, be received.

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**SALE OF CITY LANDS
HAYHOE LANE AND ISLINGTON AVENUE
PART OF LOT 37, PLAN M-1701
AND PART OF LOT 5, PLAN M-1117, CITY OF VAUGHAN**

The Committee of the Whole (Closed Session) recommends:

- 1) That Council declares lands described as Part of Lot 5, Registered Plan M-1117 and Part of Lot 37, Registered Plan M-1701, designated as Part 1 and Parts 4 to 8 on a draft Plan of Reference, as shown on Attachment #1, as surplus;
- 2) That notice of sale of land described as Part of Lot 5, Registered Plan M-1117 and Part of Lot 27, Registered Plan M-1701 designated as Part 1 and Parts 4 to 8 on a draft Plan of Reference is deemed to be the listing on the Council Agenda;
- 3) That the sale of the above land comprising a total of 267.5 sq.m. (0.07 acres) at a purchase price of \$43,000.00 plus G.S.T. if applicable plus appraisal and survey costs and all other closing costs to the abutting property owner, Anland Woodbridge Limited be approved;
- 4) That the Mayor and Clerk be authorized to sign any documentation required to complete this transaction;
- 5) That the Clerk be directed to commence road closure procedures pursuant to the Municipal Act, if required; and
- 6) That the confidential report of the Manager of Real Estate, dated April 18, 2005, be received.

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**PROPOSED LEASE-BETHRIDGE DEVELOPMENTS INC.
SONOMA HEIGHTS COMMUNITY FACILITY
ONE SONOMA BOULEVARD AVENUE- UNITS 5, 6, 7 & 8
CITY OF VAUGHAN**

The Committee of the Whole (Closed Session) recommends:

- 1) That the City of Vaughan enter into a lease with Bethridge Developments Inc. for approximately 3775 square feet of space located at One Sonoma Boulevard, Units 5, 6, 7 & 8 for a period of 5 years with two additional options to renew for further five year terms, with a commencement date of August 1, 2005, at the initial two year basic rental rate of \$14.00 per square foot, years 3, 4 at \$15.00 per square foot, all net, plus approximately \$3.50 per square foot for management fees, maintenance, insurance and utilities, plus G.S.T.;
- 2) That a By-law be enacted under the Municipal Act confirming the lease with the Landlord that the Premises is part of a municipal capital facility for use as a senior citizens activity and community centre and other local community uses and to exempt the Premises from taxation for municipal and school board purposes;

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- 3) That the Lease with Islington Village Centre be terminated as of December 31, 2005, and authority be granted to execute all documentation necessary to release the City from the lease;
- 4) That the Mayor and Clerk be authorized to execute all documentation necessary to complete the lease with Bethridge Developments Inc. and terminate the lease with Islington Village Centre;
- 5) That staff provide additional information on groups that use the facility on a regular basis and on other possible uses;
- 6) That staff provide details on the sale of the lands to Bethridge Developments; and
- 7) That the confidential report of the Commissioner of Community Services and the Manager of Real Estate, dated April 18, 2005, be received.

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**ONTARIO MUNICIPAL BOARD HEARING
ZONING BY-LAW AMENDMENT FILE Z.03.086
SITE DEVELOPMENT FILE DA.03.072
DAVID AND HONORA REA
REPORT #P.2004.31**

(Referred from the Committee of the Whole meeting of April 18, 2005)

The Committee of the Whole (Closed Session) recommends:

- 1) That Zoning By-law Amendment File Z.03.086 and Site Development File DA.03.072 (David and Honora Rea) be refused;
- 2) That staff be directed to attend the Ontario Municipal Board Hearing and advise the Board that Council would support a three-year temporary use; and
- 3) That the report of the Commissioner of Planning, dated April 4, 2005, be received.

For report of the Commissioner of Planning please refer to Item 26, Committee of the Whole Report No. 24.

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**AWARD OF TENDER T04-219
APPLEWOOD CRESCENT EXTENSION – HIGHWAY 400 FLYOVER
AND REQUEST FOR ADDITIONAL FUNDS**

(Referred from the Committee of the Whole meeting of April 18, 2005)

The Committee of the Whole (Closed Session) recommends:

- 1) That the Commissioner of Legal and Administrative Services provide to Council the York Region policy respecting business dealings with anyone that may be suing the municipality; and
- 2) That the verbal report of the Commissioner of Legal and Administrative Services, be received.

Also refer to Item 6, Committee of the Whole Report No. 24.

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**SALE OF CITY LANDS
PUBLIC TENDER T05-039
SOUTH SIDE OF TESTON ROAD AND WEST OF KEELE STREET**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.

The foregoing matter was brought to the attention of the Committee of the Whole (Closed Session) by Councillor Peter Meffe.

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The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair