

CITY OF VAUGHAN
REPORT NO. 42 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on June 27, 2005*

The Committee of the Whole met at 1:15 p.m., on June 20, 2005.

Present: Regional Councillor Mario F. Ferri, Chair
 Mayor Michael Di Biase
 Regional Councillor Joyce Frustaglio
 Regional Councillor Linda D. Jackson (1:39 p.m.)
 Councillor Tony Carella
 Councillor Bernie Di Vona
 Councillor Peter Meffe
 Councillor Alan Shefman
 Councillor Sandra Yeung Racco

The following items were dealt with:

1 **CITY OF VAUGHAN**
 TAXI CAB ADVISORY COMMITTEE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, chairperson of the Taxi Cab Advisory Committee, dated June 20, 2005:

Recommendation

Councillor Carella, chairperson of the Taxi Cab Advisory Committee, in consultation with members of the Committee recommends:

1. That Licensing By-law 2-2001 as it relates to the licensing of taxi cab owners and drivers be amended in accordance with Appendix 1 attached hereto, and that notice of intention to amend the by-law be given;
2. That By-law 2-2001 be amended to reflect the requirement that sensitivity training be implemented only for new drivers driving taxi cabs in the City of Vaughan;
3. Should Council agree with recommendation #2, that staff be authorized to issue refunds to those taxi cab owners and drivers who pre-paid for sensitivity training; and
4. That changes to the licensing by-law as contained in this report be brought forward and amalgamated as part of a future report to Council dealing with changes to the Licensing By-Law as required by the Municipal Act.

2

**ENVIRONMENTAL TASK FORCE
APPOINTMENT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Frustaglio, Chair Environmental Task Force, dated June 20, 2005:

Recommendation

Regional Councillor Frustaglio, Chair Environmental Task Force recommends:

That Councillor Alan Shefman be appointed to the Environmental Task Force.

3 SPADINA-YORK SUBWAY EXTENSION COMMITTEE – ADDITION OF MEMBERS AND QUORUM

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated June 20, 2005:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That the following representatives be appointed as members of the Spadina-York Subway Extension Committee:
 - a) Mr. Andy Manahan, Universal Workers Union Local 183;
 - b) Mr. Chester Lew, Parc Downsview Park Inc.;
 - c) Mr. Mike Yorke, Carpenters & Allied Workers Local 27;
 - d) Mary-Frances Turner, York Region Transit Plan Committee;
 - e) Mr. Brian Shifman, Smart Commute Association of Black Creek; and
 - f) A representative from Go Transit; and
2. That the City Clerk be directed to give notice of intention to amend the Council Procedure Bylaw to reduce the quorum requirements for the Spadina-York Subway Extension Committee, thereby keeping quorum at 5 members.

**4 REQUEST TO YORK REGION FOR INSTALLATION OF A TRAFFIC LIGHT:
INTERSECTION OF RUTHERFORD ROAD AND FOREST FOUNTAIN DRIVE, WOODBRIDGE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Carella, dated June 20, 2005, be approved; and
- 2) That the information submitted by Regional Councillor Frustaglio regarding the 2005 Traffic Safety Improvement Program by the York Region Transportation and Works Committee, be received.

Recommendation

Councillor Carella recommends that the Region of York be requested to conduct a study to determine if the installation of the a traffic signal at the intersection of Rutherford Road and Forest Fountain Drive, in Woodbridge, is warranted at this time.

5 TEMPORARY CLOSURE OF PINE YORK OPEN SPACE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 20, 2005:

Recommendation

Councillor Carella recommends that staff proceed to negotiate with the Toronto Region Conservation Authority the temporary closure of the Pine York Open Space (WOS4) for a period of not less than twelve months, commencing no later than September 1, 2005.

6 PARTICIPATION IN "ONEYORK" INITIATIVE

The Committee of the Whole recommends that Clauses 1 and 2 of the recommendation contained in the following report of the City Manager and the Commissioner of Economic/Technology Development and Communications, dated June 20, 2005, be approved.

Recommendation

The City Manager and the Commissioner of Economic/Technology Development and Communications, in consultation with the Chief Information Officer, recommend:

1. That the City of Vaughan does not participate in the OneYork initiative at this time; and
2. That staff continue to monitor the establishment of OneYork organization and its progress; and
3. That when available, future OneYork services be considered as required, and be evaluated and acquired in accordance with the City's purchasing policies.

7 FIRE PROTECTION SERVICES
AGREEMENT BETWEEN THE CITY OF VAUGHAN AND THE CITY OF TORONTO

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief, dated June 20, 2005:

Recommendation

The Fire Chief, in consultation with the Director of Legal Services, recommends:

1. A By-law be enacted to authorize the execution of the Fire Protection Services Agreement between the City of Vaughan and the City of Toronto.

8 JOINT PARTNERSHIP PROJECT -THE REGION OF YORK AND THE
CITY OF VAUGHAN/MIXED USE BUILDING SENIORS APARTMENTS
AND A SENIORS ACTIVE LIVING CENTRE – BLUE WILLOW DRIVE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 20, 2005:

Recommendation

The Commissioner of Community Services in consultation with the Director of Legal Services recommends:

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That a By-law be enacted authorizing the Mayor and Clerk to execute a development agreement, ground lease and one exclusive use lease between the City of Vaughan and the Regional Municipality of York, in a form satisfactory to the Commissioner of Community Services and the City Solicitor, for the joint partnership project consisting of a mixed use building comprised of seniors apartments and a seniors active living centre.

9 **REQUEST FOR DESIGNATION UNDER THE ONTARIO HERITAGE ACT
 OF THE GRAHAM HOUSE, 9933 DUFFERIN STREET**

The Committee of the Whole recommends:

- 1) That this matter be referred to a future Committee of the Whole meeting; and**
- 2) That the written submission of Ms. Rosemarie Humphries, Humphries Planning Group Inc., 216 Chrislea Road, Suite 402, Woodbridge, L4L 8S5, dated June 17, 2005, be received.**

Recommendation

The Commissioner of Community Services, in consultation with the Director of Recreation & Culture recommends:

- 1. That the structure at 9933 Dufferin Street, identified as the Graham House, be designated for its cultural heritage value under Part IV of the Ontario Heritage Act.**

10 **CALVARY BAPTIST CHURCH
 CITY LEASE OF LANDS – SPORTS FIELDS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 20, 2005:

Recommendation

The Commissioner of Community Services, in consultation with Directors of Park Development and Legal Services recommends:

That a by-law be enacted to authorize the execution of a lease of lands owned by the Calvary Baptist Church on Nashville Road for a nominal rent for two senior soccer fields and a senior softball diamond and associated amenities.

11 **CITY OF VAUGHAN MISSION TO ITALY**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated June 20, 2005, be approved;**
- 2) That staff proceed with the preparations for the Mission initiated by the Italian Chamber of Commerce of Toronto and that the cost of any Member of Council participating in the Mission be charged to their individual account and no cost be borne by the Economic/Technology Development and Communications Department; and**
- 3) That additional details be provided for Council respecting the initiation of the mission by the Italian Chamber of Commerce of Toronto.**

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2. That Regional staff be requested to notify all affected residents, institutions and businesses, including the Sobey's Plaza located at the southwest corner of Bathurst Street and Rutherford Road, of the proposed road closure a minimum of two weeks prior to the closure period.

15

**LA ROCCA AVENUE AND COMOQ AVENUE
PROPOSED SCHOOL CROSSWALK RELOCATION AND STOPPING 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 June 20, 2005, be approved; and
- 2) That the 'No Stopping' prohibition signs on the south side of La Rocca Avenue between Comoq Avenue and Ancon Road, be removed.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the existing school crossing guard on the east side of the intersection of La Rocca Avenue and Comoq Avenue be relocated to the west side of the intersection of La Rocca Avenue and Comoq Avenue.
2. That By-Law 1-96, the Consolidated Parking By-Law, be amended to add a 'No Stopping' prohibition from 8:00 a.m. to 9:00 a.m., and from 3:00 p.m. to 4:00 p.m., Monday to Friday, on the north side of La Rocca Avenue between the east and west driveways of St. Agnes of Assisi Catholic School.

16

ALL-WAY STOP CONTROLS – BLOCK 10

The Committee of the Whole recommends:

- 1) That an all-way stop control be installed at the intersection of Summeridge Drive and Bathurst Glen Drive;
- 2) That an all all-way stop control be installed at the intersection of Summeridge Drive and Pleasant Ridge Avenue;
- 3) That an all-way stop control be installed at the intersection of Autumn Hill Boulevard and Pleasant Ridge Avenue;
- 4) That an all-way stop control be installed at the intersection of Autumn Hill Boulevard and Bathurst Glen Drive; and
- 5) That the following report of the Commissioner of Engineering and Public Works, dated June 20, 2005, be received.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That an all-way stop control not be installed at the intersection of Summeridge Drive and Bathurst Glen Drive;

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2. That an all-way stop control not be installed at the intersection of Autumn Hill Boulevard and Pleasant Ridge Avenue; and
3. That York Regional Police be requested to provide strict enforcement of the 50 km/h speed limit near the intersections of Summeridge Drive and Bathurst Glen Drive and at Autumn Hill Boulevard and Pleasant Ridge Avenue.

17

**KING HIGH DRIVE AND AREA
TRAFFIC CALMING REVIEW/SIDEWALK/MEETING 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 June 20, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the King High Drive and Area Traffic Calming Plan be approved and implemented in 2005, subject to the requisite approvals and completion of the Class EA process;
2. That funds in the amount of \$25,000 for the implementation of the plan proposal be set aside from the Traffic Calming Capital Budget (Project No. 1203.2.01);
3. That a sidewalk not be installed on King High Drive;
4. That the Region of York be requested to review the feasibility of the closure of King High Drive at Dufferin Street or the implementation of a southbound left turn prohibition at the intersection of Dufferin Street and King High Drive between the hours 7:00am to 9:00am, Monday to Friday.

18

TAYOK DRIVE – PROPOSED STOPPING PROHIBITION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 20, 2005:

Recommendation

The Commissioner of Engineering and Public Works in conjunction with the Senior Manager of Enforcement Services recommends:

That By-Law 1-96, the Consolidated Parking By-Law be amended to add a 'No Stopping' prohibition from 11:00 pm to 6:00 am daily from May 1st to October 1st at the entrance of the pathway leading to Almont Park on Tayok Drive, in Woodbridge.

19

**ROAD RESURFACING, ROAD RECONSTRUCTION AND RURAL ROADS
UPGRADING PROGRAM: 2006**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 20, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends:

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1. That the proposed 2006 road resurfacing, road reconstruction and rural road upgrade program be endorsed in principle by Council; and
2. That the Commissioner of Engineering and Public Works be authorized to engage external professional services for the preliminary engineering and design of the priority projects in accordance with the approved 2005 Capital Budget and Forecast (Project Nos. 1566-0-05, 1575-0-05 and 1577-0-05).

20 TRAFFIC CALMING – LAKEVIEW ESTATE RATEPAYERS ASSOCIATION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 20, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That speed humps not be installed on Conley Street, Thurman Road and Whitney Place;
2. That 'Traffic Calmed Neighbourhood' signs not be installed at New Westminster Drive and Conley Street (west side), Conley Street near Lakehurst Park, Conley Street and Whitney Place (south side), and Steeles Avenue West and Thurman Road;

21 COLLISIONS AT SIGNALIZED AND UNSIGNALIZED INTERSECTIONS

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 20, 2005, be approved; and**
- 2) **That discussions be held with the York Regional Police 4 District Community Liaison Committee to develop an action plan for Ansley Grove Road in the area of Embassy Drive, and that consideration be given to other forms of neighbourhood traffic control such as increased Enforcement, Road Watch/Speed Watch programs and the use of Variable Speed Display Boards.**

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That the following report be received for information;
2. That York Region Police be requested to provide more frequent surveillance and enforcement of the speed limit and ensure better compliance with the existing all-way stop controls at the following intersections until such time that traffic signals are installed in the Fall 2005:
 - Edgeley Boulevard/Portage Parkway (formerly Applewood Crescent-south)
 - Edgeley Boulevard/Applemill Road; and
3. That a copy of this report be forwarded to Transportation & Works Department at the Regional Municipality of York for their information.

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22 TRAFFIC CALMING – CARRYING PLACE RATEPAYERS ASSOCIATION

The Committee of the Whole recommends:

- 1) That Clauses 1 and 3 of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 20, 2005, be approved;
- 2) That parking prohibition signs be installed on Golden Gate Circle in front of Le Parc Saint Jean de Brebauf; and
- 3) That the statutory speed limited be reduced to 40 km/hr for all incoming streets in the immediate area.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That an all-way stop control not be installed at the intersection of Humber Forest Court and Tuscan Woods Trail;
2. That an all-way stop control not be installed at the intersection of Humber Forest Court and Water Garden Lane;
3. That speed humps not be installed on Golden Gate Circle, Water Garden Lane and Spring Berry Gate; and
4. That parking prohibition signs not be installed on Golden Gate Circle in front of Le Parc Saint Jean de Brebauf.

**23 AWARD OF TENDER T05-068
ROAD RECONSTRUCTION OF CONNIE CRESCENT, NORTH RIVERMEDE ROAD,
BRADWICK DRIVE AND FRESHWAY 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 June 20, 2005:

Recommendation

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

1. That Tender T05-068 for the Road Reconstruction of Connie Crescent, North Rivermede Road, Bradwick Drive and Freshway Drive be awarded to Fermar Paving Limited in the amount of \$1,528,412.13 plus G.S.T.;
2. That a contingency allowance in the amount of \$155,000 be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract;
3. That the City retain Chisholm, Fleming and Associates to provide contract administration and construction inspection services including geotechnical testing and disbursements at an estimated cost of \$70,000 plus G.S.T.; and
4. That the Mayor and Clerk be authorized to sign the appropriate documents.

24

AWARD OF TENDER T05-038
WATERMAIN REPLACEMENT AND ROAD REHABILITATION IN THE CONCORD AREA

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 20, 2005:

Recommendation

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

1. That Tender T05-038 for the Watermain Replacement and Road Rehabilitation in the Concord area be awarded to Direct Underground Inc. in the amount of \$2,498,363 plus G.S.T.;
2. That a contingency allowance in the amount of \$250,000 be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract;
3. That a Geotechnical Inspection and Material Testing amount of \$24,500 plus G.S.T. be approved to ensure compliance with all applicable standards; and
4. That the Mayor and Clerk be authorized to sign the appropriate documents.

25

TRAFFIC CALMING MEASURES FOR FIELDSTONE DRIVE

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 27, 2005 and that staff provide traffic calming options and costs associated with implementing road and traffic improvements.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That traffic calming measures on Fieldstone Drive between Weston Road and Pottery Place/Windflower Gate not be installed; and
2. That the widening of Fieldstone Drive between Weston Road and Pottery Place/Windflower Gate not be implemented.

26

TEMPORARY ROAD CLOSURE
JOHN STREET AND NAPIER STREET IN KLEINBURG

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 20, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed for the temporary road closure of John street and the section of Napier Street north of John Street for the installation of a sanitary sewer on these streets, during the period of July 18, 2005 to July 28, 2005 inclusive, between the hours of 8:30 a.m. and 5:30 p.m., daily.

27

**CONTRACT AWARD – RFP05-002
PUMP STATION UPGRADE CONTROL SYSTEM (SCADA)
AND ADDITIONAL FUNDING REQUEST**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 20, 2005:

Recommendation

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

1. That Contract RFP05-002 Pump Station Upgrade Control System (SCADA) be awarded to Pump System Interfacing Inc. at an estimated contract value of \$250,000.00 plus GST;
2. That additional funding in the amount of \$16,000 be approved and allocated to project 4956-0-01 with \$8,000 funded from the Water Reserve and \$8,000 funded from the Sewer Reserve and;
3. That the inclusion of the matter on a public Committee or Council agenda for the additional funding request identified as Contract Award – RFP05-002 Pump Station Upgrade Control System (SCADA) and Request for Additional Funding is deemed sufficient notice pursuant to Section 2(1) (c) of By-law 394-2002 and;
4. That the Mayor and Clerk be authorized to sign the necessary documents.

28

ANTI-TAMPERING DEVICES ON FIRE HYDRANTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 20, 2005:

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Fire Chief, recommends that:

1. Subject to satisfactory results of a field test being conducted by the Vaughan Fire & Rescue Service with anti-tampering devices for fire hydrants, a pilot project be implemented in an area of new construction using hydrant banding as a deterrent to unlawful use of City water; and,
2. Should the pilot project be deemed successful, the installation of anti-tampering devices for fire hydrants be made mandatory in all areas of new construction, with the cost associated with such devices being borne by the developer(s).

29

COMMUNICATIONS PLAN FOR PHASE 1 OF “GREENING VAUGHAN”

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 20, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends that the following be received for information.

30

**PROCLAMATION REQUEST –
BIG BROTHERS BIG SISTERS MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 20, 2005:

Recommendation

The City Clerk recommends:

- 1) That September 2005 be proclaimed as “**Big Brothers Big Sisters 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.

31

APPOINTING MUNICIPAL LAW ENFORCEMENT OFFICERS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and the Senior Manager of Enforcement Services, dated June 20, 2005:

Recommendation

The Commissioner of Legal and Administrative Services and the Senior Manager of Enforcement Services, recommend that By-law 100-2000 be amended to appoint Municipal Law Enforcement Officers.

32

**REQUEST FOR ROAD CLOSURE
MILL ROAD (NOT OPENED)
KLEINBURG**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Legal Services, dated June 20, 2005:

Recommendation

The Director of Legal Services recommends that the Clerk be directed to commence road closure procedures for Mill Road (not opened) in Kleinburg.

33

**DOG OWNERS’ LIABILITY ACT AMENDMENT
PIT BULLS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Solicitor/Litigation, dated June 20, 2005:

Recommendation

The Solicitor/Litigation recommends that this report be received for information.

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34

**SIGN VARIANCE APPLICATION
FILE NO: SV.05-11
OWNER: 400/7 POWER CENTRE INC.
LOCATION: 57 NORTHVIEW BLVD., UNIT 8A
LOT 6, CONCESSION 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 20, 2005:

Recommendation

That Sign Variance Application SV.05-11, 400/7 Power Centre Inc., be APPROVED, subject to the following:

- 1) That the sign be non-illuminated; and
- 2) That the sign be disconnected from the electrical service and the illuminated elements be removed from the sign.

35

**SIGN VARIANCE APPLICATION
FILE NO: SV.05-12
OWNER: WOODLI LIMITED
LOCATION: 4000 HIGHWAY NO. 7
LOT NO. 6, CONCESSION NO. 6**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 20, 2005:

Recommendation

That Sign Variance Application SV.05-12, Woodli Limited, be APPROVED, as proposed.

36

**SIGN VARIANCE APPLICATION
FILE NO: SV.05-13
OWNER: TORONTO DISTRICT CHRISTIAN HIGH SCHOOL ASSOCIATION
LOCATION: 377 WOODBRIDGE AVENUE
LOT NOS. 6 – 7, CONCESSION NO. 8**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 20, 2005:

Recommendation

That Sign Variance Application SV.05-13, Toronto District Christian High School Association, be APPROVED, subject to landscaping be provided at the base of the sign.

37

**ARCHITECTURAL DESIGN (CONTROL) GUIDELINES
AND APPROVAL OF CONTROL ARCHITECT
BLOCK 33 WEST COMMUNITY
FILE BL.33W.2001**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and

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- 2) **That the deputation of Mr. Rob Nicolocci, RH Design, 71 Silton Road, Suite 9, Woodbridge, L4L 7Z8, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT the Architectural Design Guidelines for the Block 33 West Community, prepared by The Planning Partnership Ltd. with Sterling, Finlayson Architects, dated May 2005, BE APPROVED; and,
2. THAT The Planning Partnership Ltd., BE APPROVED as the Control Architect for the Block 33 West Community.

38 **DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V05
TERRA PINE VALLEY CORPORATION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-05V05 (Terra Pine Valley Corporation) BE DRAFT APPROVED, subject to the conditions of draft approval in Attachment #1.

39 **DRAFT PLAN OF SUBDIVISION FILE 19T-04V14
1609985 AND 1609986 ONTARIO LIMITED
REPORT #P.2004.63**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Subdivision File 19T-04V14 (1609985 and 1609986 Ontario Limited) BE APPROVED, subject to the conditions of approval set out in Attachment #1.
2. THAT the subdivision agreement shall contain a provision requiring the Owner to pay to the City of 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 \$2200.00 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.
3. That the subdivision agreement contain a condition requiring the Owner to enter into a site development agreement and any other agreement(s) with the City of Vaughan and the Regional Municipality of York that are necessary to carry out the ultimate development plan

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and address among other matters municipal services, fencing, noise, road widenings, grading, and maintenance easements, etc., to the satisfaction of the City of Vaughan.

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-04V14 (1609985 and 1609986 Ontario Limited) be allocated sewage capacity from the York/Durham Servicing Scheme via the Woodbridge Service Area and water supply capacity from Pressure District No. 4 of the York Water Supply System, for a total of 58 residential units.”

40

**OFFICIAL PLAN AMENDMENT FILE OP.05.003
ZONING BY-LAW AMENDMENT FILE Z.05.009
PINE SEVEN OFFICE PARK INC.
REPORT #P.2005.18**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.003 (Pine Seven Office Park Inc.) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #494, to include the recently acquired portion of the closed Sylvan Brook Avenue road allowance into the OPA #494 Amendment area.
2. THAT Zoning By-law Amendment File Z.05.009 (Pine Seven Office Park Inc.) BE APPROVED, to rezone the subject lands from R1 Residential Zone to C1 Restricted Commercial Zone to implement a consistent zone category for the entire landholding, with the following exceptions:
 - a maximum building height of 17m; and
 - any additional exceptions required to implement the final approved site plan.

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**SITE DEVELOPMENT FILE DA.00.133
MAJOR MACKENZIE PROPERTY LIMITED**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.00.133 (Major Mackenzie Property Limited) BE APPROVED, to permit a one-storey commercial building, as shown on Attachment #2, subject to the following conditions:

1. That prior to the registration of the site plan agreement:

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- a) the final site plan, building elevations, and landscape plan shall be approved by the Development Planning Department;
 - b) the final site grading and servicing plans, and stormwater management report, parking and on-site vehicular circulation shall be approved by the Engineering Department;
 - c) all hydro requirements of PowerStream Inc. shall be satisfied; and
 - d) all requirements of the Region of York Transportation and Works Department shall be satisfied.
2. That the site plan agreement contain the following clause:
- a) If required, 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 51 of the Planning Act and City of Vaughan Policy. 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.04.015
1570683 ONTARIO LIMITED**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.04.015 (1570683 Ontario Limited) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations, and landscape plan, shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, noise report, access and on-site circulation shall be approved by the Engineering Department;
 - iii) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department; and
 - iv) the Owner shall satisfy all hydro requirements to the satisfaction of PowerStream Inc.
- b) That the site plan agreement contain the following provisions:

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- i) The Owner shall pay to Vaughan by way of the 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; and,
- ii) The Owner shall provide additional tree and shrub planting within the City's boulevard on Vista Gate in accordance with a landscape plan that is approved by the City. The additional boulevard planting shall be maintained (including watering, feeding and pruning) and replaced, as required, at the cost of the Owner.

43

**SITE DEVELOPMENT FILE DA.05.014
HYDRO ONE NETWORKS INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Site Development File DA.05.014 (Hydro One Networks Inc.) BE APPROVED, subject to the following conditions:
 - 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, and stormwater management report shall be approved by the Engineering Department;
 - iii) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
 - iv) the Owner shall satisfy all requirements of the Vaughan Fire Department; and,
 - v) the Owner shall satisfy all requirements of the Toronto Region Conservation Authority.

44

**SITE DEVELOPMENT FILE DA.00.014 (REVISED)
CATHOLIC CEMETERIES-ARCHDIOCESE OF TORONTO**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.00.014 (Revised) (Catholic Cemeteries-Archdiocese of Toronto) BE APPROVED, subject to the following conditions:

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- a) That prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations and landscape plan shall be approved by the Development Planning Department;
 - ii) all requirements of the Ministry of Transportation Ontario shall be satisfied; and
 - iii) the required variances shall be approved by the Committee of Adjustment.
- b) That the site plan agreement include the following provision:
 - i) that all applicable development charges shall be paid in accordance with the Development Charges By-law applicable at the time of building permit issuance.

45 **SITE DEVELOPMENT FILE DA.05.015
LORWOOD HOLDINGS INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Site Development File DA.05.015 (Lorwood Holdings Inc.) BE APPROVED, for Buildings 'A' and 'B' only, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan and elevation plan for Buildings 'A' and 'B', and landscape plan shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, and on-site traffic circulation shall be approved by the Engineering Department;
 - iii) the applicant shall satisfy all requirements of the Ministry of Transportation and the Region of York Transportation and Works Department;
 - iv) all requirements of the Toronto and Region Conservation Authority shall be satisfied;
 - v) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc;
 - vi) that 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 the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of

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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.

46 **SITE DEVELOPMENT FILE DA.05.018
NHD DEVELOPMENTS LTD.**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.05.018 (NHD Developments Ltd.) BE APPROVED.

47 **SITE DEVELOPMENT FILE DA.05.009
2056332 ONTARIO LTD.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.05.009 (2056332 Ontario Ltd.) BE APPROVED, for two industrial buildings, as shown on Attachment #2, subject to the following conditions:

- a) That prior to the registration of the site plan agreement:
 - i) the final site plan, building elevations, and landscape plans and cost estimate shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
 - iv) all requirements of the Region of York Transportation and Works Department shall be satisfied; and
 - v) all requirements of Canadian National Railway shall be satisfied.
- b) That the site plan agreement contain the following clause:

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- i) If required, 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 51 of the Planning Act and City of Vaughan Policy. 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.

48

**ZONING BY-LAW AMENDMENT FILE Z.05.020
REVISED DRAFT PLAN OF SUBDIVISION FILE 19T-03V12
ROYAL GARDEN HOMES LTD.
REPORT #P.2005.31**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.020 (Royal Garden Homes Ltd.) BE APPROVED, to amend By-law 1-88 to adjust the zone boundaries (RD4, RD3, and RD2 Zones) in the manner shown on Attachment #5, to reflect minor adjustments to the lotting pattern within the approved Draft Plan of Subdivision 19T-03V12.
2. THAT the revisions to the approved Draft Plan of Subdivision File 19T-03V12 (Royal Garden Homes Ltd.), as shown on Attachment #3, BE APPROVED, to reflect a minor adjustments to the lotting pattern.

49

**STREET NAME APPROVAL
BLOCK 18 COMMUNITY PLAN**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

THAT the following street names for the Block 18 Plan BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Peter Rupert Avenue
Street 'B'	Grand Trunk Avenue
Street 'C'	Freedom Trail
Street 'D'	Lealinds Road
Street 'E'	Black Maple Crescent
Street 'F'	Kavala Street
Street 'G'	Barli Crescent
Street 'H'	Silk Oak Court
Street 'I'	Petticoat Road
Street 'J'	Craigvale Street
Street 'L'	Jack Pine Road

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Street 'M'	Chayna Crescent
Street 'N'	Golden Orchard Road
Street 'O'	Ascalon drive
Street 'P'	Lauderdale Drive
Street 'Q'	Coral Acres Drive
Street 'R'	Mahogany Forest Drive
Street 'S'	Margarita Road
Street 'T'	Golden Forest Road
Street 'U'	Halo Court
Street 'V'	Spruce Pine crescent
Street 'W'	Overlander Way
Street 'X'	Warbler Avenue
Street 'Y'	Maple Valley Road
Street 'Z'	Paperbark Avenue
Street 'AA'	District Avenue
Street 'AB'	Maverick Crescent
Street 'AC'	Fiorini Court
Street 'AD'	Denali Court
Street 'AE'	Maurier Boulevard
Street 'AF'	Shanty Street
Street 'AG'	Carrier Crescent
Street 'AH'	Arband Avenue
Street 'AI'	Pullman Road
Street 'AJ'	Coupler Drive
Street 'AK'	Sir Sanford Fleming Way
Street 'AL'	Silker Street
Street 'AM'	Oberfrick Avenue
Street 'AN'	Edison Place
Street 'AO'	Ivy Glen Drive
Street 'AP'	Riverhill Drive
Street 'AQ'	Jazz Drive
Street 'AR'	Savona Place
Street 'AS'	Muret Crescent
Street 'AT'	Sand Valley Street
Street 'AU'	Featherwood Drive
Street 'AV'	Cherry Bush Road
Street 'AW'	Brunel Street
Street 'AX'	Big Hill Crescent
Street 'AY'	Catalpa Crescent
Street 'AZ'	White Beach Crescent
Street 'BA'	Laramie Crescent
Street 'BB'	Barletta Drive

50

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V06
DUFCON DEVELOPMENTS INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

That Draft Plan of Condominium 19CDM-05V06 (Dufcon Developments Inc.) BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.

51

**SITE DEVELOPMENT FILE DA.04.074
PARENTELA HOLDINGS LTD.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the revised site layout, building elevations and landscape plan for Site Development File DA.04.074 (Parentela Holdings Ltd) as shown on Attachments #3, #4 and #5, BE APPROVED, subject to the following conditions:

1. 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, stormwater management report, access, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - iv) all hydro requirements of Power Stream Inc. shall be satisfied; and
 - v) the required variances to implement the final site plan shall be approved by the Committee of Adjustment, and shall be final and binding.

52

**VAUGHAN CIVIC CENTRE PROJECT
PHASE 1 (CITY HALL) STATUS REPORT
COMPLETION OF DESIGN DEVELOPMENT**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager and the Commissioner of Community Services, dated June 20, 2005, be approved;
- 2) That a "Fairness Monitor" be appointed, from the legal community, to oversee the process of pre-qualifying general contractors and the eventual award of the tender for the construction of the new City Hall;
- 3) That detailed Terms of Reference be prepared by the City Solicitor in consultation with the Fairness Monitor;
- 4) That staff provide status updates on accounts for the Civic Centre project, to Members of Council; and

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- 5) **That the deputation of Mr. Paul De Buono, Vaughan Watch Inc., 9983 Keele Street, Suite 105, Vaughan, L6A 3Y5, and written submission dated June 20, 2005, be received.**

Recommendation

The City Manager and Commissioner of Community Services, in consultation with the Senior Management Team, recommend:

1. That the Vaughan Civic Centre Project (Phase 1) proceed to the Construction Document phase of the design process;
2. That the project budget be increased to take into account the following:
 - a) The estimated cost of the relocation of the existing storm sewer, in the amount of \$400,000 as part of the site preparation works;
 - b) The estimated cost of groundwater management measures, in the amount of \$375,000 as part of the site preparation works;
 - c) Increasing the load bearing capacity of the floor slabs, in the amount of \$125,000 as part of the construction budget;
 - d) Upgrading from LEED Silver to LEED Gold in the amount of \$750,000 to support energy efficiency and environmental sustainability.
3. That the cost of the Temporary Accommodations be excluded from the soft cost component of the Civic Centre budget, in the amount of \$2.7 million, and such costs be administered through a separate sub-project account and that the project budget be increased accordingly, in the amount of \$2.7 million;
4. That the City's Administration Fee be added to the budget and the proceeds from the City's Administration Fee be assigned to the City Hall Reserve Fund and that all other City fees be waived;
5. That Staff be authorized to initiate the prequalification process for the purpose of establishing the General Contractors that will be eligible to receive the tender for the construction of the new City Hall, (Vaughan Civic Centre Project: Phase 1); and that the Evaluation Committee as outlined in this report be approved.

53

**ONTARIO POWER AUTHORITY
ELECTRICITY SUPPLY TO YORK REGION STUDY
YORK REGION ELECTRICITY SUPPLY MUNICIPAL COUNCIL REVIEW FORUM
CITY REPRESENTATION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Di Biase, dated June 20, 2005:

Recommendation

Mayor Michael Di Biase recommends:

That this report be received for information purposes; and

That Council approve the nomination of Mayor Michael Di Biase and Councillor Peter Meffe as the City of Vaughan's representatives on the Ontario Power Authority's York Region Electricity Supply Municipal Council Review Forum.

54 **REQUEST TO USE COUNCIL CHAMBERS**
YORK REGIONAL POLICE - FOUR DISTRICT COMMUNITY LIAISON COMMITTEE
PUBLIC INFORMATION NIGHT – MARIJUANA GROW OPS FORUM

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Jackson, dated June 20, 2005:

Recommendation

Local and Regional Councillor Linda D. Jackson recommends:

That the City of Vaughan approve the use of Council Chambers at no cost, for the York Regional Police Four District Community Liaison Committee to host a public information night for the purposes of educating the public about marijuana grow houses, and

That a notice be posted on the City of Vaughan website as well as the City Page of local newspapers to advertise the Public Information Night – Marijuana Grow Ops Forum.

55 **NURSE PRACTITIONERS AND PRIMARY HEALTH-CARE RENEWAL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 20, 2005:

Recommendation

Councillor Tony Carella recommends adoption of the following resolution:

Whereas nurse practitioners have proven that they play an important role in the delivery of primary health care, not only in diagnosing and treating patients for common ailments, but also in health promotion and disease prevention;

And Whereas nurse practitioners practice in health-care settings ranging from community centres and health clinics, to medical practices, hospitals and long-term care facilities;

And Whereas the municipality is a direct stakeholder in the local primary health-care delivery system through contributions to the funding of institutions, and representation on hospital, public health agency and nursing home boards, as well as through the provision of emergency response services;

And Whereas healthier communities are stronger communities that are better able to foster economic development and attract residents of all ages;

And Whereas it is critical that timely and appropriate primary health-care services be available in our communities;

And Whereas good public alleviates long-term demands on the health system;

And Whereas it is recognized that a collaborative, team-based care model that is patient-centred is an effective and desirable model for the delivery of primary care to both patients and their families;

And Whereas the *Health Accord* 2003 prioritized timely access to family and community care through primary health-care teams that included nurse practitioners for all federal, provincial and territorial governments;

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Therefore be it resolved that the municipality send a letter to the Premier and Minister of Health to request:

- 1) that legislation supports the sustained integration of nurse practitioners in primary health-care reform;
- 2) that collaborative models of health services delivery be pursued;
- 3) that jurisdictional health human resource plans, to be published by December 31st, 2005, include an appropriate complement of nurse practitioners; and
- 4) that health human resource plans include targets for training, recruitment, and retention of all health professionals including nurse practitioners.

And further that the municipal administration contact area health-care agencies and institutions to determine the extent to which nurse practitioners are being employed, or are planned to be employed, in the local delivery of primary health care and to report back to council with the findings.

56

R.C.M.P. MEMORIAL TRUST FUND AND SCHOLARSHIPS

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 20, 2005:

Recommendation

Councillor Tony Carella recommends:

1. That the City Manager direct appropriate staff to communicate---to those members of the Royal Canadian Mounted Police having carriage of this matter---the interest of the City of Vaughan in assisting in efforts to promote contributions to the trust fund and scholarships to be established for the benefit of the families of Constables Peter Christopher Schiemann, Anthony Fitzgerald Orion Gordon, Lionide Nicholas Johnston, and Brock Warren Myrol---all of whom died in the line of duty in Mayerthorpe, Alberta, on March 3, 2005; and
2. That the City of Vaughan arrange to receive on consignment from the appropriate source lapel pins designed by the RCMP as memorial tokens and intended for sale to Canadians from coast to coast, the proceeds of which will constitute the financial basis of the trust fund and scholarships to be established by the RCMP for the benefit of the families of the aforementioned constables; and
3. That the City of Vaughan communicate to the citizens of Vaughan, through all means available to it, that these memorial pins are available for purchase from the City, and that all proceeds from the sale/purchase of said pins will be transmitted to the RCMP for the aforementioned purposes; and
4. That Councillor Carella have the honour of purchasing the first such pin.

57

FUTURE ACCOMMODATION OF PINE YORK SENIORS CLUB

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 20, 2005:

Recommendation

Councillor Tony Carella recommends that the Commissioner of Community Services be directed to explore any opportunities for cost efficiencies occasioned by the expiration in 2006 of the premises currently leased by the City of Vaughan for use by the Pine York Seniors Club.

58

VILLAGE OF WOODBRIDGE QUASQUICENTENNIAL COMMITTEE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 20, 2005:

Recommendation

Councillor Tony Carella recommends the appointment of a committee to plan the celebration in 2007 of the quasquicentennial (125th anniversary) of the incorporation of the Village of Woodbridge as a municipality, said committee to

- be chaired by the Ward 2 councillor, and to
- include His Worship the Mayor and Members of Council (either ex-officio or as active participants, as they may choose and so indicate), and to
- include up to seven members of the community residing in Woodbridge and recruited by the Clerks Department no later than December 31, 2005, in the same manner as employed with respect to appointments to non-statutory advisory committees, and to
- have reasonable and appropriate staff support

59

PROMOTING SAFER TRAVEL ON WOODBRIDGE AVENUE

The Committee of the Whole recommends:

- 1) That a three-way stop sign at the intersection of Woodbridge Avenue and Fairground Lane/Old Firehall Lane, not be installed; and**
- 2) That the following report of Councillor Carella, dated June 20, 2005, be received.**

Recommendation

Councillor Tony Carella recommends the installation of a three-way stop sign at the intersection of Woodbridge Avenue and Fairground Lane/Old Firehall Lane.

60

ENTRANCE FEATURE AT ARISTA GATE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 20, 2005:

Recommendation

Councillor Tony Carella recommends that any discussions between the City of Vaughan and the Region of York with respect to the addition of planted and/or paved medians on streets intersecting Islington Avenue between Langstaff Road and Rutherford Road (e.g., Wycliffe Avenue, Wycliffe Gate, etc.) include consideration of Arista Gate as the site of a planted and/or paved centre median at the intersection of Arista Gate at Islington Avenue.

61 **STOP SIGNS IN THE VICINITY OF ST. ANDREW'S SCHOOL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 20, 2005:

Recommendation

Councillor Tony Carella recommends that appropriate staff conduct studies to determine the appropriateness of installing stop signs at the following intersections in the general vicinity of St. Andrew's Catholic School: Castillian Drive & Sonoma Boulevard, Century Grove & Montebello Avenue, Amelynn Crescent & Montebello Avenue and Royal Pine Drive & Forest Fountain Drive.

62 **INSTALLATION OF THREE-WAY STOP AT SUNSET RIDGE/KISTLER STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 20, 2005:

Recommendation

Councillor Tony Carella recommends staff be directed to prepare a report on the feasibility of installing a three-way stop sign at the intersection of Sunset Ridge and Kistler Street.

63 **TENDER AWARD - T05-127 MUNICIPAL WASTE COLLECTION SERVICES**

The Committee of the Whole recommends:

- 1) That staff provide a report with respect to the costs associated with directing Vaughan's garbage to the alternative facility noted, pending availability in 2007; and
- 2) That staff notify Miller Waste Systems, A Division of Miller Paving Limited, of the reconsideration of this matter.

Recommendation

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

1. Tender T05-127 for the provision of municipal waste collection services be awarded to Miller Waste Systems, A Division of Miller Paving Limited, at a 5 year price of \$36,438,082.49
2. The Mayor and Clerk be authorized to sign the necessary documents.

64 **DRAGLAM DEVELOPMENTS INC.
AMENDMENT TO CERTIFICATE OF APPROVAL NO. 4239-6ACQYC**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 20, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends that:

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1. The City advise the Ministry of Environment that it does not object to the request from Draglam Developments Inc. to allow for an increase in the amount of tonnage received at their 401 Bowes Rd facility from 12 tonnes per day to 299 tonnes per day, and onsite storage increase from 47 to 200 tonnes, provided that;
 - a) All discharges from the operation to the sanitary and storm sewer systems meet the requirements of the City of Vaughan's By-Law No. 94-94 and all existing and/or future amendments to it.
 - b) That the Emergency Plan pertaining to waste transfer and processing operations be submitted to the City of Vaughan and submitted annually thereafter; and,
2. Copies of this report and Council's resolution be sent to: Ms Veronica Pochmursky, Waste Evaluator at the Ministry of Environment, Environmental Assessment and Approvals Branch, Floor 12A, 2 St. Clair Ave. West, Toronto, Ontario, M4V 1L5

65

**CITY OF VAUGHAN - BUILDING BY-LAW
BILL 124 – THE NEW ONTARIO BUILDING CODE ACT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning in consultation with the Commissioner of Legal and Administrative Services recommends that the draft Building By-law substantially in accordance with the attached, be forwarded to the Council meeting of June 27, 2005 for enactment.

66

APPOINTMENT OF BUILDING OFFICIALS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

That a By-law be enacted to amend By-law 285-91 as amended, by deleting Schedule "A" and replacing it with a new Schedule "A".

67

**SITE DEVELOPMENT FILE DA.05.020
7330 KEELE ST. DEVELOPMENTS INC.**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

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THAT Site Development File DA.05.020 (7330 Keele St. Developments Inc.) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department;
 - b) the final site servicing and grading plan, stormwater management report, parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
 - c) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - d) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
 - e) all requirements of the Ministry of Transportation shall be satisfied; and,
 - f) the required variances shall be approved by the Committee of Adjustment, and shall be final and binding.

2. The site plan agreement shall contain the following provision:
 - a) If required, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 51 of the Planning Act and City of Vaughan policy. 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.

68

**SITE DEVELOPMENT FILE DA.05.003
GANZ REALTY LIMITED**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.05.003 (Ganz Realty Limited) BE APPROVED.

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69

**DRAFT PLAN OF SUBDIVISION FILE 19T-05V03
TONLU HOLDINGS LIMITED
REPORT #P.2005.30**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Subdivision 19T-05V03 (Tonlu Holdings Limited) as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1.
2. THAT the Subdivision Agreement shall contain a provision requiring the Owner to pay to the City of 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.
3. THAT the following street name for Draft Plan of Subdivision 19T-05V03 (Tonlu Holdings Limited), as shown on Attachment #4, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Golden Spruce Lane

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-05V03 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 23 townhouse residential units, following the execution of a subdivision agreement to the satisfaction of the City."

70

**ZONING BY-LAW AMENDMENT FILE Z.04.060
1599732 ONTARIO LIMITED
REPORT #P.2004.110**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.04.060 (1599732 Ontario Limited) BE APPROVED, to rezone the subject lands shown on Attachment #1 from A Agricultural Zone to C5 (H) Community Commercial Zone with the addition of the Holding Symbol (H), to facilitate a severance of the

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property, and the future development of the lands with a gas bar and car wash, subject to the following:

- a) that the following additional site-specific uses shall be permitted on the subject lands zoned C5 Community Commercial Zone:
 - automobile gas bar
 - car wash; and
 - automobile service station;
- b) that the following uses shall not be permitted on the subject lands:
 - supermarket; and
 - drive-through;
- c) the Holding 'H' provision shall be removed from the subject lands, upon Council's approval of a Site Development application.

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**STREET NAME APPROVAL
PARAMOUNT CANADA'S WONDERLAND**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

THAT the following street name for Paramount Canada's Wonderland BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Canada's Wonderland Drive

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**KIRBY ROAD
REDUCTION OF SPEED LIMIT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated June 20, 2005:

Recommendation

Councillor Peter Meffe recommends:

THAT the current speed limit of 80 Km/h per hour along Kirby Road from Keele Street to Dufferin Street be reduced to 60 Km/h.

AND THAT staff post the appropriate signage.

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73

PROACTIVE ENFORCEMENT OF BY-LAW 263-01, SECTION 3

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 20, 2005:

Recommendation

Councillor Tony Carella recommends that Enforcement staff adopt a pro-active approach to dealing with violations of Section 3 of By-Law 263-01 along the hydro corridor which bisects west Woodbridge between Rainbow Creek (in the vicinity of Brasswinds Court and Albany Drive) and Rutherford Road, exclusive of any portion of the corridor in areas subject to the control of the Toronto Region Conservation Authority.

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COMMUNITY MEETING REGARDING MICHAEL FITZGERALD PARKETTE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 20, 2005:

Recommendation

Councillor Tony Carella recommends that appropriate staff be directed to attend a meeting with the residents of Islington Woods, to discuss on site the present and future status of Michael Fitzgerald Parkette, such meeting to be arranged by the Islington Woods Ratepayers Association, with the attendance of the local councillor.

75

VICEROY ROAD – NO PARKING SIGNS

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated June 20, 2005:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That "No Parking" signs be installed on both the north and south side of Viceroy Road, between Futurity Place and Dufferin Street.

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**ZONING BY-LAW AMENDMENT FILE Z.03.015
SITE DEVELOPMENT FILE DA.04.023
JANE-RUTH DEVELOPMENT INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

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1. THAT the Ontario Municipal Board be advised that Council endorses the approval of Zoning By-law Amendment File Z.03.015 (Jane-Ruth Development Inc.), subject to the following:
 - a) That By-law 1-88 be amended as follows:
 - i) rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to RA3 Apartment Residential Zone, OS1 Open Space Conservation Zone, and C1(H) Restricted Commercial Zone with the addition of the Holding Symbol "H" in the manner shown on Attachment #15;
 - ii) permit a maximum residential density on the subject lands of 200 units per hectare or a maximum Floor Space Index of 2.7, whichever is the lesser;
 - iii) require the following minimum building setbacks for the lands zoned RA3 Apartment Residential Zone:
 - 115.5m from the north property line, abutting the CN pullback track;
 - 2.5m from the westerly property line;
 - 20m from the southerly property line;
 - 10m from an OS1 Open Space Conservation Zone;
 - 0.0m for a portion of a building or structure located below grade;
 - iv) permit a maximum residential building height of 16 storeys or 50m, exclusive of accessory roof construction such as mechanical penthouses, elevators, antenna, parapet walls or roof top equipment in an RA3 Residential Apartment Zone;
 - v) provide an exception to the definition of a "lot" to consider this site as one lot for zoning purposes regardless of future conveyances, easements, etc. made on the property;
 - vi) require a minimum amenity area of 49.9m²/ residential dwelling unit;
 - vii) prohibit any buildings or structures in the tree preservation area shown on Attachment #15;
 - viii) exclude the lands from Sections 3.8(g) and (i), 3.21, and 4.1.4(f) respecting the minimum access and driveway width, frontage on a public street, intersection of a driveway with a street, and driveway dimension requirements;
 - ix) require a minimum landscape strip of 2m along a lot line that abuts a street line;
 - x) prohibit the following uses and require a minimum building setback and development standards for the lands zoned C1 General Commercial Zone as follows:
 - prohibit the following uses on the subject lands: automotive retail store; boating showroom; funeral home; laboratory; and a radio transmission establishment;
 - a 1.5 m setback from a building to the north lot line abutting the CN pullback track;
 - a 10m building setback from an OS1 Open Space Conservation Zone;
 - a 6m building setback from the westerly property line;
 - a 3 m building setback to the south limit of the Commercial Zone;

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- a 50m maximum building height for a hotel or an office building;
 - a 6m minimum building height;
 - prohibit any building or structure within the tree preservation area shown on Attachment #19;
 - permit a maximum gross floor area for an office building or hotel of 2.0 times the lot area;
- xi) require that no building permit shall be issued for any unit on the subject lands prior to the applicant submitting an application for draft plan of condominium;
- xii) any other exceptions that may be required to implement the final approved site development application; and
- xiii) require that the proposed driveway from Jane Street shall be utilized exclusively for access to the residential development and shall not be used to provide access to the abutting commercial lands.
- b) That prior to the Ontario Municipal Board issuing its' Decision Order respecting the implementing zoning by-law, the Owner shall submit a survey, prepared by an Ontario Land Surveyor, which establishes:
- the final development limits of the subject lands to the satisfaction of the Toronto and Region Conservation Authority and the City; and,
 - the boundary of the proposed tree preservation area identified in the draft zoning by-law.
- c) That in accordance with the requirements of the Official Plan, the Open Space lands be zoned OS1 Open Space Conservation Zone and dedicated to the Toronto and Region Conservation Authority (TRCA) or City of Vaughan free of all costs and encumbrance.
2. THAT the Ontario Municipal Board be advised that Council endorses the approval of Site Development File DA.04.028 (Jane-Ruth Development Inc.), subject to the following:
- a) the Owner shall submit a noise impact assessment study to the satisfaction of the City, in consultation with CN Rail, to address the noise issues identified in the OMB's Decision Order, and as required by the Ministry of the Environment guidelines; and that the City shall select a qualified noise consultant to conduct a peer review of the study, at the Owner's expense;
- b) that the final site plan, building elevations, landscape plan and cost estimate shall be approved to the satisfaction of the Development Planning Department;
- c) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
- d) the Owner shall satisfy all requirements of the Region of York;
- e) the Owner shall satisfy all hydro requirements of PowerStream Inc.;
- f) the Owner shall satisfy all requirements of the Fire Department;
- g) that the residential development shall proceed by way of a draft plan of condominium;

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- h) that the internal road connecting the site from Rutherford Road to Jane Street be constructed as part of Phase 1 of the proposed development;
- i) that the site plan agreement include the following clauses:
 - i) "The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to the high density rate applicable on a per unit basis or 5% of the value, whichever is higher, for the residential component, and 2% for the commercial component, prior to the issuance of a building permit, in accordance with Section 42 of the Planning Act and the City's cash-in-lieu policy. 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."
 - ii) "The Owner shall undertake the necessary noise study(ies) required to recommend the materials and construction methods to be employed to meet the stationary noise source criteria in all areas of the proposed building."
 - iii) "The Owner shall agree to implement all of the recommendations of the final approved noise study and that prior to the issuance of a building permit, a qualified engineer shall certify that the building plans implement the recommendations of the approved noise study(ies)."
 - iv) "The Owner acknowledges and agrees that the proposed driveway access from Jane Street shall be used for residential purposes only and shall not be used to facilitate access to the abutting commercial lands."
- 3. THAT the OMB be requested to withhold its' Order respecting the Zoning By-law Amendment and Site Development Applications pending:
 - i) clarification from the OMB with respect to the timing of construction of the intervening commercial land uses and/or noise abatement measures and any interim noise abatement measures, if required;
 - ii) the Owner satisfying all the conditions of site plan approval set out above; and
 - iii) the final development and tree preservation area limits being confirmed to the satisfaction of the City and the Toronto and Region Conservation Authority.
- 4. THAT The Owner shall submit a phasing plan to identify the proposed staging of development including, but not limited to: pedestrian and vehicular connections; trail system connections; amenity area; and landscaping; and that the Phasing Plan be included in the site plan agreement.
- 5. THAT Council pass the following resolution with respect to the allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS RESOLVED THAT the proposed Site Plan Application DA.04.023 be allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 6 of the York Water Supply System, for a total of 467 residential apartment units, following the execution of a site plan agreement to the satisfaction of the City."

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**STREET NAME APPROVAL
BLOCK 11 COMMUNITY PLAN**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

THAT the following street names within the Block 11 Plan (19T-95066, 19T-03V09, 19T-95044) BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street '2'	Thomas Cook Avenue (previously approved)
Street '3'	Ilan Ramon Boulevard (previously approved)
Street '4'	Geshner Crescent
Street '5'	Haven Road
Street '6'	Carmel Street
Street '7'	Asner Avenue
Street '8'	Gamla Road
Street '9'	Yarden Drive
Street '10'	Givon Street
Street '11'	Rumsey Road
Street '12'	Timna Crescent
Street '13'	Wallenberg Drive
Street '14'	Randolph Drive
Street '15'	Chaiwood Court
Street '16'	Moraine Hill Drive
Street '17'	Marc Santi Boulevard (previously approved)
Street '18'	Ironbark Court
Street '19'	Woodchuck Court
Street '20'	Marmot Court
Street '21'	Crimson Forest Drive
Street '22'	Apple Grove Court
Street '23'	Rock Elm Court
Street '24'	Wolf Creek Crescent
Street '25'	Blue Grouse Road
Street '26'	White Spruce Crescent

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**ZONING BY-LAW AMENDMENT FILE Z.03.062
SITE DEVELOPMENT FILE DA.03.052
SOFIA ROM, A.C.E. DAYCARE**

The Committee of the Whole recommends:

- 1) That this matter be referred to the Council meeting of June 27, 2005 for the applicant to meet with staff and the Ward 4 sub-committee to address the concerns expressed;
- 2) That the following deputations be received:
 - a) Mr. Mark Senderowitz, Wisebrod/Zeliger Associates, Barristers & Solicitors, 245 Fairview Mall Drive, Suite 510, Toronto, M2J 4T1, on behalf of the applicant;

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- b) Ms. Sofia Rom, A.C.E. Daycare;
 - c) Mr. Martin Hiller, Architect for the Project;
 - d) Mr. Robert Cole, 910 Rutherford Road, Maple, L0J 1E0, on behalf of the Carrville United Church;
 - e) Mr. Robert Massoud, 901 Rutherford Road, Maple, L6A 1S2, on behalf of The Christian Community Church;
 - f) Ms. Susan Locey, 901 Rutherford Road, Maple, L6A 1S2, on behalf of The Christian Community Church; and
 - g) Mr. Rom, A.C.E. Daycare; and
- 3) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.062 (Sofia Rom, A.C.E. Daycare) BE APPROVED, to rezone the subject lands shown on Attachment #1 from RR Rural Residential Zone to C1 Restricted Commercial Zone (tableland) and OS1 Open Space Conservation Zone (valleyland) in order to permit a day care, business or professional office uses, and private technical school (music school) as shown on Attachment #2, subject to the following:
 - i) require a minimum interior side yard of 2.3m from the easterly property line to the building;
 - ii) require a minimum rear yard of 14.0m;
 - iii) require a minimum interior side yard of 5.68m from the westerly property line to the building;
 - iv) require a minimum 3.0m wide landscape strip abutting Rutherford Road;
 - v) no loading spaces shall be required;
 - vi) permit a maximum building height of 12.5m;
 - vii) permit a minimum 38 parking spaces.
2. THAT Site Development File DA.03.052 (Sofia Rom, A.C.E. Daycare) 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 and stormwater management report shall be approved by the Engineering Department;
 - iii) the Owner shall obtain all necessary approvals from the adjacent landowners Block 10 and Block 11 Developers Group) for the proposed watermain and sanitary connections; and the Owner shall ensure all financial obligations are in place with the Developer Groups in Block 10 and 11;
 - iv) the final parking study shall be approved by the City of Vaughan Engineering Department;
 - v) all requirements of the Region of York Transportation and Works Department shall be satisfied;

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- vi) all requirements of the Toronto and Region Conservation Authority shall be satisfied;
 - vii) all hydro requirements shall be fulfilled to the satisfaction of Power Stream Inc.; and
 - viii) the implementing zoning by-law shall be in full force and effect.
- b) That the site plan agreement include the following provisions:
- i) the Owner shall pay to Vaughan by way of certified cheque cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of the 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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**SITE DEVELOPMENT FILE DA.04.047
TEMPLE KOL AMI
REPORT #P.2003.71**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.04.047 for a 32 unit townhouse development BE APPROVED, subject to the following conditions:

- 1. That prior to the execution of the site plan agreement:
 - a) the final site plan, building elevations, tree inventory and preservation plan, and landscape plan and detailed cost estimate shall be approved by the Development Planning Department;
 - b) the final site servicing and grading plans, stormwater management report and noise report shall be approved by the Engineering Department;
 - c) the Owner shall make arrangements to acquire Block 392 from the adjacent subdivision developer in order to permit access for the site onto a municipal road and service connections from Summeridge Drive;
 - d) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department; and
 - e) all hydro requirements of PowerStream Inc. shall be satisfied.
- 2. That the site plan agreement include the following provisions:

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- a) the Owner shall dedicate any required road widenings, daylight triangles and 0.3m reserves, free of all costs and encumbrances, to the appropriate agency or authority as required.
 - b) The Owner shall pay to the City of 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 the rate per unit applicable for high density lands 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 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
3. That Council adopt 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 Development Application DA.04.047 (Temple Kol Ami) is allocated sewage and water capacity for a total of 32 residential units."

**80 SERVICE DELIVERY STANDARDS FOR DEPARTMENTS INTEGRATING
WITH ACCESS VAUGHAN**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated June 20, 2005, be approved; and
- 2) That staff provide a status report to a Committee of the Whole (Working Session) meeting in the Fall of 2005.

Recommendation

The Commissioner of Economic/Technology Development and Communications in consultation with the City Manager and the Senior Management Team recommends:

- 1. That Council receive this report for information.

**81 ZONING BY-LAW AMENDMENT FILE Z.04.033
L.SCHWARTZBERG, HARRY AND SARAH KRANC
REPORT #P.2004.87**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and
- 2) That the following written submissions be received:
 - a) Ms. Maria Villa Tisbe, President, Brownridge Ratepayers' Association, 42 White Boulevard, Thornhill, L4J 5Z2, dated June 20, 2005; and
 - b) Mr. Scott Arbuckle, Planning & Engineering Initiatives Limited, 52 Village Centre Place, Suite 200, Mississauga, L4Z 1V9, dated June 20, 2005.

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Recommendation

The Commissioner of Planning recommends:

THAT Zoning Bylaw Amendment File Z.04.033 (L. Schwartzberg, Harry and Sarah Kranc) BE REFUSED.

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**ZONING BY-LAW AMENDMENT FILE Z.04.058
SITE DEVELOPMENT FILE DA.04.059
COLAVECCHIA GARDEN LTD.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.058 (Colavecchia Garden Ltd.) BE APPROVED, subject to the following conditions:
 - a) That the implementing by-law:
 - i) rezone a portion of the subject lands (\pm 1.24ha) from A Agricultural Zone to C7 Service Commercial Zone, in the manner shown on Attachment #1; and,
 - ii) provide any necessary exceptions to the C7 Service Commercial Zone to implement the approved site plan.
2. THAT Site Development final File DA.04.059 (Colavecchia Garden Ltd.) BE APPROVED, subject to the following:
 - a) That prior to the execution 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 servicing and grading plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
 - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - iv) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
 - v) the final archaeological assessment shall be approved by the Ministry of Culture and the Vaughan Cultural Services Division; and,

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- vi) The lot severance shall be approved by the Committee of Adjustment and shall be final and binding;
- b) That the site plan agreement include the following provision:
 - i) The Owner shall pay to the City of 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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**OFFICIAL PLAN AMENDMENT FILE OP.05.010
SCEPTRE DEVELOPMENTS
REPORT #P.2005.27**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and
- 2) That the following deputations be received:
 - a) Mr. Jamie Maynard, 75 William Street, Woodbridge, L4L 2R9;
 - b) Mr. Greg Barbieri, President, Kipling Ratepayers' Association, 27 Cheltenham Avenue, Woodbridge, L4L 1K6; and
 - c) Mr. Daniel Cusimano, Cusimano Architect Inc., 130 Bridgeland Avenue, Suite LL1, Toronto, M6A 1Z4, on behalf of the applicant.

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Official Plan Amendment File OP.05.010 (Sceptre Developments) BE APPROVED, to redesignate the subject lands shown on Attachments #1 and #2 from "Low Density Residential" to "Mixed Use Commercial" in accordance with the Woodbridge Core Area policies in OPA #440 to permit a 4-storey, 39 unit residential condominium (stacked townhouse) building with 912m² of ground floor commercial area, and that the implementing Official Plan Amendment incorporate the following policies that will require the following:
 - a) the necessary studies (ie. parking study, traffic, environmental, cultural heritage resource impact assessment, noise etc.) to be submitted in support of a site plan application: and
 - b) a high quality built form in conformity with the Woodbridge Core Urban Design Guidelines and compatible with the existing built form and proposed (Phase One) development.

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**ZONING BY-LAW AMENDMENT FILE Z.65.84
DRAFT PLAN OF SUBDIVISION FILE 19T-84029
ROBINTIDE FARMS LIMITED
REPORT # P.2004.74**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application File Z.65.84 (Robintide Farms Limited) BE APPROVED, to provide an exception to the ORM Oak Ridges Moraine and OS5 Open Space Environmental Protection Zone to permit the following:
 - an estate residential plan of subdivision with the application of the RR Rural Residential Zone standards, and the following exceptions to the RR Zone:
 - minimum lot frontage shall be 28m;
 - minimum lot area shall be 6,000m²;
 - minimum setback to the OS5 Zone shall be 15m; and
 - a stormwater management pond shall be permitted within the OS5 Open Space Environmental Protection Zone.
2. That Draft Plan of Subdivision File 19T-84029 (Robintide Farms Limited) BE APPROVED, subject to conditions set out in Attachment #1;
3. 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, 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 the following street name for Draft Plan of Subdivision 19T-84029 (Robintide Farms Limited), as shown on Attachment #3, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Robintide Court

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**OFFICIAL PLAN AMENDMENT FILE OP.04.021
ZONING BY-LAW AMENDMENT FILE Z.04.073
680401 ONTARIO LIMITED, IN TRUST FOR NETWORK REALTY
REPORT #P.2005.12**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005, be approved; and

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- 2) That the written submission of Mr. Bob Natanson, 1 Maison Parc Court, Suite 415, Thornhill, L4J 9K1, dated June 16, 2005, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.04.021 (680401 Ontario Limited, In Trust For Network Realty) BE APPROVED, to increase the maximum net residential density on lands designated "Mixed Commercial/Residential Area" in OPA #471, from 148 to 170 units/ha (ie. from 78 to 129 units [increase of 51 units] on the subject lands, or from 227 to 278 units on the combined subject and northerly Alterra lands); and to reduce the maximum permitted commercial gross floor area from 1,100 m² to 557 m².
2. THAT Zoning By-law Amendment File Z.04.073 (680401 Ontario Limited, In Trust For Network Realty) BE APPROVED, to amend the site-specific provisions of the RA3 Apartment Residential Zone in Exception 9(545) of By-law 1-88, as follows:
 - a) require a minimum residential parking standard of 1.15 spaces/unit;
 - b) require a minimum commercial parking standard of 5.4 spaces/100 m² GFA;
 - c) permit a maximum of 56 surface parking spaces;
 - d) require a minimum 1.2m wide landscape strip abutting Dufferin Street, directly adjacent to the northwest corner of the building;
 - e) revise the building envelope on Exception Schedule "E-396" to facilitate a narrower and longer building footprint, consistent with the conceptual site plan on Attachment #2;
 - f) permit a maximum residential GFA of 13,087 m²;
 - g) permit a maximum commercial GFA of 557 m²;
 - h) permit a combined maximum residential/commercial GFA of 13,644 m²;
 - i) permit a maximum of 129 residential dwelling units on the subject lands, or a maximum of 278 units on the combined subject and northerly Alterra site; and,
 - j) require a minimum amenity space standard of 15.4 m²/unit.
3. THAT the implementing zoning by-law not be enacted until Council has approved a site plan application for the subject lands.

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**OFFICIAL PLAN AMENDMENT FILE OP.04.012
ZONING BY-LAW AMENDMENT FILE Z.04.038
SITE DEVELOPMENT FILE DA.05.004
1556615 ONTARIO LIMITED**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 20, 2005:

Recommendation

The Commissioner of Planning recommends:

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1. THAT Official Plan Amendment File OP.04.012 (1556615 Ontario Limited) BE APPROVED, to redesignate the subject lands shown on Attachment #1 from "Office Commercial" to "Neighbourhood Commercial" with the appropriate provisions to be included in the Official Plan Amendment to implement a proposed mixed-use residential/commercial development.
2. THAT Zoning By-law Amendment File Z.04.038 (1556615 Ontario Limited) BE APPROVED, subject to the following:
 - a) That By-law 1-88, be amended, as follows:
 - i) that rezone the subject lands shown on Attachment #1 be rezoned from C8 (H) Office Commercial Zone with the Holding Symbol "H" to C4 Neighbourhood Commercial Zone with a site-specific zoning exception to permit a three-storey, mixed-use development fronting onto Keele Street comprised of 1374m² of ground floor commercial uses with 35 residential units above, as shown on Attachment #2;
 - ii) that the following commercial uses be permitted on the subject lands:
 - eating establishment, eating establishment, convenience and eating establishment, take-out restricted to Building "A" (abutting Eagle Rock Way) only;
 - bank or financial institution;
 - business or professional office;
 - personal service shop;
 - photography studio;
 - retail store;
 - service or repair shop;
 - video store; and
 - iii) that the implementing zoning by-law include the following exceptions to implement the proposed site plan shown on Attachment #2:
 - permit a maximum of 35 residential units;
 - permit a total maximum commercial gross floor area of 1374m² on the subject lands within the entire Building "A", and on the ground floor only in Buildings "B", "C" and "D";
 - require a minimum front yard (Eagle Rock Way) of 0.85m;
 - require a minimum rear yard (south) of 10.3m;
 - require a minimum exterior side yard (Keele Street) of 0.39m;
 - permit a maximum building height of three (3) storeys;
 - require a minimum of 134 parking spaces;
 - require a minimum landscape strip width of 0.39m abutting a street;
 - require a minimum landscaping strip width of 1.0m abutting a Residential Zone; and,
 - include any other zoning exceptions that are required to implement the final approved site plan.
3. THAT Site Development File DA.05.004 (1556615 Ontario Limited) BE APPROVED, subject to the following:
 - a) That prior to the execution of the site plan agreement;
 - i) the final site plan, building elevations, landscape plan and cost estimate shall be approved by the Development Planning Department;

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- ii) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering Department;
 - iii) the Owner shall submit a detailed parking plan identifying on-site demarcation of tenant, visitor and commercial parking spaces and the proposed method for controlling access to each;
 - iv) the Owner shall provide a lighting plan for the proposed parking area including a photometric site plan to identify light levels abutting the residential uses;
 - v) the Owner shall identify snow storage areas on the landscape plan and provide details with respect to the proposed method of on-site garbage storage and disposal;
 - vi) the Owner shall submit a noise study to the satisfaction of the Engineering Department;
 - vii) the Owner shall satisfy all hydro requirements of PowerStream Inc.;
 - viii) the Owner shall satisfy all requirements of the Fire Department;
 - ix) the Owner shall satisfy all requirements of the Region of York; and
 - x) the implementing Official Plan and Zoning By-law Amendment documents shall be in full force and effect.
- b) the site plan agreement shall include the following clauses:
- i) a clause requiring the Owner to agree to allow (including the granting of all necessary easements) vehicular and pedestrian ingress and egress to and from the subject lands and a driveway required for a rear laneway with the abutting lands to the south, in accordance with Official Plan Amendment No. 350, and subject to any required Council approved and by-law, if necessary;
 - ii) the appropriate clause(s) requiring the Owner to implement all recommendations of the approved noise study;
 - iii) a clause requiring that all rooftop mechanical units be adequately screened; and,
 - iv) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to the high density rate applicable on a per unit basis or 5% of the value, whichever is higher, with respect to the subject lands for the residential component, prior to the issuance of a building permit, in accordance with Section 42 of the Planning Act and the City's Cash-in-lieu Policy. 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.
4. That the following resolution be adopted allocating sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Site Development Application DA.05.004 be allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply capacity from

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Pressure District No. 6 of the York Water Supply System, for a total of 35 residential apartment units, following the execution of a site plan agreement to the satisfaction of the City.”

87

GAS TAX REBATE FOR ONTARIO

The Committee of the Whole recommends that staff provide a report on the gas tax rebate from the Federal Government, addressing the concerns expressed with respect to the short falls of the gas tax rebate using the 2001 census statistics as opposed to the current population statistics and including a resolution, if warranted, to AMO and other municipalities, expressing the concerns of this formula.

The foregoing matter was brought to the attention of the Committee by Mayor Di Biase.

88

VAUGHAN CITIZEN NEWSPAPER ARTICLE

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of June 20, 2005.

The foregoing matter was brought to the attention of the Committee by Mayor Di Biase.

Refer to Item 12 , Committee of the Whole (Closed Session) Report No. 43 for disposition of this matter.

89

**PRESENTATION – MR. MR. GABRIELE DELUCA
WITH RESPECT TO 2005 SENIOR OF THE YEAR**

Mayor Michael Di Biase and Regional Councillor Joyce Frustaglio provided words of congratulations and presented Mr. Gabriele DeLuca with the Ministry of Citizenship and Immigration of Ontario 's 2005 Senior of the Year certificate, in recognition of his dedication and commitment to better the community.

90

**DEPUTATION – MR. PAUL DEROSE
WITH RESPECT TO WILD ANIMAL CONCERNS**

The Committee of the Whole recommends that the deputation of Mr. Paul DeRose, 37 Southview Drive, Concord, L4K 2K8, and written submission dated June 6, 2005, be received.

91

**DEPUTATION – MR. GIUSEPPE DELLA FORTUNA
WITH RESPECT TO TRAFFIC ISSUES ON RAYMOND ROAD**

The Committee of the Whole recommends that the deputation of Mr. Giuseppe Della Fortuna, 73 Raymond Road, Woodbridge, L4L 2K9 and written submission dated June 15, 2005, and petition, be received.

92

**DEPUTATION – MR. JIM MACAULAY
WITH RESPECT TO ADVERTISING FOR THE TAXI INDUSTRY**

The Committee of the Whole recommends that the deputation of Mr. Jim Macaulay, Adfleet Advertising Inc., 1911 Victoria Park Avenue, Suite 115, Scarborough, M1R 1T7, and the information package, be received and referred to staff for a report in the Fall of 2005 on the benefits and potential for revenues.

93

**DEPUTATION – MS. DEBORAH SCHULTE
WITH RESPECT TO THE PROPOSED EMS CENTRE ON ISLINGTON AVENUE**

The Committee of the Whole recommends that the deputation of Ms. Deborah Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8, and written submission dated June 20, 2005, be received and that the comments be taken into consideration, and if necessary, staff meet with the community.

94

**DEPUTATION – MS. JANE WARD
WITH RESPECT TO A SIDEWALK ON PINE GROVE ROAD**

The Committee of the Whole recommends that the deputation of Ms. Jane Ward, 155 Pine Grove Road, Woodbridge, L4L 2H7, and the written submission, and petition, be received and referred to staff for a report to the Council meeting of June 27, 2005.

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 7:07 p.m.

Respectfully submitted,

Regional Councillor Mario F. Ferri, Chair