

**CITY OF VAUGHAN**  
**REPORT NO. 50 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on September 26, 2005*

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The Committee of the Whole met at 1:16 p.m., on September 19, 2005.

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

The following items were dealt with:

**1                                   SIGN ENFORCEMENT RECOMMENDATION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated September 19, 2005:**

**Recommendation**

Councillor Sandra Yeung Racco recommends:

That the following resolution be approved:

AND WHEREAS the City of Vaughan has witnessed the proliferation of illegal signs across the municipality;

AND WHEREAS the City of Vaughan has received numerous complaints from residents concerning the proliferation of illegal signs across the municipality;

AND WHEREAS The City of Vaughan ByLaw department continually wastes time, money and resources in its attempts to stop the proliferation of illegal signs;

AND WHEREAS the current City of Vaughan Sign By-Law limits the extent to which the proliferation of illegal signs can be stopped by prohibiting charges being laid against the party whose name is contained in the sign;

AND WHEREAS the City of Vaughan is requesting that the Province provide the City with more authority and autonomy to address local issues;

Now therefore be it resolved:

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That the City of Vaughan requests to the province that they consider strengthening the Municipal Act, R.S.O 1990 in order to allow local municipalities to charge and recoup costs for illegal signage from those whose name is on the sign rather than the current law which only permits charges to be laid unless its placement is witnessed by a party thereto.

That this resolution be circulated to Dalton McGuinty, Premier of Ontario, the Hon. John Gerretsen, Minister of Municipal Affairs and Housing, the Hon. Greg Sorbara, MPP, King-Vaughan-Aurora & Minister of Finance, Mario G. Racco – MPP Thornhill, and other MPP's within municipalities of the GTA and the City of Toronto.

**2                                    AWARD OF DESIGN / BUILD OF ARTIFICIAL TURF SOCCER FIELD  
   AND ASSOCIATED PARK FACILITIES - PROPOSAL T05-055**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 19, 2005:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Directors of Purchasing, Reserves and Investments and Parks Development recommends:

1. That T05-055, Design / Build of Artificial Turf Soccer Field and Associated Park Facilities be awarded to Northgate Farms Limited for the amount of \$1,704,202.00 (excluding G.S.T.); and,
2. That a contingency allowance of 10% be approved, within which the Commissioner of Community Services is authorized to approve amendments to the contract; and,
3. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

*Mayor Di Biase declared an interest with respect to the foregoing matter as he is an Honourary Past President of the Woodbridge Soccer Club and did not take part in the discussion or vote on this matter.*

**3                                    AWARD OF TENDER T05-181  
   THE SUPPLY AND PLANTING OF TREES**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Community Services and the Director of Parks and Forestry Operations, dated September 19, 2005, be approved;
- 2) That staff provide a resolution requesting that the Minister of Agriculture and Agri-Food increase compensation to municipalities for replanting and maintenance of trees destroyed due to the infestation of the Asian Long-Horned Beetle; and
- 3) That the following be approved in accordance with the memorandum of the Director of Reserves and Investments, dated September 19, 2005:

**“That the inclusion of the matter on a public Committee or Council agenda for the additional funding request identified as “Award of Tender T05-181 The Supply and Planting of Trees” is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002.”**



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**AWARD OF TENDER T05-115  
HIGHWAY 27 (Y.R. 27) ROADWAY LIGHTING AND SIDEWALK CONSTRUCTION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 19, 2005:**

**Recommendation**

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

1. That Tender T05-115 for the Highway 27 (Y.R. 27) Roadway Lighting and Sidewalk Construction be awarded to Fellmore Electrical Contractors Limited in the amount of \$219,700.75 plus G.S.T.;
2. That a contingency allowance in the amount of \$22,000.00 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 \$2,200.00 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.

**7**

**CT-03-03 SUPPLY AND DELIVERY OF BULK SODIUM CHLORIDE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 19, 2005:**

**Recommendation**

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

1. That the pricing submitted by Sifto Canada through the Region of York for co-operative tender CT-03-03 be accepted, for the supply and delivery of sodium chloride (winter road salt) for the 2005-2006 winter season; and;
2. That the Mayor and Clerk be authorized to sign the necessary documents.

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**BANKING FACILITY SIGNATURES – TD CANADA TRUST**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance and Corporate Services, dated September 19, 2005:**

**Recommendation**

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

1. That an additional senior staff member, the Director of Reserves & Investments, be added to the following list of signing authorities for banking related financial transactions;

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Mayor Michael Di Biase  
Regional Councillor Mario Ferri  
Commissioner of Finance & Corporate Services, Clayton D. Harris  
Director of Finance, Barry Jackson  
Director of Reserves & Investments, Ferruccio Castellarin

2. That the necessary banking documentation be updated and forwarded to the City's bank, TD Canada Trust.

**9**

**2006 SCHEDULE OF MEETINGS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 19, 2005:**

**Recommendation**

The City Clerk recommends:

- 1) That the 2006 Schedule of Meetings be adopted.

**10**

**SITE DEVELOPMENT FILE DA.03.071  
STONE MANOR DEVELOPMENTS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 19, 2005:**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development File DA.03.071 (Stone Manor Developments) BE APPROVED, to permit the development of 16 residential blocks, comprised of 82 townhouse units and 4 semi-detached units, for a combined total of 86 residential units as shown on Attachment #2, subject to the following conditions:

- a) That prior to the registration of the site development agreement:
  - i) the final site plan, elevation plan, landscape plan, and Architectural Urban Design Guidelines shall be approved by the Development Planning Department;
  - ii) the final site servicing and grading plans, stormwater management report, and on-site vehicular circulation shall be approved by the Engineering Department;
  - iii) all required road widenings and access onto Region Road #7 shall be approved to the satisfaction of the Region of York Transportation and Works Department;
  - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and
  - v) the approved plan of subdivision 19T-04V03 shall be registered.
- b) That the site development agreement contain the following provisions:
  - i) snow removal and garbage pick-up shall be privately administered and the responsibility of the condominium corporation; and

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- ii) the Owner shall agree to obtain the necessary easements (vehicular, pedestrian, maintenance, etc) to the satisfaction of the City.

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**SITE DEVELOPMENT FILE DA.04.080  
UNITED PEOPLE CORPORATION AND  
UNITED CAPITAL INVESTMENTS LTD., C/O DELUCA GROUP**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 19, 2005:**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development File DA.04.080 (United People Corporation and United Capital Investments Ltd., c/o DeLuca Group) BE APPROVED, to permit 7 residential blocks, comprised of 37 townhouse units as shown on Attachment #2, subject to the following conditions:

- a) That prior to the registration of the site development agreement:
  - i) the final site plan, elevation plan, landscape plan, and Architectural Urban Design Guidelines shall be approved by the Development Planning Department;
  - ii) the final site servicing and grading plans, stormwater management report, and on-site vehicular circulation, shall be approved by the Engineering Department;
  - iii) all required road widenings and access onto Regional Road #7 shall be approved to the satisfaction of the Region of York Transportation and Works Department;
  - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and
  - v) the approved plan of subdivision 19T-04V04 shall be registered.
- b) That the site development agreement contain the following provision:
  - i) snow removal and garbage pick-up shall be privately administered and the responsibility of the condominium corporation; and
  - iii) the Owner shall agree to obtain the necessary easements (vehicular, pedestrian, maintenance, etc.) to the satisfaction of the City.

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**ZONING BY-LAW AMENDMENT FILE Z.05.008  
CANADIAN PACIFIC RAILWAY  
REPORT #P.2005.19  
(Referred from the Council Meeting of September 12, 2005)**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated September 6, 2005, be approved;**
- 2) **That the applicant be requested to install additional landscape buffers around the perimeter of the property;**

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- 3) That the applicant be requested to revitalize the grain elevator and add extra landscaping along the frontage of the property;
- 4) That the memorandum of the Senior Manager of Enforcement Services dated September 16, 2005, be received; and
- 5) That the deputation of Ms. Michelle T. Banfield, Larkin & Associates Planning Consultants Inc., 1168 Kingdale Road, Newmarket, L3Y 4W1, and written submission dated September 15, 2005, be received.

Council, at its meeting of September 12, 2005, adopted the following:

That this matter be referred to the Committee of the Whole meeting of September 19, 2005 for further consultation with staff and the applicant to address the access, egress, and property standards issues;

That the memorandum from the Commissioner of Planning, dated September 12, 2005, be received; and

That the written submission from Ms. Michelle T. Banfield, Larkin & Associates Planning Consultants Inc., 1168 Kingdale Road, Newmarket, L3Y 4W1, dated September 7, 2005, be received.

Recommendation of the Committee of the Whole meeting of September 6, 2005:

The Committee of the Whole recommends that this matter be referred to the Council meeting of September 12, 2005.

Report of the Commissioner of Planning dated September 6, 2005

**Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.05.008 (Canadian Pacific Railway) BE APPROVED, and that the implementing by-law amend the M3 Transportation Industrial Zone to allow the continued use of the subject lands shown on Attachment #1 only for a driveway access to the existing westerly fuel operation business located at 852 Nashville Road (Maw's Fuels Ltd.) with the following site-specific exception to permit a maximum driveway access and aisle width of 24.91m.

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**ALL-WAY STOP CONTROL  
CASA VISTA DRIVE AND VIA CARMINE AVENUE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Jackson, dated September 19, 2005:**

**Recommendation**

In response to requests from the Sonoma Heights Ratepayers' Association and residents immediately adjacent to the intersection in question, Local and Regional Councillor Linda D. Jackson recommends that an all-way stop control be installed at the intersection of Casa Vista Drive and Via Carmine Avenue.

**14                                      TRAFFIC CALMING COMMITTEE: WYCLIFFE SUBDIVISION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated September 19, 2005:**

**Recommendation**

Councillor Carella recommends the establishment of a traffic calming committee to review traffic conditions in the area bounded by Clarence Street on the west, Rutherford Road on the north, Islington Avenue on the east, and Kiloran Avenue/Wycliffe Avenue on the south; and to make recommendations for the calming of traffic within this area.

**15                                      DEVELOPMENT CONCEPT-HUMBER NORTH EXTENSION  
PROPOSED PLAN OF SUBDIVISION 19T-03V02**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated September 19, 2005:**

**Recommendation**

Councillor Peter Meffe recommends:

That the Development Planning Department review the development concept brought forward by the landowners, Kleinburg Area Ratepayers Association and the Hedgerow Lane Subdivision Owners regarding the development proposal on the west side of Regional Road 27, south of Kirby Road, in the community of Kleinburg and report back on the principle of establishing a buffer area along the southern limits of the subject lands adjacent to the Hedgerow Lane subdivision.

**16                                      REQUEST FOR INSTALLATION OF TRAFFIC SIGNALS  
LANGSTAFF ROAD AND BALDING BOULEVARD**

**The Committee of the Whole recommends:**

- 1)        That Clause 1 of the recommendation contained in the following report of Regional Councillor Frustaglio, dated September 19, 2005, be approved;**
- 2)        That a funding request in the amount of \$90,000 to top up available funding to the Region of York's estimated cost of \$125,000 come from unspent funds from 2005 completed projects; and**
- 3)        That staff provide a report to the Council meeting of September 26, 2005 with respect to the City of Vaughan front-ending projects for The Regional Municipality of York and the process of when warrants are met.**

**Recommendation**

Regional and Local Councillor Joyce Frustaglio recommends:

- 1.        THAT the Regional Municipality of York be requested to immediately undertake the installation of full traffic signals at the intersection of Langstaff Road and Balding Boulevard in the City of Vaughan at the cost of the City of Vaughan, and;**



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2. THAT a funding request in the amount of \$90,000 to top up available funding to the Region of York's estimated cost of \$125,000 be included in the City's 2006 Capital Budget for consideration.

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**2014 COMMONWEALTH GAMES BID**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Di Biase, dated September 19, 2005:**

**Recommendation**

Mayor Michael Di Biase recommends:

That the following resolution be approved:

AND WHEREAS the City of Vaughan has identified supporting the TTC subway extension as a goal within Vaughan Vision 2007

AND WHEREAS the City of Vaughan has identified strengthening the City's diversified economic base, including developing a tourism strategy, as a goal within Vaughan Vision 2007

AND WHEREAS the Commonwealth Games could provide the impetus for developing the City's tourism opportunities; providing local business opportunities, building economic competitiveness and spurring transportation and transit infrastructure investments

Now therefore be it resolved:

That the City of Vaughan supports York Region's bid for the 2014 Commonwealth Games.

That the Mayor and Commissioner of Economic/Technology Development and Communications be appointed as the representatives to work with York Region's bid committee.

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**CERTIFICATE OF APPROVAL – DONGARA PELLET FACTORY INC.**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 19, 2005, be approved; and
- 2) That the written submission of Mr. Paul De Buono, Vaughan Watch Inc., 9983 Keele Street, Suite 105, Vaughan, L6A 3Y5, dated September 19, 2005, be received.

**Recommendation**

The Commissioner of Engineering and Public Works recommends that:

1. The Ministry of Environment be advised that the City does not object to the proposal submitted by Dongara Pellet Factory Inc. to process up to 800 tonnes per day of solid waste at the proposed location in the City of Vaughan; and,
2. Copies of this report be sent to the Ministry of Environment, Environmental Assessment and Approvals Branch, Floor 12A, 2 St. Clair Avenue, Toronto Ontario, M4V 1L5, to the attention of Mr. Timothy Edwards, Senior Review Engineer.

**19**

**AWARD OF TENDER T05-209  
VISTA GATE PARKETTE – PARK DEVELOPMENT  
AND REQUEST FOR ADDITIONAL FUNDS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 19, 2005:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Directors of Purchasing and Parks Development and the Manager of Capital, recommends:

1. That T05-209, VISTA GATE PARKETTE – PARK DEVELOPMENT be awarded to Pine Valley Enterprises Inc. for the amount of \$125,195.00 (excluding G.S.T.); and,
2. That a contingency allowance in the amount of \$12,000.00 be approved within which the Director of Parks Development is authorized to approve amendments to the contract; and,
3. That additional funding in the amount of \$15,000.00 be approved with \$13,500 funded from City Wide Development Charges – Parks Development and \$1,500 funded from taxation; and,
4. That notwithstanding Council's policies that no service category in a pre-financing position (deficit) be increased and that no commitment be more than 50% of anticipated revenues for any service category that is already in a pre-financed position, Council approve the request for additional funds in the amount of \$15,000 (funded \$13,500 from City Wide Development Charges – Parks Development and \$1,500 from taxation); and,
5. That the inclusion of the matter on a public Committee or Council agenda for the additional funding request identified as Award of Tender T05-209 Vista Gate Parkette – Park Development and Request for Additional Funds is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002; and,
6. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

**20**

**CANADA-ONTARIO MUNICIPAL RURAL INFRASTRUCTURE FUND (COMRIF)  
INTAKE TWO APPLICATION APPROVAL  
GREENING VAUGHAN (PHASE 2) – GREEN BIN ORGANICS COLLECTION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance and Corporate Services and the Commissioner of Engineering and Public Works, dated September 19, 2005:**

**Recommendation**

The Commissioner of Finance & Corporate Services and the Commissioner of Engineering & Public Works in consultation with the Director of Public Works and the Managers of Capital and Solid Waste Management recommend:

1. THAT the information contained in this report with respect to the COMRIF program be received,

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2. THAT staff be authorized to submit an application to Intake Two of the COMRIF program for **"Greening Vaughan (Phase 2) – Green Bin Organics Collection"** for an amount up to \$2,435,950 requesting 2/3 funding from the Governments of Canada and Ontario in the combined amount of \$1,623,967 for a net cost to the City of \$811,983,
3. THAT the total funding requirement of \$2,435,950 be included in the 2006 capital budget deliberations process and funded from taxation contingent on COMRIF funding approval,
4. THAT for the purposes of the COMRIF application, Council endorse **"Greening Vaughan (Phase 2) – Green Bin Organics Collection"** as the Municipality's highest priority and,
5. THAT the appropriate staff be authorized to sign the application and the Mayor and Clerk be authorized to execute the necessary agreements.

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**PROPOSED CITY OF TORONTO LEGISLATION**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and the Commissioner of Finance and Corporate Services, dated September 19, 2005, be approved; and
- 2) That staff contact the Joint Ontario-City of Toronto Task Force and request the latest draft of the Report and Recommendations.

**Recommendation**

The Commissioner of Legal and Administrative Services and the Commissioner of Finance & Corporate Services recommends:

1. That the Council of the City of Vaughan pass a resolution to be forwarded to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the Minister of Finance and all GTA municipalities, requesting that all GTA municipalities, particularly those sharing a border with the City of Toronto and other interested municipalities be provided with a copy of the final Report and Recommendations of the ***Joint Ontario-City of Toronto Task Force to Review the City of Toronto Act and Other Legislation*** and all such municipalities be given an opportunity to comment on the Recommendations prior to the introduction of a Bill in the Ontario Legislature to revise the *City of Toronto Act, 1997* (No. 1 and 2), relevant private legislation and other relevant statutes affecting the City of Toronto;
2. That City Legal and Finance staff continue to monitor the progress of the Joint Task Force and provide a report back to the Intergovernmental Relations Committee once the final Report and Recommendations of the Joint Task Force and draft legislation or Bill, if any, are released for the approval of the City of Toronto Council and the Cabinet of the Government of Ontario;

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**ONTARIO POWER AUTHORITY  
YORK REGION ELECTRICITY SUPPLY STUDY  
DRAFT RECOMMENDATIONS TO THE ONTARIO ENERGY BOARD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated September 19, 2005:



19, 2005, and pictures, be received and referred to staff for review and a report back to the Council meeting of September 26, 2005.

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**NEW BUSINESS – THREE-WAY STOP SIGNS  
AT STEVENSON ROAD AND VALLEYVIEW COURT, KLEINBURG**

The Committee of the Whole recommends:

**WHEREAS** the community provided a petition May '05 for a three way stop sign at Stevenson Road And Valleyview Court, Kleinburg;

**AND WHEREAS** large construction vehicles are speeding through an existing residential neighbourhood causing safety issues;

**THEREFORE IT IS RECOMMENDED THAT** staff install temporary three way stop signs at Stevenson Road and Valleyview Court, Kleinburg;

**AND THAT** staff request York Regional Police attend at this location to control speeding and community safety;

**AND THAT** staff bring this item forward to the Committee of the Whole meeting of October 11, 2005.

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

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**NEW BUSINESS – CUPE REQUEST  
FOR PROCLAMATION OF COMMUNITY DAY**

**The Committee of the Whole recommends that** staff provide a report to the Council meeting of September 26, 2005 with respect to the request of CUPE.

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

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The Committee of the Whole passed the following resolution:

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

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

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The meeting adjourned at 3:55 p.m.

Respectfully submitted,

Regional Councillor Linda D. Jackson, Chair