



**3**

**THORNHILL PARK TENNIS CLUB**

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

**Recommendation**

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

1. That Council authorize the signing of an license agreement with the Thornhill Park Tennis Club for use of the Thornhill Tennis Clubhouse subject to the terms and conditions in the agreement; and,
2. That a By-law is enacted authorizing the signing and execution of any of the documents hereto.

**4**

**AWARD OF TENDER T05-196  
STARLING PARK – PARK DEVELOPMENT**

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

**Recommendation**

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

1. That T05-196, STARLING PARK – PARK DEVELOPMENT be awarded to Forest Contractors Ltd. for the amount of \$296,870.00; 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.

**5**

**ENTERPRISE GEOGRAPHIC INFORMATION SYSTEM (GIS)  
STATUS UPDATE AND FUTURE DIRECTION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated November 21, 2005:**

**Recommendation**

The Commissioner of Economic/Technology Development and Communications, in consultation with the Chief Information Officer (CIO), recommends:

1. That this report be received for information.

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**6** **ASSUMPTION – PINE VALLEY BUSINESS PARK – SHARER ROAD – PHASE 5**  
**19T-81006/ 65M-2643**

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

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-2643 and that the municipal services letter of credit be released.

**7** **ASSUMPTION – HOLLYROD DEVELOPMENTS INC.**  
**19T-97V31/ 65M-3365**

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

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3365 and that the municipal services letter of credit be released.

**8** **ASSUMPTION – MAPLE GARDENS**  
**19T-93011/65M-3122**

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

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3122, and that the municipal services letter of credit be released.

**9** **ASSUMPTION – SONOMA SUBDIVISION– PHASE 2**  
**19T-97V09/ 65M-3435**

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

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3435 and that the municipal services letter of credit be released.

**10** **WESTON DOWNS COMMUNITY**

**VILLAGE GREEN DRIVE REVIEW**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 21, 2005, be approved; and

**Further, the Committee of the Whole recommends:**

**That staff be directed to work with the developer and the builder to ensure that the boulevard trees on Polo Crescent, Orr Road and Village Green Avenue are planted according to our policy and the subdivision agreement.**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That no further traffic calming measures or traffic control devices be installed on Village Green Drive or Orr Avenue.

**11** **CALDARI ROAD AND LOCKE STREET  
ALL-WAY STOP CONTROL REVIEW**

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

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

The installation of an all-way stop control at the intersection of Caldari Road and Locke Street.

**12** **TENDER AWARD – T05-232 CLOVERLEAF SWALE REPAIR**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 21, 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 T05-232, Part A Cloverleaf Swale Repair be awarded to Dynex Construction Limited at the bid price of \$127,551.49, including all applicable taxes;
2. That Part B of Tender T05-232 for the repair of the Jersey Creek Swale, also be awarded to Dynex Construction Limited at the bid price of \$129,660.46, including all applicable taxes;
3. That the Jersey Creek Swale repairs (Part B), be funded from the funding available in the Cloverleaf Swale Capital Budget account;
4. That a contingency allowance in the amount of \$26,000 be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve additional works; and,

5. That the Mayor and Clerk be authorized to sign the necessary documents.

**13                    MUNICIPAL FUNDING AGREEMENT – FEDERAL GAS TAX REVENUES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance and Corporate Services, dated November 21, 2005:**

**Recommendation**

The Commissioner of Finance & Corporate Services in consultation with Legal staff recommends:

- 1) That Council enter into the Municipal Funding Agreement – Transfer Federal Gas Tax Revenues between the Association of Municipalities of Ontario (AMO) and the City of Vaughan; and
- 2) That a by-law be enacted to authorize the Mayor and City Clerk to execute the related documents and agreement.

**14                    INVESTMENT BANKING – CORPORATE TRADING ACCOUNTS AUTHORIZATION**

**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 Director of Reserves and Investments, dated November 21, 2005:**

**Recommendation**

The Commissioner of Finance & Corporate Services and the Director of Reserves & Investments recommends:

- 1) That the City of Vaughan enter into Corporate Trading Account Agreements with: CIBC Wood Gundy, BMO Nesbitt Burns, RBC Dominion Securities, Scotia Capital, and other financial institutions as deemed appropriate by the Treasurer; and
- 2) That the Commissioner of Finance & Corporate Services and the Director of Financial Services be authorized to sign the necessary documentation.

**15                    DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Director of Reserves & Investments, dated November 21, 2005, be approved; and
- 2) That the memorandum of the Director of Reserves & Investments, dated November 21, 2005, be received.

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**Recommendation**

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

- 1) That in accordance with the appropriate semi-annual adjustments sections of each respective development charge by-law, the City Wide Development Charge rates and Special Service Area Development Charge rates be increased accordingly, once the rate increase is published by Statistics Canada, effective January 1, 2006; and
- 2) That although the index was not available at the time of writing the report it will be available prior to Council approval.

16

**STREET NAME APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-89024, PHASE VII  
VELLORE VILLAGE ESTATES INC.**

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

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the following street names for Draft Plan of Subdivision File 19T-89024, Phase VII (Vellore Village Estates Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Grand Vellore Crescent
Street 'B'	Via Campanile (existing)
Street 'C'	Davos Road (existing)
Street 'D'	Cappella Drive
Street 'E'	Bellini Avenue (existing)
Street 'F'	Terme Avenue (existing)
Street 'G'	Moderna Drive (existing)
Street 'H'	Josephine Road
Street 'I'	Foresta Drive
Street 'J'	Valle Avenue
Street 'K'	Campi Road
Street 'L'	Filippazzo Road
Street 'M'	Rossi Drive (existing)
Street 'N'	Credo Drive
Street 'O'	Rossario Drive (existing)
Street 'P'	St. Urbain Drive (existing)
Street 'Q'	Tiglio Road
Street 'R'	Bosco Drive
Street 'S'	Frassino Drive
Street 'T'	Silvestre Avenue

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**ZONING BY-LAW AMENDMENT FILE Z.00.022  
DRAFT PLAN OF SUBDIVISION FILE 19T-00V03  
LORMEL DEVELOPMENTS (WESTON) INC. & OZNER CORPORATION (SOUTH)  
REPORT #P.2003.76**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated November 21, 2005, be approved; and**
- 2) **That staff report on a policy addressing the issue of litter boxes at super mailboxes.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.00.022 (Lormel Developments [Weston] Inc. & Ozner Corporation [South]) BE APPROVED, to rezone the subject lands shown on Attachment #3, as follows:
  - i) Lots 227, 228, 247 and 248 from A Agricultural Zone to RD3 Residential Detached Zone Three to provide for 4 lots for single detached dwelling units with minimum lot frontages of 12m and lot areas of 324m<sup>2</sup>;
  - ii) Lots 230 to 246 inclusive from A Agricultural Zone to RD4 Residential Detached Zone Four to provide for 17 lots for single detached dwelling units with minimum lot frontages of 9m and lot areas of 243m<sup>2</sup>;
  - iii) Lot 229 from A Agricultural Zone to RS1 Residential Semi-Detached Zone One to provide for 1 lot for 2 semi-detached dwelling units with minimum lot frontages of 7.5m per unit and lot areas of 202m<sup>2</sup>;
  - iv) Blocks 139 to 153 inclusive from A Agricultural Zone to RT1(H) Residential Townhouse Zone with the "H" Holding Symbol to provide for 15 blocks for 74 street townhouse dwelling units with minimum lot frontages of 6m per unit and lot areas of 162m<sup>2</sup>, and permitting only a use legally existing as of the date of enactment of the implementing zoning by-law, until the Holding provision is removed;
  - v) Block 269 from A Agricultural Zone to C3 Local Commercial Zone to provide for a 0.473 ha future local commercial development;
  - vi) Block 166 and Block 167 from A Agricultural Zone to OS2 Open Space Park Zone for a 9m wide walkway;
  - vii) require that prior to the removal of the "H" Holding Symbol from the RT1(H) Residential Townhouse Zone with "H" Holding Symbol (Blocks 139-153), water and sewage servicing capacity shall be identified and allocated by the City; and
  - viii) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
2. THAT Draft Plan of Subdivision 19T-00V03 (Lormel Developments [Weston] Inc. & Ozner Corporation [South]), as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.

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3. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-00V03 (Lormel Developments [Weston] Inc. & Ozner Corporation [South]) Phase 1 shall contain a provision that the parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an approved 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 Owner enter into an agreement with the City to be registered on title, indicating that the lots and/or blocks outside of Phase 1, being Blocks 139 to 153 inclusive, will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

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**ZONING BY-LAW AMENDMENT FILE Z.05.033  
SITE DEVELOPMENT FILE DA.05.030  
1541677 ONTARIO INC.**

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

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.033 (1541677 Ontario Inc.) BE APPROVED, to lift the Holding "H" provision on Block 2 of approved of Draft Plan of Subdivision 19T-04V08, currently zoned RA3-H Apartment Residential Zone as shown on Attachment #1, to facilitate the development of a 22-storey, 231 unit residential condominium apartment building.
2. THAT Site Development File DA.05.030 (1541677 Ontario Inc.) BE APPROVED, to permit the development of a 22-storey, 231 unit residential condominium apartment building as shown on Attachment #2, subject to the following conditions:
  - a) That prior to the execution of the site plan agreement:
    - i) the final site plan, elevation drawings and landscape plan shall be approved by the Development Planning Department;
    - ii) the final site servicing and grading plans and stormwater management report, access and on site circulation, including the underground parking garage, and noise report shall be approved by the Engineering Department;
    - iii) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc; and
    - iv) the required variances shall be obtained from the Committee of Adjustment and shall be final and binding; and
  - b) that the site plan agreement include the following conditions:
    - i) the Owner shall pay by way of a certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed unit rate of \$4,100.00 per unit prior to the issuance of a Building permit, in accordance with the Planning



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Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;

- ii) the Owner shall include all necessary noise warning clauses in the property and tenancy agreements for all dwelling units as identified in the Noise Report for Building "D", as approved by the Engineering Department; and
- iii) that Development Charges are to be paid in accordance with the Development Charges By-law applicable at the time of Building Permit issuance.

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**ZONING BY-LAW AMENDMENT FILE Z.05.042  
ARGENTO DEVELOPMENTS INC.  
REPORT #P.2005.56**

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

**Recommendation**

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.05.042 (Argento Developments Inc.) BE APPROVED, to rezone the subject lands from A Agricultural Zone to C2 General Commercial Zone as shown on Attachment #1, to facilitate the consolidation of the lands with the adjacent easterly C2 General Commercial Zone lands in approved Draft Plan of Subdivision 19T-03V08 (Argento Developments Inc.), and subject to the same zoning Exception 9(1221).

20

**AMALFI COURT, WOODBRIDGE**  
(Referred from the Council meeting of November 14, 2005)

**The Committee of the Whole recommends that this matter be referred to a future Committee of the Whole meeting.**

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

That this matter be referred to the Committee of the Whole meeting of November 21, 2005 for additional information that has been requested of staff.

Report of the Commissioner of Engineering and Public Works dated November 7, 2005

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That winter road maintenance on Amalfi Court remain the responsibility of the Condominium Corporation; and,
2. That municipal waste management collection services continue to be provided in accordance with Section 15 (e) (ii) of the site plan agreement, and curbside collection services not be provided within this development.

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**REQUEST FOR FENCE HEIGHT EXEMPTION**

**93 GLENSIDE DRIVE, MAPLE**

(Referred from the Council Meeting of November 14, 2005)

**The Committee of the Whole recommends**

- 1) **That the existing fence of approximately 45' at the side yard be permitted to the existing height as per the drawing submitted, and that the fence beyond this point be restricted to a maximum height of 6'6" to the back property line;**
- 2) **That the following report of the City Clerk, dated November 7, 2005, be received; and**
- 3) **That the written submissions of Mr. Thomas Sadowski, 99 Glenside Drive, Maple, L6A 2H8, dated November 4, 2005, and November 7, 2005 and photographs, be received.**

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

That this matter be referred to the Committee of the Whole meeting of November 21, 2005, to provide an opportunity for the Local Councillor to meet with the affected residents.

Report of the City Clerk dated November 7, 2005

**Recommendation**

The City Clerk requests direction on this matter.

22

**SITE DEVELOPMENT FILE DA.05.026**

**1567855 ONTARIO LTD.**

(Referred from the Council meeting of November 14, 2005)

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated November 7, 2005, be approved;**
- 2) **That the memorandum of the Commissioner of Planning, dated November 16, 2005, be received; and**
- 3) **That the revised elevation drawings submitted by the applicant, be received.**

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

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

Report of the Commissioner of Planning dated November 7, 2005

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development File DA.05.026 (1567855 Ontario Ltd.) BE APPROVED, to permit the development of a 2806m<sup>2</sup>, multi-unit commercial building, subject to the following conditions:

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- a) that prior to the registration of the site plan agreement:
  - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
  - ii) the final site grading and servicing plans, 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;
  - v) the Owner shall dedicate the lands designated and zoned Open Space into public ownership to the satisfaction of the Toronto and Region Conservation Authority;
  - vi) the Owner shall provide a trail corridor, within the subject open space lands, from the boulevard of Regional Road 7 to the satisfaction of the Parks Development Department. The said corridor shall be dedicated free and clear of all encumbrance and/or be in the form of an easement in favour of the City of Vaughan. The corridor shall be of sufficient area to implement a 5 metre wide level trail platform with a maximum fall of 8% on slope areas and be continuous through the subject open space lands; and,
  - vii) the required variances to implement the final site plan shall be approved by the Committee of Adjustment and such variances shall be final and binding; and,
- b) that the site plan agreement contain 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.

23

**ALL-WAY STOP CONTROL  
WIGWOSS DRIVE AND FOREST CIRCLE COURT**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of Regional Councillor Jackson, dated November 21, 2005, be approved; and**
- 2) **That the written submission of Ms. Elena D'Alessio, Seneca Heights Traffic Calming Committee, 246 Wigwoss Drive, Vaughan, L4L 2R4, dated November 16, 2005, be received.**

**Recommendation**

In response to requests from area residents and the Wigwoss Drive and Monsheen Drive Traffic Calming Committee, Local and Regional Councillor Linda D. Jackson recommends:

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- that an all-way stop control be installed at the intersection of Wigwoss Drive and Forest Circle Court,
- that an enacting bylaw be available at the Council meeting of November 28, 2005, and
- that all work associated with locates and sign installation be performed as soon as possible.

**24**                                    **FREDRICK STREET – TRAFFIC MANAGEMENT MEASURES**

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

**Recommendation**

In response to a petition submitted by local residents, Councillor Tony Carella recommends:

That staff be directed, in coordination with the Local Ward Councillor's office, to meet with the community to determine what traffic management measures might be considered for installation on Fredrick Street and to report to a future Committee of the Whole.

**25**                                    **DEPUTATION – MS. ISABELLA FERRARA (S.A.V.I.)  
WITH RESPECT TO THE SENIORS SUMMIT**

The Committee of the Whole recommends:

- 1) That the deputation of Ms. Isabella Ferrara, Chair, Seniors Association of Vaughan Initiative (S.A.V.I.), and written submissions dated October 12, 2005 and November 21, 2005, be received and referred to staff for a report reviewing the list of issues identified to a future meeting; and
- 2) That the following deputations be received:
  - a) Mr. Shadi Lal Bhatla, Co-Chair of the Summit Committee; and
  - b) Ms. Maria Eva Cristante, President, Maple Pioneer Italian Seniors Club.

**26**                                    **DEPUTATION – MR. NICK PINTO  
WITH RESPECT TO OUTSTANDING ISSUES IN WEST WOODBRIDGE**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Nick Pinto, President, West Woodbridge Homeowners Association and also appearing as a resident, and the written submission dated November 8, 2005, and the memorandum of the City Clerk, dated November 21, 2005, be received and referred to staff to develop and bring forward a policy on co-generation;
- 2) That staff investigate and review the enforcement of the "poop and scoop" by-law in West Woodbridge; and
- 3) That staff meet with the area ratepayers association, the community and the Local Councillor to review opportunities for dealing with the traffic issues at the intersection at Medallion Boulevard and Morning Star Drive, and provide a report as soon as possible.

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**DEPUTATION – MR. GAETANO IUORIO  
WITH RESPECT TO REPLACING EXISTING BOLLARDS ON CURTISS COURT**

**The Committee of the Whole recommends that the deputation of Mr. Gaetano Iuorio, 22 Curtiss Court, Maple, L6A 1Y4, and the written submission dated November 17, 2005 and the drawing submitted, be received.**

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The Committee of the Whole passed the following resolution:

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

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

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The meeting adjourned at 4:07 p.m.

Respectfully submitted,

Councillor Peter Meffe, Chair.