

**CITY OF VAUGHAN
COUNCIL MINUTES
JUNE 26, 2006**

Table of Contents

<u>Minute No.</u>		<u>Page No.</u>
150.	PRESENTATION – YOUTH COUNCILLOR MARK A. FRISOLI STATE OF THE YOUTH REPORT	163
151.	CONFIRMATION OF AGENDA	163
152.	DISCLOSURE OF INTEREST	164
153.	ADOPTION OR CORRECTION OF MINUTES.....	164
154.	DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION	164
155.	REQUEST FOR DEPUTATION – MS. DAWN BELMONTE WITH RESPECT TO PORTABLES AT ST. STEPHEN SCHOOL (Addendum No. 6).....	166
156.	CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION	166
157	PIERRE AND JANET BERTON TRAIL AT BOYD CONSERVATION AREA (Addendum No. 1).....	167
158.	ZONING BY-LAW AMENDMENT FILE Z.06.041, SITE DEVELOPMENT FILE DA.06.017 AGAU DEVELOPMENTS LIMITED (Supplementary Report) (Refer to Report No. 37, Item 110, and Minute No. 159)	168
159.	CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION	178
160.	VAUGHAN CAMPUS PROJECT UNITED JEWISH APPEAL FEDERATION GREATER TORONTO PROPERTY MATTER (Addendum No. 2).....	188
161.	AWARD OF TENDER T06-149 BATHURST CLARK LIBRARY ROOF REPAIR (Addendum No. 3)	188
162.	PORTAGE PARKWAY (FORMERLY APPLEWOOD CRESCENT) B. GOTTARDO CONSTRUCTION LTD. – STATUS UPDATE (Addendum No. 4).....	190
163.	SAINT FRANCIS TRAFFIC REVIEW (Addendum No. 5).....	190
164.	CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION	192
165.	PORTAGE PARKWAY (FORMERLY APPLEWOOD CRESCENT) B. GOTTARDO CONSTRUCTION LTD. – STATUS UPDATE (Addendum No. 4).....	193
166.	ADDENDUM BY-LAW NUMBER 273-2006 (Addendum No. 7)	193
167.	BY-LAWS FIRST, SECOND AND THIRD READINGS.....	194
168.	CONFIRMING BY-LAW	201
169.	ADJOURNMENT.....	202

CITY OF VAUGHAN

COUNCIL MEETING

MONDAY, JUNE 26, 2006

MINUTES

1:00 P.M.

Council convened in the Municipal Council Chambers in Vaughan, Ontario, at 1:30 p.m.

The following members were present:

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

Also present: Youth Councillor Mark A. Frisoli

150. PRESENTATION – YOUTH COUNCILLOR MARK A. FRISOLI
STATE OF THE YOUTH REPORT

Youth Councillor Mark A. Frisoli presented his State of the Youth Report.

MOVED by Regional Councillor Ferri
seconded by Regional Councillor Frustaglio

- 1) That Youth City Councillor Mark Anthony Frisoli's "State of the Youth" presentation and report be received; and
- 2) That the State of the Youth Report be forwarded to the Region of York, York Regional Police, York Region Transit, York Region District Catholic and Public School Boards, Mayor's Task Force on Community Safety and Security, Community Relations Committee, Safe City Committee, Vaughan Youth Cabinet, AMO, and FCM.

CARRIED

151. CONFIRMATION OF AGENDA

MOVED by Regional Councillor Frustaglio
seconded by Councillor Yeung Racco

THAT the agenda be confirmed.

AMENDMENT

MOVED by Regional Councillor Frustaglio
seconded by Regional Councillor Ferri

That the following addendums be added to the agenda:

1. PIERRE AND JANET BERTON TRAIL AT BOYD CONSERVATION AREA

Report of Councillor Carella with respect to the above.

2. VAUGHAN CAMPUS PROJECT
UNITED JEWISH APPEAL FEDERATION GREATER TORONTO
PROPERTY MATTER

Confidential report of the Commissioner of Community Services, the Director of Legal Services, and the Manager of Real Estate with respect to the above.

3. AWARD OF TENDER T06-149 BATHURST CLARK LIBRARY ROOF REPAIR

Report of the Commissioner of Community Services with respect to the above.

4. PORTAGE PARKWAY (FORMERLY APPLEWOOD CRESCENT)
B. GOTTARDO CONSTRUCTION LTD. – STATUS UPDATE

Confidential report of the Commissioner of Engineering and Public Works and the Commissioner of Legal and Administrative Services with respect to the above.

5. SAINT FRANCIS TRAFFIC REVIEW

Report of Councillor Di Vona and Councillor Meffe with respect to the above.

6. REQUEST FOR DEPUTATION – MS. DAWN BELMONTE
WITH RESPECT TO PORTABLES AT ST. STEPHEN SCHOOL

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

152. DISCLOSURE OF INTEREST

Regional Councillor Ferri declared an interest with respect to Item 50, Committee of the Whole Report No. 37, SIGN VARIANCE APPLICATION FILE NO: SV.06-012, OWNER: CANADIAN TIRE CORPORATION LTD, LOCATION: 3850 HIGHWAY 7, (HIGHWAY 7 & WESTON ROAD), PART LOT 6, CONCESSION 6, REGISTERED PLAN 65R-18505, as his daughter is an employee of Canadian Tire.

153. ADOPTION OR CORRECTION OF MINUTES

MOVED by Councillor Carella
seconded by Councillor Yeung Racco

THAT the minutes of the meeting June 12, 2006 be adopted as presented.

CARRIED

154. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

COUNCIL MEETING MINUTES – JUNE 26, 2006

Committee of the Whole (Working Session) Report No. 36

Item 2

Committee of the Whole Report No. 37

Items 23, 24, 28, 40, 50, 60, 61, 67, 73, 74, 80, 85, 88, 90, 94, 95, 98, 102, 103, 107, 109, 110, 111, 112, and 113

Committee of the Whole (Closed Session) Report No. 38

Items 3, 7, and 8

Audit Committee Report No. 1

Items 1 and 2

Addendum Items

1, 2, 3, 4, 5, and 6

Supplementary Report

Zoning By-Law Amendment File Z.06.041, Site Development File Da.06.017, Agau Developments Limited
(Refer to Minute No. 158)

MOVED by Regional Councillor Ferri
seconded by Regional Councillor Frustaglio

THAT Items 1 to 5 of the Committee of the Whole (Working Session) Report No. 36, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 114 of the Committee of the Whole Report No. 37, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 8 of the Committee of the Whole (Closed Session) Report No. 38, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 8 of the Committee of the Whole (Public Hearing) Report No. 39, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 7 of the Audit Committee Report No. 1, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 and 2 of the Budget Committee Report No. 2, BE APPROVED and the recommendations therein be adopted.

CARRIED

155. REQUEST FOR DEPUTATION – MS. DAWN BELMONTE WITH RESPECT TO PORTABLES AT ST. STEPHEN SCHOOL

(Addendum No. 6)

MOVED by Councillor Carella
seconded by Councillor Di Vona

- 1) That the deputation of Ms. Dawn Belmonte and photographs submitted, be received;
- 2) That the City Manager, or his designate, following consultation with all appropriate officials of the City of Vaughan, shall be authorized to approve amendments to the site plan for St. Stephen School, as may be eventually agreed to by the York Catholic School Board, in consultation with Ms. Dawn Belmonte, as representative of those residents of Lio Avenue who have voiced reasonable concerns in respect to the specific sites for the placement of portable classrooms at St. Stephen School; and
- 3) That such authorization shall lapse at 12 noon, July 14, 2006.

CARRIED

156. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 37

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 110 DEPUTATION – MR. PETER BERTON WITH RESPECT TO THE PRESERVATION OF THE PIERRE BERTON ARTIFACTS AND MEMORABILIA

MOVED by Councillor Meffe
seconded by Regional Councillor Ferri

THAT Item 110, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving that the City support this initiative; and

By approving that the source of funding be identified as the excess working capital received from Hydro Vaughan Distribution Inc., in accordance with the memorandum from the Commissioner of Finance & Corporate Services, dated June 26, 2006.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

Councillor Carella
Mayor Di Biase
Councillor Di Vona
Regional Councillor Ferri
Regional Councillor Frustaglio
Regional Councillor Jackson
Councillor Meffe
Councillor Yeung Racco
Councillor Shefman

157 PIERRE AND JANET BERTON TRAIL AT BOYD CONSERVATION AREA
(Addendum No. 1)

MOVED by Councillor Carella
seconded by Regional Councillor Jackson

That the recommendation contained in the following report of Councillor Carella, dated June 26, 2006, be approved:

NOT VOTED UPON

MOVED by Councillor Meffe
seconded by Regional Councillor Frustaglio

That this matter be referred to the Committee of the Whole meeting of September 5, 2006, for a further staff report addressing Members of Council's comments.

CARRIED

Recommendation

Councillor Tony Carella recommends:

- 1) That Vaughan Council endorse the establishment of the Pierre and Janet Berton Trail at Boyd Conservation Area as proposed in the attached letter (Attachment 1) received from Mr. Gary Wilkins, Humber Watershed Specialist, Watershed Management Division, Toronto and Region Conservation Authority (TRCA), dated June 15, 2006; and
- 2) That TRCA be advised that Vaughan Council are pleased to endorse the naming of the proposed trail route in honour of Pierre and Janet Berton.

Economic Impact

Nil

Purpose

To respond to TRCA's request for confirmation in writing that the City of Vaughan supports the establishment of the subject trail route and the naming of the route in honour of Pierre and Janet Berton.

Background - Analysis and Options

Council, at its meeting of December 12, 2005, in considering the matter respecting the Pierre and Janet Berton Trail at Boyd Conservation Area (Attachment 2) adopted the following:

“That this matter be referred to staff to request TRCA to provide details on any potential trail locations”.

The TRCA has responded to staff's request (refer to Attachment 1) and have requested in writing the City's formal support of the establishment and naming of the subject trail route.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

It is appropriate that Vaughan Council endorses the TRCA's establishment of a trail at Boyd Conservation Area and that the subject trail be named after two of the City of Vaughan's most prominent citizens.

Attachments

Attachment 1: Letter from Mr. Gary Wilkins, TRCA, dated June 15, 2006

Attachment 2: Council Extract December 12, 2005, Item 36, Committee of the Whole Report No. 68

Report prepared by:

Councillor Tony Carella

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**158. ZONING BY-LAW AMENDMENT FILE Z.06.041, SITE DEVELOPMENT FILE DA.06.017
AGAU DEVELOPMENTS LIMITED**

(Supplementary Report) (Refer to Report No. 37, Item 107, and Minute No. 159)

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Frustaglio

That the recommendation contained in the following report of the Commissioner of Planning, dated June 26, 2006, be approved, subject to replacing Clause vii) with the following:

- vii) the Owner shall agree to provide cross easements with the adjacent property owner to the north for the purpose of vehicle access through the subject lands;

CARRIED

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.041 (Agau Developments Limited) BE APPROVED, to remove the (H) Holding Symbol on the subject lands shown on Attachment #1, to permit commercial development as shown on Attachment #3.
2. THAT Site Development File DA.06.017 (Agau Developments Limited) BE APPROVED, to permit the construction of a multi-building commercial development as shown on Attachment #2, and Attachment #3, subject to the following conditions:
 - b) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan, building elevations, and tree inventory and assessment study shall be approved to the satisfaction of the Development Planning Department;
 - ii) the final site grading and servicing plan, stormwater management plans and environmental site assessment and archaeological reports shall be approved to the satisfaction of the Engineering Department;
 - iii) all hydro requirements of PowerStream Inc. shall be satisfied;

- iv) the Owner shall satisfy the requirements of Bell Canada including the provisions of the telecommunication facilities;
 - v) the Owner shall satisfy all requirements of the Region of York Transportation and Works Department;
 - vi) that prior to approval of the site plan, the Owner shall enter into a Development Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise, of the City of Vaughan, with regard to such matters as the City may consider necessary, including provisions of roads, municipal services and landscaping. The said agreement shall be registered against the lands to which it applies;
 - vii) the Owner shall agree to provide cross easements with the adjacent property owner to the north for the purpose of vehicle access through the subject lands upon development of the adjacent property, if necessary;
 - viii) the City of Vaughan Engineering Department shall have reviewed and approved a noise study, prepared by a qualified engineer;
 - ix) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - x) the Owner shall satisfy all requirements of Canada Post regarding the supply, installation and maintenance of all mail equipment on the site; and
 - xi) the required variances shall be approved by the Committee of Adjustment, and shall be final and binding.
- c) That the site plan agreement contain the following provisions:
- i) The Owner shall pay to the City by way of certified cheques, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with the Planning Act, and the City's cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, with the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division and the approve appraisal shall form the basis of the cash-in-lieu payment; and
 - ii) the Owner shall pay to the City all applicable Development Charges in accordance with Development Charge by-laws in effect at the time of building permit issuance.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted the following applications:

1. A Zoning By-law Amendment Application (File Z.06.041) to remove the Holding "H" provision on the subject lands shown on Attachment #1, currently zoned CMU1(H) (Mixed Use 1- Town Centre) and CMU2 (H) (Mixed Use 2-Town Centre).
2. A Site Development Application (File DA.06.017) to facilitate a Town Centre multi-unit commercial development of 29,566 m² of retail gross floor area on the subject lands shown on Attachments #2 and #3. The development includes a new retail lined main street with four

COUNCIL MEETING MINUTES – JUNE 26, 2006

campus style shopping retail and service commercial buildings and one large format retail building all on the 8.45 ha site, located at the northwest corner of Bathurst Street and Centre Street. The pertinent site statistics are as follows:

		<u>Proposed</u>
Total Site Area	=	8.45 ha
Total Building GFA on Site	=	29,566m ²
Building A	=	12,633 m ²
<u>Main Street Buildings</u>		
Building B	=	3,185m ²
Building C	=	2,062m ²
Building J	=	1,452m ²
Building G	=	4,673m ²
<u>Out Parcel Buildings</u>		
Building F	=	1,873m ²
Building E	=	1,394m ²
Building H	=	1,068m ²
Building D	=	1,226m ²

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Centre Street, west of at Bathurst Street, in Part of Lot 6, Concession 2, City of Vaughan.

The 8.45 ha property was subject of Official Plan Amendment OPA #671, a secondary plan that designated the subject lands "Mixed Use 1" Town Centre and Mixed Use 2" Town Centre. The site was zoned CMU1(H) (Mixed Use 1- Town Centre) with the addition of the Holding Symbol "H" and CMU2(H) (Mixed Use 2 – Town Centre) Holding Symbol "H". Exception 9(1225) placed the subject lands in a holding zone pending site plan approval.

North - existing high rise residential apartments, (RA3 – Residential Apartment Zone), future synagogue (A Agriculture)

South - Centre Street; Promenade Shopping Mall, (C2 General Commercial Zone), and Transit Terminal (TT Transit Terminal)

East - Bathurst Street; existing residential (R5 Residential Zone and RM2 Residential Multiple Family Zone Two)

West - existing seniors residence, (RA2 Residential Apartment and future high rise apartment (RA5(H) Residential Apartment Holding Symbol)

Official Plan

The site is designated "Mixed Use 1" and "Mixed Use 2" in OPA #671 as shown on Attachment # 2. OPA # 671 is one of two Official Plan Amendments approved by Council to update the policy framework for Centre Street. OPA #671 replaces OPA#210 for the amendment area, including the subject lands. The policies of OPA #671 introduce two new land use designations, being "Mixed Use 1" and "Mixed Use 2" and provide a detailed policy framework to direct land uses and the form and structure of future development within the amendment area. The "Mixed Use 1" and "Mixed Use 2" land use designations permit residential, office, and retail uses as well as mixed use buildings.

The amendment area covers the subject lands and a vacant parcel of land zoned RA5(H) Residential Apartment Zone, to the west of the subject lands. OPA #671 requires the subject lands to be developed in development blocks and includes phasing policies that require construction of the "Main

Street” and the main street buildings in the first phase of development. OPA # 671 further indicates local roads will be built through the site, at such time as future new development applications reach the density thresholds set out in the policies. The density threshold is 45,133m² of commercial use and 29,566m² of commercial use is proposed by this application.

Schedule ‘B’ of OPA #671(as shown on Attachment #2) shows the land use designations and the proposed road pattern through the amendment area. The main street runs through the subject property, connects with the existing intersection at Center Street and North Promenade and will connect to the existing Disera Drive, to the north. The local streets provided for by OPA #671 will eventually form a network of interconnected streets through the site. The proposed site plan conforms to approved road network and right-of-way widths in OPA #671.

A “Mixed Use 1” land use designation (shown on Attachment #2) applies to the lands abutting each side of “Main Street”. The “Mixed Use 1”, designation permits residential uses (in the form of apartment units, stacked townhouses and live work units), and retail uses, offices, and community and institutional uses. OPA # 671 establishes maximum building heights, densities, and floor space indexes for the buildings along main street.

A “Mixed Use 2” designation (shown on Attachment #2) applies to the remainder of the subject lands which, are not adjacent to main street. The permitted uses include residential (medium and high density apartment units, townhouses in stand alone or mixed use buildings), a full range of commercial uses including, office and retail uses, parks, urban squares, parking facilities, stormwater management facilities, places of worship, community and institutional uses. A large format retail use with a maximum gross floor area of 12,635m² is also permitted within the “Mixed Use 2” designation on the east edge of the amendment area. Maximum building heights and densities for the “Mixed Use 2” designation are also defined in OPA #671. The proposed development conforms with the “Mixed Use 1” and” Mixed Use 2” policies of OPA #671.

OPA #671, contemplates phased development of the 8.45ha site, with the first phase of development being the development of the main street buildings with at grade related retail commercial uses in the “Mixed Use 1” designation and a large format retail use and other additional commercial use buildings in the “Mixed Use 2” designation. The proposed development conforms to the policies of OPA # 671, for the first phase of development.

The “Main Street” policies of OPA #671 apply to the proposed development. The objective of these policies is to create a pedestrian scaled shopping district with an urban main street environment and public realm in the Town Centre. The main street buildings break up the shopping center elements on the subject lands. The four proposed main street buildings are pedestrian scaled with entrances at grade. They are situated on the site to provide public sidewalks, pedestrian passageways and public gathering places at the intersection of Disera Drive and the east-west road.

Zoning

The subject lands are zoned CMU1(H) Mixed Use 1-Town Centre with the addition of the Holding Symbol “(H)” and CMU2(H) Mixed Use 2-Town Centre with the addition of the Holding Symbol “(H)” by By-law 1-88, subject to Exception 9(1225). The removal of the holding symbol is conditional upon a Council’s approval of the site plan application. Agau Developments Limited has applied to lift the Holding provision (File DA.06.041) and the Development Planning Department can recommend approval of the Zoning By-law Amendment application (File Z.06.041) to remove the Holding “H” provision on the subject lands (shown on Attachment #1).

VariANCES

The proposed site plan layout does not meet all of the CMU1 and CMU2 provisions of By-law 1-88, as amended, and variances may be required to implement the proposed site plan. During processing of the site plan, the building locations relative to Bathurst Street and Centre Street were reviewed by City Departments and external agencies. The Region of York requested a right-of-way to accommodate a Transitway along Bathurst Street and Centre Street. The Region’s requirements have resulted in a

site layout that does not meet the setback provisions of By-law 1-88 for Bathurst Street and for Centre Street as provided in Exception 9(1225). The required setbacks for the main street buildings at the intersection of the local roads have also not been met as a result of the revisions to the site plan to address the City's design requirements for daylight triangles. Minimum and maximum setbacks have been established for main street buildings and proposed main street buildings do not meet some of the setback requirements of By-law 1-88, as amended.

By-law 1-88, as amended by Exception 9(1225) also establishes a maximum and minimum building heights. The elevations for the main street buildings indicate there are some portions of the buildings where the by-law height provisions have been exceeded. In addition, By-law 1-88 requires loading spaces for four buildings on the site and such loading spaces have not been shown on the site plan. A minimum of 2 loading spaces are required for Building "A" and these need to be identified and dimensioned on the site plan prior to final approval.

By-law 1-88 establishes minimum widths and depths for parking spaces and for handicapped parking spaces. A number of the proposed parking spaces do not meet the minimum size requirements of By-law 1-88. By-law 1-88 also requires minimum drive aisle widths. It appears that there are two locations on the site plan where the required drive aisle widths have not been met.

Variations will be required where the proposed site plan does not meet the by-law requirements. As a result of further review of the current site plan application and related drawings, there may be additional variations (not listed above) required to address such matters as, but not limited to, the driveway aisle widths, building setbacks, building heights, the size of a number of parking spaces, and landscape strips.

It should also be noted that at such time as the east-west driveway becomes a road right of way, additional variations will be required to address the parking which is being removed from site plan to accommodate the road right of way and any other variations which may result from future amendments to the site plan.

The Development Planning Department would not object to the above listed variations which will facilitate a commercial development that is consistent with the overall objective of OPA #671 while achieving the Region of York's objectives of protecting a variable right-of-way for a future Transitway along Bathurst Street and also along Centre Street and the requirements of the City's Engineering Department regarding the road design standards. Should Council approve the site plan application, the Owner will be required to obtain Committee of Adjustment approval of any necessary variations for the first phase of development, which shall be final and binding, prior to the registration of the implementing site plan agreement.

Site Design

The entire 8.45 ha site forms part of the overall Town Centre development as envisioned by the policies of OPA #671. Development of the subject lands is intended to be phased. The commercial development proposed by this site plan application (File DA.06.017) represents the first phase of development, as shown on Attachments #3 and #4. Additional future commercial or mixed use development can occur on the site, as provided for by OPA# 671, subject to future site development applications.

The site is bisected by a north-south 26m road to be immediately deeded to the City as a public road for the main street (shown on Attachments #3 and #4 as Disera Drive). A 20m east-west road right of way though the site is intended to be deeded to the City in the future, when future development proposals warrant it. In the interim, it will function as a driveway through parking areas on site.

Four two-storey, multi unit pedestrian oriented buildings flank each side of the new main street. These four buildings have main entrances at grade along main street and these buildings are located close to the street. Due to the grade changes on the site, the second storey of Building "J" will also have an entrance at the rear of the building to the parking lot behind the building. Pedestrian access though the main street buildings is provided via pedestrian passageways to allow pedestrians to walk

from the rear parking areas to the main street shops. Two pedestrian passageways have been provided through Building “G” to allow pedestrian movement through the main street buildings. An elevator has been provided in Building “G” to provide access between the ground floor and second floor of levels of the building.

There are three free standing buildings (Buildings “E”, “F”, and “H”) on the out parcels of the site located west of Main Street. These are accessed by a private driveway/road which will become a local street when a future phase of development necessitates the City taking over the road as a municipal local street.

There is one free-standing building (Building “D”) on the east side of the site between Main Street and Building “A” (the large format retail store). Access to Buildings “A” and “D” is also from a driveway that will become a future municipal road when additional development occurs on the site in the future.

A large format single retail use is proposed on the easterly portion of the site as shown on Attachment # 3, as Building “A”. The main entrance to the building is on the west elevation and faces the store’s adjacent parking area. This building is accessed by a private driveway/road from Centre Street, which will become a local road when additional development on the site warrants it.

OPA #671 envisioned this site to be a vibrant hub of commercial, retail, office, service and shopping activities connected by a system of roadways, pedestrian walkways, parking areas and landscaped spaces. Urban Design Guidelines were prepared to guide the development of this site in becoming a vital Town Centre component of the community. The proposed site plan has been reviewed in accordance with the Urban Design Guidelines and the urban design objectives of OPA #671. The City is working with the Owner to ensure the site plan, elevations and landscape plans are consistent with those policies prior to final approval of these plans.

Internal Roads

In addition to the development of a 26m collector road (Main Street), the Road Network policies of OPA #671 provide for 20m local roads and laneways within the amendment area. The proposed internal roads are presently private but can and will be dedicated to the municipality at such time as additional development is proposed within the Town Centre. The policies of OPA #671 indicate that these proposed 20m local roads must be dedicated to the City when development on the site is proposed to reach 0.5 times the area of the subject lands (0.5 FSI) excluding the gross floor area of the second floors of the main street buildings, to a maximum of 5,600m². Based on these calculations, the future local roads must be dedicated to the City when any future applications propose development which will exceed 45,133m² of the GFA on the site.

The City will have easements over the local road rights-of-way until they become municipal roads. Municipal servicing (water, sanitary sewers and storm sewers) will be located in the 20m rights of way. In the interim, the private roads will function as drive aisles in the first phase of development, providing access to the commercial buildings, the adjacent parking areas and to Centre Street and Disera Drive. These arrangements will be addressed in the Development Agreement for the subject lands as will site servicing, and the construction and landscaping requirements for Main Street. The Development Agreement, must be executed prior to the final approval of the site plan and registered on the lands to which it applies.

The Owner shall satisfy the requirements of the City Engineering regarding the internal roads and services and shall satisfy the requirements of Toronto and Region Conservation Authority concerning the stormwater management requirements. Approval of the final site servicing, site grading and stormwater management plans must be obtained prior to final approval of the site plan.

Although, the policies of OPA #671 require traffic impact studies for development and redevelopment within the amendment area, the Road Network policies exempt the first phase of development from this requirement. The Region of York, is however, requesting a traffic impact analysis for Bathurst Street and Centre Street which addresses the impact of all the adjacent developments and the works required to address the future increased traffic volumes prior to final approval of the site plan.

Parking

Parking for the first phase of development on the site was calculated at 3.9 spaces/100m² of GFA with an exemption for the second floor Gross Floor Area in the four buildings on main street, up to a maximum exemption of 5574m², in accordance with the by-law exception 9(1225) for the site. There is 29,566m² of Gross Floor Area proposed on the total site when the zoning by-law exemption for second floor Gross Floor Area of 5574m² is subtracted, a total of 23,992 m² of Gross Floor Area has been used to calculate the parking requirement based on 3.9 spaces/100m². This, results in a total parking requirement of 936 spaces.

A total of 981 parking spaces have been provided on site. Since some of the spaces will be required for snow storage, a total of 948 spaces will be available for parking after snow storage has been provided.

Lay-by parking for 35 cars has been provided along main street but is not included in the parking calculation, since these spaces form part of the public road. Handicapped parking has been provided near the main entrances to the retail stores and adjacent to the pedestrian passageways in the main street buildings. Curb depressions should be provided in close proximity to the handicapped parking spaces. As indicated in the Variances section of this report, a number of the proposed parking spaces do not meet the minimum size requirements of By-law 1-88 and variances will be required for such spaces.

Landscape Plan

Landscaping for the site is shown on Attachment #5. Landscape materials such as pavers, fences/screening and retaining walls have been used throughout the site to define the traffic routes, to provide for pedestrian walkways and to delineate vehicle areas from pedestrian areas.

The approved zoning for the site requires a 3.5m landscape strip along the north edge of the property. Some of the existing mature trees within this strip are being retained and only a limited amount of new planting is proposed within this strip. The Owner will be required to indicate the dimensions of this strip on the site plan and landscape plan and to also illustrate arborist approved preservation methods on the plan.

A double row of trees is proposed along the Bathurst Street and along Centre Street parameters of the site. The corner of these streets is intended to be an urban space and the landscape treatment at this corner has been enhanced to articulate this urban space.

The main street is intended to be very urban. The main street streetscape includes elements of paving, lighting, street trees, plantings and furnishings that create a comfortable and dynamic pedestrian environment. Animated architectural elevations further enhance the pedestrian friendly qualities of main street. On street lay-by parking is proposed which supports commercial activity and buffers pedestrians along this street, while allowing traffic and transit to flow along the roadway. The proposed 26m main street right-of-way conforms to the approved road pattern and rights of way in OPA #671.

Special paving in the sidewalks has been used to demarcate the entrances to the pedestrian passageways in Main Street buildings (Buildings "B", "C", "G" and "J") and at the rear parking areas of these buildings. Enhanced street paving has been used at the intersection of Disera Drive (proposed Street "C" on the site plan and main street in this report) with the east-west road. This intersection is to function as a main entrance to the main street shopping district. It is also intended to function as a prominent intersection and a public gathering place.

Landscaped islands and mid lot pedestrian walkways have been used throughout the parking areas to delineate parking lot areas, to break up the massing of these parking areas and provide pedestrian access to the buildings. The perimeter of the parking areas adjacent to the free-standing buildings (Buildings "D", "E", "F" and "H") are proposed to be planted with deciduous canopy trees to screen these parking areas from street view.

Appropriate tree selection and streetscape design elements (site furnishings such as benches, bike rings, decorative lighting, trash receptacles, feature walls along Centre Street and screen, ornamental and foundation plantings) shall be provided as required by the Bathurst Centre Urban Design Guidelines, the City of Vaughan and the Region of York. The Development Planning Department must approve the landscape plan and landscape cost estimate prior to the final approval of the site plan.

Building Elevations

The Urban Design Guidelines for this site address the architectural design requirements for the buildings. The guidelines require the building design to incorporate vertical and horizontal accents to provide variety and interest and focal elements.

The proposed elevations for Buildings "A", "B", "C", "D", "E", "F", "G", "H", and "J" (as shown on Attachments #s 7 to 15) are consistent with the Urban Design Guidelines. Given the size of Building 'A', the Urban Design Guidelines contain specific design policies to address articulation of the façade of this retail building to reduce the overall scale of the building. The elevations for Building "A" show projections and architectural details used to divide the facades into smaller components. Modifications to the elevations for Building 'A' were made to address the City's concern that the east and south elevations have some prominence given the significance of the Bathurst and Centre Street intersection. The Development Planning Department will continue to work with the Owners to agree on the window details on the final elevation for Building "A" to address all of the urban design requirements for this elevation.

Building "A" is finished in a precast panels in 2 colours, alternating between a light brown (portabello) colour and a beige (camelback) colour over a split face portabello colour concrete block base at the bottom of the building. Decorative silver panels and blue metal awnings over vision glazed windows have been used on all elevations to add interest and to divide the façade into smaller parcels. As indicated above, the Development Planning Department is still discussing revisions regarding the positioning, the location of the glazing and related façade treatments for certain windows on the Centre Street elevation and also on the corner elevation, to obtain appropriate final elevations in keeping with approved guidelines.

The loading areas for Building "A" are internal and are located on the north side of the building adjacent to the Bathurst Street access to the property. The loading areas shall be dimensioned and shown on the final site plan.

The elevations for the Main Street buildings (Buildings "B", "C", "G" and "J") are complimentary. Each of these buildings has frontage along the main street and are 2-storey multi unit buildings with at grade entrances to the individual units on main street. The main street buildings are finished in a combination of clay brick in 4 coordinating colours, and in an acrylic stucco material, also in coordinating colours. A stone finish concrete block material in the light brown colour is used on the base of the buildings. Awnings have been used over some of the windows and entrances to the buildings to animate the facades.

The finishing materials for these buildings are varied to create some projecting elements and building bays have been used to stagger the building fronts and to reduce the scale of the building facades along main street. The heights also vary, as does the grade along main street. These variations add vertical accents to the streetscape.

Pedestrian passageways are incorporated into the main street Buildings B, C, G, and J to provide passage through the buildings from Main Street to the rear parking areas behind the buildings. Given the grade changes on the site, stairs bring pedestrians to the upper level of main street Building B. The passageways stand out on the elevations since the arch treatment over the public passageways differs from the retail spaces and all the passageways are finished in the same color brick material.

Buildings "D", "E", "F", and "H" (Attachment #10, 11, 12, and 13) are freestanding; one-storey buildings in the CMU2 zoned lands. The elevations for each of these buildings are also

complementary and finished using the same materials as the main street buildings. Building “H” (on the west side of the site) has a loading area located adjacent to the driveway on the west side of the building. The loading area will be screened from the existing seniors residence on the adjacent property by a screen wall.

All garbage is to be stored internal to each of the buildings on this site and is to be removed by the owner. The location of the garbage rooms within the buildings shall be shown on the final plans.

Minor changes to the elevations for the main street buildings have been made by the applicant to accommodate changes to the site plan required by the City’s Engineering Department to provide adequate setbacks from the sight triangles at the intersection of main street and the future east-west local road. These minor changes will need to be illustrated on the final elevation drawings and prior to the execution of the site plan agreement all final building elevations plans including elevations for the pylon signs must be approved by the Development Planning Department.

Servicing

The Owners must enter into a Development Agreement with the City, which will provide for the extension of the municipal services through the site, for the construction of the 26m road identified as Disera Drive on the site plan and for the future 20m local roads and right-of-way easements. This agreement must be executed and registered on the lands to which it applies prior to final approval of the Site Plan.

Final grading, site servicing and storm water management reports for the site must be approved to the satisfaction of the City’s Engineering Department, the Region of York and TRCA. The Owners will also be required to fulfill all hydro requirements to the satisfaction of PowerStream Inc., all telecommunication requirements of Bell Canada, and all requirements of Canada Post.

Ministry of Culture

A portion of the site was identified as having archaeological resources. The Ministry of Culture requested an archaeological assessment of the site, requiring an archaeologist excavate, remove and analyze the artifacts found on site and prepare a report to the Ministry of Culture. The final Archaeological Assessment report was reviewed and approved by the Ministry of Culture. As a result, the Ministry of Culture and the City’s Cultural Services Department have no further concerns or requirements for the subject property.

Region of York

The Region of York reviewed the proposed site plan and has no objection to the development concept in principle. However, the Region is protecting for a variable right of way for a Transit way, which impacts the subject lands. The Region has requested that the applicant work with the Region’s Transportation and Works Department to address the Region’s the requirements concerning site grading, site servicing, water supply source and wastewater outfall, traffic impact analysis addressing double-left lanes (at Bathurst Street and Centre Street), the dual northbound left turn lanes to be constructed at Bathurst Street and Centre Street, landscaping, a noise assessment, an environmental audit, road conveyances and rights-of-way, encroachment agreements, cost estimates, letters of credit and other site plan details as outlined in their comment letter of June 6, 2006. All requirements of the Region of York must be addressed prior to final approval of the site plan. The Region of York will be a party to the site plan agreement.

City of Vaughan Engineering Department

The Owners has submitted a site grading and servicing plan and a storm water management report that must be approved to the satisfaction of the Vaughan Engineering Department and the Region of York Transportation and Works Department and the Toronto and Region Conservation Authority.

The Owners will be required to construct a 1.5m sidewalk along Bathurst Street and Centre Street and the Owner will be reimbursed for the sidewalk through the Development Charges By-law.

As indicated above, the Owners will also be required to enter into a Development Agreement with the City regarding the right-of-way for the future east-west municipal road and the proposed municipal easement for underground services. This Development Agreement must be executed prior to final site plan approval.

Toronto and Region Conservation Authority

TRCA reviewed the stormwater management report and the site servicing sedimentation control and site grading plans for the subject lands. TRCA provided comments on this application requesting the Owner confirm 2 year pre-development flow calculations and provide details on how stormwater quality, erosion and water balance control will be addressed. Although TRCA has recommended a stormwater management pond, TRCA has recognized that if a stormwater management pond is not feasible, that cash-in-lieu for water quality and erosion control would be acceptable. The Owner will be required to satisfy the requirements of the TRCA and the City of Vaughan concerning storm water management, water quality, erosion controls and stormwater source control for the site prior to final approval of the site plan.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed Site Development Application DA.06.017 (Agau Developments Limited) for the development of 29,566m² of commercial uses along a retail lined "Main Street" (Disera Drive) comprised of a series and mix of retail and service commercial buildings on the 8.45 ha site at the northwest corner of Bathurst Street and Centre Street. The proposed site plan was reviewed in the context of the policies of OPA #671 (the Secondary Plan for this site), By-law 1-88, as amended, and the Urban Design Guidelines for the site prepared by Turner Fleisher and Terraplan. The Development Planning Department is satisfied that the proposed commercial plaza development will facilitate an appropriate development of the site, subject to the conditions of approval identified in this report, including obtaining the required variances from the Committee of Adjustment and the execution of a Development Agreement for the site. On this basis, the Development Planning Department can recommend approval of the Site Development Application.

Attachments

1. Location Map
2. Schedule 'B' of OPA #671
3. Site Plan Ground Floor
4. Site Plan Ground/Second Floor
5. Landscape Plan
6. Elevations Building "B" (Main Street Building)
7. Elevations Building "C" (Main Street Building)
8. Elevations Building "G" (Main Street Building)
9. Elevations Building "J" (Main Street Building)
10. Elevations Building "D"
11. Elevations Building "E"
12. Elevations Building "F"
13. Elevations Building "H"
14. Elevations Building "A" (North, South and Corner Elevations)
15. Elevations Building "A" (East and West Elevations)

Report prepared by:

Laura Janotta, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

159. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE REPORT NO. 37

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 107 FILE: DA.06.017
 SITE DEVELOPMENT APPLICATION
 AGAU DEVELOPMENTS LTD.
 (WALMART PROPOSAL AT BATHURST STREET AND CENTRE STREET)

MOVED by Councillor Yeung Racco
seconded by Regional Councillor Frustaglio

THAT Item 107, Committee of the Whole Report No. 37 be adopted without amendment.

CARRIED

Refer to Minute No. 158 for disposition regarding this matter.

ITEM - 80 STREET NAME APPROVAL
 DRAFT PLAN OF SUBDIVISION FILE 19T-03V19
 VAUGHAN WEST II LIMITED

MOVED by Regional Councillor Frustaglio
seconded by Regional Councillor Jackson

THAT Item 80, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By receiving the memorandum from the Director of Legal Services, dated June 22, 2006.

CARRIED

ITEM - 112 DEPUTATION – MR. DIRK DRIEBERG, VAUGHAN BASEBALL
 ASSOCIATION WITH RESPECT TO THE 2008 CANADIAN NATIONAL
 PEE WEE CHAMPIONSHIPS IN VAUGHAN

MOVED by Councillor Meffe
seconded by Regional Councillor Ferri

THAT Item 112, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving that staff proceed with the works identified in the memorandum from the Commissioner of Community Services, dated June 23, 2006, for \$41,000; and

By approving that staff work with the Baseball Association to develop funding opportunities and strategies through Economic Development and Tourism for matching grants in support of a successful bid for Vaughan hosting the 2008 Canadian National Pee Wee Championships.

CARRIED

ITEM - 23 AWARD OF TENDER T06-118
CURB & SIDEWALK REPAIR & REPLACEMENT

MOVED by Councillor Di Vona
seconded by Councillor Carella

THAT Item 23, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving the following in accordance with the memorandum from the Commissioner of Engineering and Public Works, dated June 22, 2006:

1. Tender T06-118 be awarded to VBN Paving Ltd. at a contract value of \$275,150.50 including all applicable taxes for one year, with an option to renew for two additional one year periods, subject to funding and the Contractor performing to the City's satisfaction;
2. That staff be authorized to perform additional curb and sidewalk repairs up to the approved budget of \$450,000.00; and,
3. That the Mayor and Clerk be authorized to sign the necessary documents.

CARRIED

ITEM - 24 AWARD OF TENDER T06-067
HAULAGE & DISPOSAL OF VARIOUS WASTE MATERIAL

MOVED by Councillor Di Vona
seconded by Councillor Carella

THAT Item 24, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By receiving the memorandum from the Commissioner of Engineering and Public Works, dated June 22, 2006.

CARRIED

ITEM - 28 KIPLING AVENUE SOUTH OF HIGHWAY 7
VARIOUS TRAFFIC CONCERNS

MOVED by Councillor Carella
seconded by Councillor Di Vona

THAT Item 28, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving that appropriate staff review with York Region the optimum periods for extending the timing of the north/south green lights at the intersection of Kipling Avenue and

COUNCIL MEETING MINUTES – JUNE 26, 2006

Hwy 7, namely on weekend evenings (Saturday and Sunday), May 15 to September 30, and between 9:00 p.m. and midnight, to facilitate the outflow of traffic onto Hwy 7 with the closure of functions/events at the three community facilities at the south end of Kipling Avenue.

CARRIED

ITEM - 40 CREDITSTONE ROAD
PROPOSED PARKING/STOPPING PROHIBITION

MOVED by Councillor Yeung Racco
seconded by Councillor Shefman

THAT Item 40, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By directing that staff meet with the affected business owners in the area for consultation prior to the implementation of the prohibition; and

By approving that a status report be provided six months after implementation.

CARRIED

ITEM - 50 SIGN VARIANCE APPLICATION
FILE NO: SV.06-012
OWNER: CANADIAN TIRE CORPORATION LTD.
LOCATION: 3850 HIGHWAY 7, (HIGHWAY 7 & WESTON ROAD
PART LOT 6, CONCESSION 6, REGISTERED PLAN 65R-18505

MOVED by Regional Councillor Jackson
seconded by Councillor Di Vona

THAT Item 50, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving Sign Variance Application SV.06-012, Canadian Tire Corporation Ltd.; and

By receiving the report of the Sign Variance Committee, dated June 19, 2006.

CARRIED

Having previously declared an interest Regional Councillor Ferri did not take part in the discussion or vote on the foregoing matter.

ITEM - 60 SITE DEVELOPMENT FILE DA.05.057
BRUNO LISI

MOVED by Councillor Carella
seconded by Regional Councillor Frustaglio

THAT Item 60, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving sewage capacity allocation for 119 units.

COUNCIL MEETING MINUTES – JUNE 26, 2006

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

Councillor Carella
Mayor Di Biase
Councillor Di Vona
Regional Councillor Ferri
Regional Councillor Frustaglio
Regional Councillor Jackson
Councillor Meffe
Councillor Yeung Racco
Councillor Shefman

ITEM - 102 OFFICIAL PLAN AMENDMENT FILE OP.05.021
ZONING BY-LAW AMENDMENT FILE Z.05.043
DRAFT PLAN OF SUBDIVISION FILE 19T-05V08
PIANORA HOLDINGS CORP., C/O SOLMAR DEVELOPMENT
CORPORATION
REPORT #P.2005.57

MOVED by Councillor Meffe
seconded by Regional Councillor Frustaglio

THAT Item 102, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving the recommendation of the Commissioner of Planning, dated June 19, 2006;

By approving sewage capacity allocation for 51 units; and

By receiving the memorandum from the Director of Development/Transportation Engineering, dated June 23, 2006.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

Councillor Carella
Mayor Di Biase
Councillor Di Vona
Regional Councillor Ferri
Regional Councillor Frustaglio
Regional Councillor Jackson
Councillor Meffe
Councillor Yeung Racco
Councillor Shefman

ITEM - 61 SITE DEVELOPMENT FILE DA.05.068
EMANUELE DOMENICO AND CARMELA SALA

MOVED by Regional Councillor Frustaglio
seconded by Regional Councillor Ferri

THAT Item 61, Committee of the Whole Report No. 37 be adopted and amended, as follows:

COUNCIL MEETING MINUTES – JUNE 26, 2006

By approving the following in accordance with the memorandum from Commissioner of Planning and the Commissioner of Engineering and Public Works, dated June 23, 2006:

“That prior to the execution of the site plan agreement, in consideration of cash-in-lieu of parking, a further review of the parking study submitted by iTrans in support of Application DA.05.068 (Emanuele Dominico and Carmela Sala), be conducted to the satisfaction of the Planning and Engineering Departments.”

AMENDMENT

MOVED by Regional Councillor Jackson
seconded by Councillor Yeung Racco

THAT Item 61, Committee of the Whole Report No. 37 be further amended, as follows:

By approving that if a parking deficiency remains after further investigation, that a contribution of \$5,000 per spot be made in cash to the Kleinburg Parking Reserve Fund in accordance with By-law 159-2006.

CARRIED UPON A RECORDED VOTE

YEAS

Councillor Carella
Councillor Di Vona
Regional Councillor Ferri
Regional Councillor Frustaglio
Regional Councillor Jackson
Councillor Meffe
Councillor Yeung Racco

NAYS

Mayor Di Biase
Councillor Shefman

Upon the question of the main motion, as amended, being:

By approving the following in accordance with the memorandum from Commissioner of Planning and the Commissioner of Engineering and Public Works, dated June 23, 2006:

“That prior to the execution of the site plan agreement, in consideration of cash-in-lieu of parking, a further review of the parking study submitted by iTrans in support of Application DA.05.068 (Emanuele Dominico and Carmela Sala), be conducted to the satisfaction of the Planning and Engineering Departments.”; and

By approving that if a parking deficiency remains after further investigation, that a contribution of \$5,000 per spot be made in cash to the Kleinburg Parking Reserve Fund in accordance with By-law 159-2006.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

Councillor Carella
Mayor Di Biase
Councillor Di Vona
Regional Councillor Ferri
Regional Councillor Frustaglio
Regional Councillor Jackson
Councillor Meffe

NAYS

COUNCIL MEETING MINUTES – JUNE 26, 2006

Councillor Yeung Racco
Councillor Shefman

ITEM - 67 OFFICIAL PLAN AMENDMENT FILE OP.04.014
 ZONING BY-LAW AMENDMENT FILE Z.04.039
 SITE DEVELOPMENT FILE DA.05.043
 1598223 ONTARIO INC.
 REPORT #P.2004.89

MOVED by Councillor Shefman
seconded by Councillor Yeung Racco

THAT Item 67, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By receiving the written submission from Mr. Jeremy Cohen, 88 Thornbury Circle, Thornhill, L4J 5B9, dated June 18, 2006.

CARRIED

ITEM - 73 DRAFT OFFICIAL PLAN AMENDMENT NO. 620
 STEELES CORRIDOR - JANE TO KEELE- SECONDARY PLAN
 FILE NO. 15.90

MOVED by Councillor Yeung Racco
seconded by Councillor Shefman

THAT Item 73, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving the following in accordance with the additional report of the Commissioner of Planning, dated June 26, 2006:

“That the modifications discussed in this staff report be incorporated into draft OPA 620; and

That the modified OPA 620 for the Steeles Corridor Secondary Plan be adopted.”

CARRIED

ITEM - 74 THORNHILL YONGE STREET STUDY (2002)
 DRAFT OPA AMENDMENT 669
 FILE: 19.26

MOVED by Councillor Shefman
seconded by Councillor Yeung Racco

THAT Item 74, Committee of the Whole Report No. 37 be adopted without amendment.

CARRIED

ITEM - 85 MAPLE MANOR REDEVELOPMENT: BUILDING ON THE BENNY FARM MODEL

MOVED by Councillor Carella
seconded by Councillor Di Vona

COUNCIL MEETING MINUTES – JUNE 26, 2006

THAT Item 85, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving the following:

That Council request the Region of York to appoint a task force composed of appropriate staff to consider ways in which the Green Building Strategy employed in the redevelopment of the Benny Farm site may be employed in the project for the eventual replacement of Maple Manor and any planned replacement of the Region's Woodbridge Avenue housing complex; and

By receiving the memorandum from the City Clerk, dated June 26, 2006.

CARRIED

ITEM - 88 MARTIN GROVE ROAD - PROPOSED 40 KM/HR SPEED LIMIT

MOVED by Regional Councillor Jackson
seconded by Councillor Shefman

THAT Item 88, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving the recommendation of Regional Councillor Jackson, dated June 19, 2006.

FAILED TO CARRY

ITEM - 90 ZONING BY-LAW AMENDMENT FILE Z.03.071(s)
DRAFT PLAN OF SUBDIVISION FILE 19T-05VO5(S)
YORK MAJOR HOLDINGS INC. & YORK CIRCLE HOLDINGS INC.
REPORT #P.2003.75

MOVED by Councillor Meffe
seconded by Regional Councillor Frustaglio

THAT Item 90, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By receiving the written submission from Ms. Giulia Falbo Ahmadi, 2057 Major MacKenzie Drive, Maple, L6A 3Z1, dated June 19, 2006.

CARRIED

ITEM - 94 OUTREACH TO IMMIGRANT COMMUNITIES: MUNICIPAL ELECTION NOTICES

MOVED by Councillor Carella
seconded by Councillor Shefman

THAT Item 94, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving the following in accordance with the memorandum from the City Clerk, dated June 26, 2006:

"That all published election notices in the City Page appear with the subtitles in Russian, Chinese, Punjabi and Filipino, indicating that the complete notice is available from the City Clerk and Returning Officer and on the City's election website."

COUNCIL MEETING MINUTES – JUNE 26, 2006

CARRIED
ITEM - 95 CITY OF VAUGHAN INSURANCE 2006-2007

MOVED by Councillor Di Vona
seconded by Regional Councillor Ferri

THAT Item 95, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving the recommendation of the City Clerk, dated June 19, 2006;

By directing that the arithmetical mistake in the body of the staff report be corrected by deleting "9.05%" and inserting "1.4%" to reflect the actual increase of the insurance premium; and

By receiving the memorandum from the City Clerk, dated June 26, 2006.

CARRIED

ITEM - 98 MAYOR'S TASK FORCE ON WOMEN'S SHELTER NEEDS

MOVED by Regional Councillor Jackson
seconded by Councillor Di Vona

THAT Item 98, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By directing that the task force consult with the York Region Violence Against Women Coordinating Committee and York Region Planning Coalition in determining women's shelter needs in Vaughan.

CARRIED

ITEM - 103 ZONING BY-LAW AMENDMENT FILE Z.05.041
DRAFT PLAN OF SUBDIVISION FILE 19T-05V06
RUTHERFORD CONTWO INVESTMENTS LTD.
REPORT #P.2005.52

MOVED by Regional Councillor Frustaglio
seconded by Councillor Yeung Racco

THAT Item 103, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By receiving the memorandum from the Director of Development Planning, dated June 23, 2006.

CARRIED

ITEM - 109 NEW BUSINESS – SITE PLAN RELATED TO ST. MARGARET MARY CHURCH

MOVED by Councillor Carella
seconded by Councillor Di Vona

THAT Item 109, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving that any approvals for the application be delegated to the City Manager and the Commissioner of Planning.

CARRIED

ITEM - 111 DEPUTATION – MR. STEVEN DEL DUCA
WITH RESPECT TO “GO VOTE VAUGHAN” INITIATIVE

MOVED by Councillor Carella
seconded by Regional Councillor Ferri

THAT Item 111, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving that the following revised Candidate Pledge outlined in the written submission of Mr. Steven Del Duca, dated June 23, 2006, be endorsed:

- “1. I pledge to conduct my campaign in a manner that respects the democratic process and focuses on the issues;
2. I pledge to not engage in negative, derogatory or attack-style campaigning and I will treat the voters and my opponents with respect at all times; and
3. I pledge to support efforts being made to increase civic engagement and voter turnout in Vaughan and will participate in all-candidates’ meetings sponsored by Go Vote Vaughan.”

CARRIED

ITEM - 113 DEPUTATION – MS. ELVIRA CARIA WITH RESPECT TO
“SAVOURVAUGHAN – A CELEBRATION OF FINE FLAVOURS”

MOVED by Regional Councillor Ferri
seconded by Councillor Di Vona

THAT Item 113, Committee of the Whole Report No. 37 be adopted and amended, as follows:

By approving that Vaughan support the upcoming 2006 SavourVaughan initiative by providing services-in-kind, and the use of a City facility at no cost, for the event launch; and

By receiving the memorandum from the Commissioner of Economic/Technology Development and Communications, dated June 26, 2006.

CARRIED

COMMITTEE OF THE WHOLE (WORKING SESSION) REPORT NO. 36

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 2 ELECTION SIGNS

MOVED by Councillor Meffe

seconded by Regional Councillor Ferri
THAT Item 2, Committee of the Whole (Working Session) Report No. 36 be adopted without amendment.

CARRIED UPON A RECORDED VOTE

YEAS

Councillor Carella
Mayor Di Biase
Councillor Di Vona
Regional Councillor Ferri
Regional Councillor Frustaglio
Councillor Meffe
Councillor Yeung Racco
Councillor Shefman

NAYS

Regional Councillor Jackson

AUDIT COMMITTEE REPORT NO. 1

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 1 2005 CONSOLIDATED FINANCIAL STATEMENTS,
TRUST FUND STATEMENTS, AUDITORS REPORT AND
FOURTH QUARTER OPERATING VARIANCE REPORT

MOVED by Councillor Di Vona
seconded by Councillor Carella

THAT Item 1, Audit Committee Report No. 1 be adopted and amended, as follows:

By receiving the confidential memorandum from the Director of Financial Services, dated June 26, 2006, and the revised Attachment No. 2, "Audit Findings Report to Audit Committee".

CARRIED

ITEM - 2 INTERNAL AUDIT REPORT OF MELVILLE PARK AND SURROUNDING
SCHOOLS

MOVED by Councillor Di Vona
seconded by Councillor Meffe

THAT Item 2, Audit Committee Report No. 1 be adopted and amended, as follows:

By directing that the date on the memorandum noted as Attachment 1 be corrected to reflect the accurate date.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

Councillor Carella
Mayor Di Biase
Councillor Di Vona
Regional Councillor Ferri

NAYS

Regional Councillor Frustaglio
Regional Councillor Jackson
Councillor Meffe
Councillor Yeung Racco
Councillor Shefman

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 38

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 3 PROPERTY MATTER
 CITY LANDS
 PINE VALLEY DRIVE
 LOT 2 & 3, CONCESSION 6

ITEM - 7 PERSONNEL MATTER

ITEM - 8 LITIGATION MATTER

MOVED by Regional Councillor Jackson
seconded by Councillor Yeung Racco

That these matters be discussed in Closed Session.

CARRIED

**160. VAUGHAN CAMPUS PROJECT
UNITED JEWISH APPEAL FEDERATION GREATER TORONTO
PROPERTY MATTER
(Addendum No. 2)**

MOVED by Regional Councillor Jackson
seconded by Regional Councillor Ferri

That the confidential recommendation contained in the confidential report of the Commissioner of Community Services, the Director of Legal Services, and the Manager of Real Estate, dated June 26, 2006, be approved.

CARRIED

**161. AWARD OF TENDER T06-149 BATHURST CLARK LIBRARY ROOF REPAIR
(Addendum No. 3)**

MOVED by Councillor Carella
seconded by Regional Councillor Ferri

That the recommendation contained in the following report of the Commissioner of Community Services, dated June 26, 2006, be approved:

CARRIED

Recommendation

The Commissioner of Community Services, in consultation with the Chief Executive Officer - Vaughan Public Libraries, the Directors of Purchasing Services, Reserves and Investments and

Building and Facilities recommends:

1. That T06-149, award of tender for the Bathurst Clark Library Roof Repair be awarded to T. Hamilton & Sons Roofing Inc. for the amount of \$143,328.00 including G.S.T.; and,
2. That a contingency allowance in the amount 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.

Economic Impact

Capital project #8006-0-03 Bathurst Clark Library – Roof Repair funding was approved in the 2006 budget.

Purpose

To award tender T06-149 for the Bathurst Clark Library Roof Repair.

Background - Analysis and Options

The Bathurst Clark Resource Library is located at 900 Clark Ave. W. in Thornhill. The area of replacement is required to eliminate water penetration. The roof has reached its' lifespan, and repairs have been frequent and costly. Phase I of this project was completed in 2003.

This tender was issued by invitation to eight (8) bidders on Tuesday June 06, 2006. Tenders were closed and publicly opened on Tuesday June 20, 2006 at 3:30pm. Six (6) bid documents were received, with two (2) deemed non-compliant. The bid results are as follows:

<u>Contractor</u>	<u>Total Tendered Price (including G.S.T.)</u>
T. Hamilton & Son Roofing Inc. Scarborough, Ontario	\$143,328.00
All-Bond Roofing Ltd. Scarborough, Ontario	\$149,553.00
Industrial Roofing Services Limited Concord, Ontario	\$169,600.00
Sproule Specialty Roofing Limited Etobicoke, Ontario	\$208,115.00
Crawford Roofing Corp. Toronto, Ontario	(non-compliant)
Trio Roofing Systems Inc. Etobicoke, Ontario	(non-compliant)

Relationship to Vaughan Vision 2007

In keeping with Vaughan Vision, particularly B-3, "Manage our Resources – Revitalize Infrastructure", this award of tender provides service delivery excellence for the community.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated.

Conclusion

Building and Facilities, and Purchasing Department staff have reviewed the bid submissions and have determined that the lowest bid contractor, T. Hamilton & Sons Roofing Inc. meets the requirements of the contract, and is within budget. This project will commence immediately upon award by Council, and will be completed in the fall of 2006. The Library has made arrangements for closure to accommodate this work.

Attachments

None

Report prepared by:

Jeff Peyton, Director of Building and Facilities, Ext. 6173

**162. PORTAGE PARKWAY (FORMERLY APPLEWOOD CRESCENT)
B. GOTTARDO CONSTRUCTION LTD. – STATUS UPDATE
(Addendum No. 4)**

MOVED by Regional Councillor Jackson
seconded by Regional Councillor Ferri

That this matter be discussed in Closed Session.

CARRIED

Refer to Minute No. 165 for disposition regarding this matter.

**163. SAINT FRANCIS TRAFFIC REVIEW
(Addendum No. 5)**

MOVED by Councillor Di Vona
seconded by Regional Councillor Jackson

That the recommendation contained in the following report of Councillor Di Vona and Councillor Meffe, dated June 26, 2006, be approved:

CARRIED

Recommendation

Councillor Bernie DiVona and Councillor Peter Meffe recommend:

1. The City of Vaughan Engineering Department conduct a traffic review of Saint Francis Avenue with a view of reviewing rates of speed, accident history and parking issues.
2. That the City of Vaughan Engineering Department prepare a report to consider stop controls, traffic calming measures on Saint Francis Avenue and parking restrictions to address the deficiency of parking.
3. That the report be prepared for September 2006.

Economic Impact

Nil

Purpose

To address the traffic problems along Saint Francis Avenue.

Background - Analysis and Options

Saint Francis Avenue runs east west from Via Campanile to Fossil Hill Road and is situated on the same street as St. Clare of Assisi Catholic Church. The residents on Saint Francis Avenue have expressed concerns with unsafe driving, high rates of driving and high volume of traffic along Saint Francis Avenue. Furthermore, Saint Francis Avenue and St Clare of Assisi Catholic Church are built to a very narrow standard resulting in very little visitor parking.

Some possibilities include stop sign controls, speed humps, raised crosswalks along Saint Francis Avenue.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

It is my belief that the safety and wellness of the residents in this area should be protected and that staff needs to investigate the various possibilities to ensure that the concerns expressed are dealt with in the best possible manner

Attachments

None.

Report prepared by:

Councillor Bernie DiVona
Councillor Peter Meffe

MOVED by Councillor Shefman
seconded by Councillor Yeung Racco

THAT Council resolve into Committee of the Whole (Closed Session) for the purpose of discussing the following matters:

- i) the security of 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

COUNCIL MEETING MINUTES – JUNE 26, 2006

- 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.

CARRIED

Council recessed at 5:25 p.m.

MOVED by Councillor Carella
seconded by Regional Councillor Frustaglio

THAT Council reconvene at 6:30 p.m.

CARRIED

Council reconvened at 6:30 p.m. with the following members present:

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

164. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 38

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 3 PROPERTY MATTER
 CITY LANDS
 PINE VALLEY DRIVE
 LOT 2 & 3, CONCESSION 6

MOVED by Councillor Carella
seconded by Regional Councillor Frustaglio

THAT Item 3, Committee of the Whole (Closed Session) Report No. 38 be adopted without amendment.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

Councillor Carella
Mayor Di Biase
Councillor Di Vona
Regional Councillor Ferri
Regional Councillor Frustaglio
Regional Councillor Jackson
Councillor Meffe

ITEM - 7 PERSONNEL MATTER

MOVED by Regional Councillor Jackson
seconded by Councillor Carella

THAT Item 7, Committee of the Whole (Closed Session) Report No. 38 be adopted without amendment.

CARRIED

ITEM - 8 LITIGATION MATTER

MOVED by Regional Councillor Jackson
seconded by Councillor Carella

THAT Item 8, Committee of the Whole (Closed Session) Report No. 38 be adopted without amendment.

CARRIED

**165. PORTAGE PARKWAY (FORMERLY APPLEWOOD CRESCENT)
B. GOTTARDO CONSTRUCTION LTD. – STATUS UPDATE
(Addendum No. 4)**

MOVED by Regional Councillor Jackson
seconded by Regional Councillor Ferri

That the confidential recommendation contained in the confidential report of the Commissioner of Engineering and Public Works and the Commissioner of Legal and Administrative Services, dated June 26, 2006, be approved.

CARRIED UNANIMOUSLY UPON A RECORDED VOTE

YEAS

NAYS

Councillor Carella
Mayor Di Biase
Councillor Di Vona
Regional Councillor Ferri
Regional Councillor Frustaglio
Regional Councillor Jackson
Councillor Meffe

Refer to Minute No. 162.

**166. ADDENDUM BY-LAW NUMBER 273-2006
(Addendum No. 7)**

MOVED by Regional Councillor Jackson
seconded by Regional Councillor Ferri

That the following addendum be added to the agenda:

7) BY-LAW 273-2006

A By-law to authorize a Shared Use Agreement, a lease agreement and a licence between The Corporation of the City of Vaughan and United Jewish Appeal Federation Greater Toronto. (Addendum No. 2, Minute No. 160)

CARRIED UNANIMOUSLY

167. BY-LAWS FIRST, SECOND AND THIRD READINGS

MOVED by Regional Councillor Jackson
seconded by Regional Councillor Frustaglio

That the following memoranda, be received:

- a) Solicitor/Litigation, dated June 20, 2006, regarding By-law 208-2006;
- b) Director of Development Planning, dated June 20, 2006, regarding By-law 220-2006; and
- c) Solicitor/Litigation, dated June 22, 2006, regarding By-law 265-2006.

CARRIED

MOVED by Regional Councillor Ferri
seconded by Councillor Carella

THAT the following by-laws be read a First, Second and Third time and enacted:

- | | |
|------------------------|--|
| By-Law Number 206-2006 | A By-law to authorize the Mayor and Clerk to execute a Right of First Refusal to Lease Premises Agreement and a Lease Agreement on behalf of the City of Vaughan between The Corporation of the City of Vaughan and Elections Canada for the Merino Centennial Centre. (Lease Of City Building – Merino Centennial Centre) (Council, June 12, 2006, Item 6, Committee of the Whole, Report No. 33) |
| By-Law Number 207-2006 | A By-law to amend By-law Number 82-2006, being the Photography Permits By-Law. (Item 12, Committee of the Whole, Report No. 37) |
| By-Law Number 208-2006 | A By-Law to amend the City of Vaughan's Discharge of Firearms By-law 21-86, as amended. (Request for Exemption - No Glare Architectural Glass Inc.) Council, April 24, 2006, Item 18, Committee of the Whole, Report No. 21) |
| By-Law Number 209-2006 | A By-law to amend the Consolidated Traffic By-law 284-94 as amended, to govern and control traffic in the City of Vaughan. (Forest Drive and North Ridge Road) Council, June 12, 2006, Item 12, Committee of the Whole, Report No. 33) |
| By-Law Number 210-2006 | A By-law to amend By-law 1-96 as amended, to govern and control the parking of vehicles in the City of Vaughan. (Kipling Avenue) (Item 28, Committee of the Whole, Report No. 37) |
| By-Law Number 211-2006 | By-law to amend the Consolidated Traffic By-law 284-94 as amended, to govern and control traffic in the City of Vaughan. (Conley Street and New Westminster Drive) (Item 39, Committee of the Whole, Report No. 37) |

COUNCIL MEETING MINUTES – JUNE 26, 2006

- By-Law Number 212-2006 A By-law to amend By-law 1-96 as amended, to govern and control the parking of vehicles in the City of Vaughan. (Sherwood Park Drive (North and South side) – West limit of Keele Street to the east limit of Alberta Drive) (Item 35, Committee of the Whole, Report No.37)
- By-Law Number 213-2006 A By-law to amend By-law 1-96 as amended, to govern and control the parking of vehicles in the City of Vaughan. (Jacob Keffer Parkway) (Item 31, Committee of the Whole, Report No. 37)
- By-Law Number 214-2006 A By-law to amend the Consolidated Traffic By-law 284-94, as amended, to govern and control traffic in the City of Vaughan. (Napa Valley Avenue, Criscione Drive, St. Padre Pio's School) (Item 32, Committee of the Whole, Report No. 37)
- By-Law Number 215-2006 A By-law to amend City of Vaughan By-law 1-88. (File No. Z.04.026, Islamic Shia Ithna – Asheri Jamaat of Toronto, located south of Rutherford Road, on the west side of Bathurst Street (9000 Bathurst Street) in part of Lot 14, Concession 2) (Council, November 22, 2004, Item 9, Committee of the Whole, Report No. 82)
- By-Law Number 216-2006 A By-law to amend City of Vaughan By-law 1-88, as amended. (File Nos. Z.98.020 & DA.98.021, 791296 Ontario Inc., located on the southeast corner of Keele Street and Masters Avenue being Block 124 on Plan 65M-3113, in Part of Lot 21, Concession 3) (Council, December 18, 2001, Item 27, Committee of the Whole, Report No. 77)
- By-Law Number 217-2006 A By-law to amend City of Vaughan By-law 1-88. (File Nos. Z.03.048 and 19T-03V09, Ankara Realty Limited, located centrally in Planning Block 11, north of Rutherford Road, south of Major Mackenzie Drive and between Dufferin Street and Bathurst Street, being Part of Lot 18, Concession 2) (Council, June 28, 2004, Item 63, Committee of the Whole, Report No. 55)
- By-Law Number 218-2006 A By-law to amend City of Vaughan By-law 1-88. (File No. Z.05.009, Pine Seven Office Park Inc., located on the north side of Regional Road #7 west of Pine Valley Drive and includes part of the former Sylvan Brook Avenue road allowance, known municipally as 4500, 4550 and 4600 Regional Road #7, in Lot 6, Concession 7) (Council, June 27, 2005, Item 40, Committee of the Whole, Report No. 42)
- By-Law Number 219-2006 A By-law to amend City of Vaughan By-law 1-88. (File No. Z.06.015, 589915 Ontario Limited, located on the west side of Weston Road, south of Davos Road, in Part of Lots 17 and 18, Concession 6) (Council, June 12, 2006, Item 30, Committee of the Whole, Report No. 33)
- By-Law Number 220-2006 A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 155-2005. (File No. Z.06.041, Agau Developments Limited, located on the West side of Bathurst Street, north of Centre Street, being Parts 7, 8, 9 and 10 on Registered Plan 65R-27124, in Part of Lot 6, Concession 2) (Supplementary Report No. 1, Council June 26, 2006)

COUNCIL MEETING MINUTES – JUNE 26, 2006

- By-Law Number 221-2006 A By-law to adopt Amendment Number 642 to the Official Plan of the Vaughan Planning Area. (File Nos. OP.06.001 & Z.05.058, Woodstream Plaza Inc., located on the west side of Woodstream Boulevard, south of Regional Road 7, being Part of Blocks 1 and 25 in Plan 65M-2464 (24 Woodstream Boulevard), in Lot 5, Concession 8) (Item 83, Committee of the Whole, Report No. 37)
- By-Law Number 222-2006 A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 155-2005. (File Nos. Z.06.044 & DA.06.010, Baif Developments Limited, located on the west side of Bathurst Street, north of Centre Street, being Part of Lot 7, Concession 2) (Item 70, Committee of the Whole, Report No. 37)
- By-Law Number 223-2006 A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 170-2005. (File Nos. Z.06.029, 19T-00V17 and Z.00.091, Nine-Ten West Investments Limited, located on the north side of Rutherford Road, between Dufferin Street and the CNR Rail line, in Planning Block 18, being Part of Lots 16 and 17, Concession 3) (Item 92, Committee of the Whole, Report No. 37)
- By-Law Number 224-2006 A By-law to exempt parts of Plan 65M-3811 from the provisions of Part Lot Control. (PLC.06.019, Remington Homes (Weston) Inc., located on the north side of Rutherford Road, west of Weston Road being Lots 44-51 inclusive, Lot 72, Lot 73, Lots 206-216 inclusive, Lots 220-222 inclusive, Lots 231-233 inclusive, Lots 241-248 inclusive, Lots 272-276 inclusive, Lots 294-305 inclusive, Lot 318, and Lots 337-358 inclusive, on Registered Plan 65M-3811, in Part of Lot 16, Concession 6) (Delegation By-law 333-98)
- By-Law Number 225-2006 A By-law to repeal By-law 224-2006. (PLC.06.019, Remington Homes (Weston) Inc., located on the north side of Rutherford Road, west of Weston Road being Lots 44-51 inclusive, Lot 72, Lot 73, Lots 206-216 inclusive, Lots 220-222 inclusive, Lots 231-233 inclusive, Lots 241-248 inclusive, Lots 272-276 inclusive, Lots 294-305 inclusive, Lot 318, and Lots 337-358 inclusive, on Registered Plan 65M-3811, in Part of Lot 16, Concession 6) (Delegation By-law 333-98)
- By-Law Number 226-2006 A By-law to exempt parts of Plan 65M-3808 from the provisions of Part Lot Control. (PLC.06.020, Summit Thornhill Woods Inc., located between Bathurst Street and Bathurst Glen Drive on the north and south side of Ner Israel Drive, being Lots 1, 2, 6, 13, 18, 21, 35, 37, 142 and 143 on Plan 65M-3808 in Part of Lot 14, Concession 2) (Delegation By-law 333-98)
- By-Law Number 227-2006 A By-law to repeal By-law 226-2006. (PLC.06.020, Summit Thornhill Woods Inc., located between Bathurst Street and Bathurst Glen Drive on the north and south side of Ner Israel Drive, being Lots 1, 2, 6, 13, 18, 21, 35, 37, 142 and 143 on Plan 65M-3808 in Part of Lot 14, Concession 2) (Delegation By-law 333-98)
- By-Law Number 228-2006 A By-law to authorize the temporary borrowing of a sum that shall not exceed \$50,000,000 during the year 2006. (Item 41, Committee of the Whole, Report No. 37)

COUNCIL MEETING MINUTES – JUNE 26, 2006

- By-Law Number 229-2006 A By-law to adopt Amendment Number 631 to the Official Plan of the Vaughan Planning Area. (OPA 631, File No. OP.04.017, Boca East Investments, known as “Block 64”, consist of approximately 175 ha and is bounded by Langstaff Road, Rutherford Road, Huntington Road and Regional Road 50, in Lots 11 to 16, Concession 10) (Item 71, Committee of the Whole, Report No. 37)
- By-Law Number 230-2006 A By-law to adopt Amendment Number 669 to the Official Plan of the Vaughan Planning Area. (File No. 19.26, Thornhill Yonge Street Study (2002), focused primarily on properties fronting onto the west side of Yonge Street and mirrors a similar plan on the east side in Markham. The southern boundary of the Plan Area includes the Thornhill Public School just south of Arnold Avenue, while the northern boundary is located just north of Centre Street) (Item 74, Committee of the Whole, Report No. 37)
- By-Law Number 231-2006 A By-law to adopt Amendment Number 637 to the Official Plan of the Vaughan Planning Area. (File No. 15.73.8, Highway 400 North Employment Area Secondary Plan, lands bounded by: North - City boundary with King Township; East - Jane Street, South - Teston Road, excluding the estate residential development in the northeast quadrant of Teston and Weston Roads; and West - Weston Road. (Item 75, Committee of the Whole, Report No. 37)
- By-Law Number 232-2006 A By-law to amend City of Vaughan By-law 1-88. (File No. Z.04.062, City of Vaughan, located at the northwest corner of Bathurst Street and Centre Street, being Lot Part of Lot 6, Concession 2) (Administrative Correction) (Council, May 9, 2005, Item 12, Committee of the Whole, Report No. 32)
- By-Law Number 233-2006 A By-law to amend City of Vaughan By-law 1-88. (File No. Z.03.067, Nine-Ten West Limited, located on the north side of Rutherford Road between Dufferin Street and Bathurst Street, within Draft Plan of Subdivision 19T-95066, being Part of Lots 15 and 16, Concession 2 (Planning Block 11) (Council, June 28, 2004, Item 65, Committee of the Whole, Report No. 55)
- By-Law Number 234-2006 A By-law to amend City of Vaughan By-law 1-88. (File No. Z.05.061, Senang Investments Limited, located on the south side of Major Mackenzie drive between Dufferin Street and Bathurst Street at 1061 Major Mackenzie Drive, in Part of Lot 20, Concession 2) (Council, May 8, 2006, Item 12, Committee of the Whole, Report No. 25)
- By-Law Number 235-2006 A By-law to amend City of Vaughan By-law 1-88. (File Nos. DA.05.046 and Z.05.022, Maple Orchard Investments Inc., located east side of Keele Street, between Major Mackenzie Drive and Barrhill Road (9891 Keele Street), being Lot 20, Concession 3) (Item 78, Committee of the Whole, Report No. 37)
- By-Law Number 236-2006 A By-law to amend City of Vaughan By-law 1-88. (File Nos. Z.05.044 and DA.05.051, Heather Hand, located on the north side of Major Mackenzie Drive between Keele Street and Ontario Street, municipally known as 2162 & 2174 Major Mackenzie Drive, being Part of Lots 29, 30 and 36 on Registered Plan 72, Part of Lot 21, Concession 3) (Item 100, Committee of the Whole, Report No. 37)

COUNCIL MEETING MINUTES – JUNE 26, 2006

- By-Law Number 237-2006 A By-law to amend City of Vaughan By-law 1-88. (File No. Z.05.058 (OP.06.001), Woodstream Plaza Inc., located on Attachment #1 are located on the west side of Woodstream Boulevard, south of Regional Road 7, being Part of Blocks 1 and 25 in Plan 65M-2464 (24 Woodstream Boulevard), in Lot 5, Concession 8) (OPA 642) (Item 83, Committee of the Whole, Report No. 37)
- By-Law Number 238-2006 A By-law to amend City of Vaughan By-law 1-88. (File No. Z.06.028 (DA.06.012), Marbon Holdings Inc., and 606578 Ontario Limited, located on the east side of Weston Road, north of Langstaff Road, being Part of Block 1 within Registered Plan 65M-3769 (210 Westcreek Drive), in Part of Lot 12 of Concession 5) (Item 81, Committee of the Whole, Report No. 37)
- By-Law Number 239-2006 A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 29-95. (File No. Z.06.043 (DA.05.047), Glen-Keele Developments Three Limited, located at the northwest quadrant of Regional Road 7 and Keele Street. The lands are designated as Parts 2, 3, 5 and 7, Plan 65R-12624 (except Part 2, Plan 65R-22846 and Parts 1 and 5, Plan 65R-27115) in Part of Lot 6, Concession 4) (Lifting of Holding Symbol "H") (Item 77, Committee of the Whole, Report No. 37)
- By-Law Number 240-2006 A By-law to adopt Amendment Number 639 to the Official Plan of the Vaughan Planning Area. (File Nos. Z.05.054 (OP.05.024 and DA.06.001), Dongara Pellet Factory, located on the east side of Regional Road 27, immediately north of Highway No. 407, and is bounded on the north by the Hydro One transmission corridor, being in Part of Lot 2, Concession 8) (Item 68, Committee of the Whole, Report No. 37)
- By-Law Number 241-2006 A By-law to amend City of Vaughan By-law 1-88. (File Nos. Z.05.054 (OP.05.024 and DA.06.001), Dongara Pellet Factory, located east of Regional Road No.27, north of Highway No. 407, and is bounded on the north by the hydro transmission corridor in Lot 2, Concession 8) (Item 68, Committee of the Whole, Report No. 37)
- By-Law Number 242-2006 A By-law to amend City of Vaughan By-law 1-88, as amended. (File Nos. Z.04.046 (19T-03V10, P. Gabriele & Sons Limited, located on the west side of Weston Road and south of Major Mackenzie Drive, in Part of Lot 20, Concession 6) (Council, April 25, 2005, Item 22, Committee of the Whole, Report No. 24)
- By-Law Number 243-2006 A By-law to adopt Amendment Number 643 to the Official Plan of the Vaughan Planning Area. (File Nos. OP.05.021 (Z.05.043 and 19T-05V08), Pianora Holdings Corp., c/o Solmar Development Corporation, located on the southwest corner of Jane Street and the realigned Teston Road, in Part of Lot 26, Concession 5) (Item 102, Committee of the Whole, Report No. 37)
- By-Law Number 244-2006 A By-law to amend City of Vaughan By-law 1-88. (File No. Z.04.067, Aldo and Tino DeBellis, located southwest of Rutherford Road and Keele Street, known municipally as 9066 Keele Street, being Part 3 on Registered Plan 64M-2133, in Lot 14, Concession 4) (Council, June 12, 2006, Item 37, Committee of the Whole, Report No. 33)

COUNCIL MEETING MINUTES – JUNE 26, 2006

- By-Law Number 245-2006 A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 298-2002. (File Nos. Z.06.039, (PLC.06.016, Z.97.062 and 19T-97V15) (Artibus Development Corp.), 2041320 Ontario Inc., located on the west side of Weston Road and south of Major Mackenzie Drive, in Part of Lot 20, Concession 6) (Lifting of Holding Symbol "H") (Council, May 27, 2002, Item 23, Committee of the Whole, Report No. 39)
- By-Law Number 246-2006 A By-law to exempt parts of Plan 65M-3646 from the provisions of Part Lot Control. (PLC. 06.016 (Z.06.039 and 19T-97V15), 2041320 Ontario Inc., (Artibus Development Corp.), located on the west side of Weston Road and south of Major Mackenzie Drive, in Part of Lot 20, Concession 6, City of Vaughan, being Block 145, Plan 65M-3646) (Delegation By-law 333-98)
- By-Law Number 247-2006 A By-law to repeal By-law 246-2006. (PLC. 06.016 (Z.06.039 and 19T-97V15), 2041320 Ontario Inc., (Artibus Development Corp.), located on the west side of Weston Road and south of Major Mackenzie Drive, in Part of Lot 20, Concession 6, City of Vaughan, being Block 145, Plan 65M-3646) (Delegation By-law 333-98)
- By-Law Number 248-2006 A By-law to amend City of Vaughan By-law 1-88. (File No. Z.06.030, 589915 Ontario Limited, located on the east side of Pine Valley Drive, north of Rutherford Road, in Part of Lots 18 and 19, Planning Block 39, Concession 6) (Item 69, Committee of the Whole, Report No. 37)
- By-Law Number 249-2006 A By-law to authorize the sale of City lands to Galcat Investments Inc. (Item 3, Committee of the Whole, Report No. 38)
- By-Law Number 250-2006 A By-law to amend By-law Number 396-2002, as amended, to provide for fees and charges by amending Schedule "H". (Item 12, Committee of the Whole, Report No. 37)
- By-Law Number 251-2006 A By-law to dedicate certain lands as part of the public highway. (Block 11 Spine Services) (Delegation By-law 333-98)
- By-Law Number 252-2006 A By-law to dedicate certain lands as part of the public highway. (Dedication of 0.3 metre reserves, Keystar Developments Inc. 19T-00V07, Phase 1, Block 33 West) (Delegation By-law 333-98)
- By-Law Number 253-2006 A By-law to dedicate certain lands as part of a public highway. (Block 18 Spine Services, Dedication of Spine Roads as public highway) (Delegation By-law 333-98)
- By-Law Number 254-2006 A By-law to assume Municipal Services in Comdel (Excluding Vellore Woods Boulevard and Comdel Boulevard, 19T-97V26, Registered Plan 65M-3348. (Subdivision Agreement - Comdel Development Inc. dated June 14, 2001) (Item 19, Committee of the Whole, Report No. 37)
- By-Law Number 255-2006 A By-law to assume Municipal Services in Maplewood Ravines, Phase 1, 19T-94023, Registered Plan 65M-3201. (Subdivision Agreement - Maplewood Ravines Ltd. dated September 27, 1997) (Item 17, Committee of the Whole, Report No. 37)

COUNCIL MEETING MINUTES – JUNE 26, 2006

- By-Law Number 256-2006 A By-law to assume Municipal Services in Block 17 Properties, 19T-97V04, Registered Plan 65M-3448. (Subdivision Agreement - Block 17 Properties Inc. dated July 18, 2000) (Item 16, Committee of the Whole, Report No. 37)
- By-Law Number 257-2006 A By-law to assume Municipal Services in Kerrowood Subdivision & Pumping Station, 19T-84075, Registered Plan 65M-2928. (Subdivision Agreement - Jillfon Investments Ltd. dated September 21, 1992) (Item 20, Committee of the Whole, Report No. 37)
- By-Law Number 258-2006 A By-law to assume Municipal Services in Keelang Tudor Phase 1, 19T-86053, Registered Plan 65R-15957 and 65R-16605. (Development Agreement - Keelang Properties Limited dated November 1, 1993) (Item 21, Committee of the Whole, Report No. 37)
- By-Law Number 259-2006 A By-law to assume Municipal Services in Keelang Tudor, Phase 2 19T-86053, Registered Plan 65R-17647 and 65R-17431. (Subdivision Agreement - Keelang Properties Limited dated March 20, 1995) (Item 21, Committee of the Whole, Report No. 37)
- By-Law Number 260-2006 A By-law to assume Municipal Services in The Interchange, 19T-84004/19T-87076, Registered Plan 65R-20291. (Development Agreement - 2748355 Canada Inc. dated May 25, 1998) (Item 18, Committee of the Whole, Report No. 37)
- By-Law Number 261-2006 A By-law to authorize the Mayor and Clerk to execute an Agreement on behalf of the City of Vaughan between The Corporation of the City of Vaughan and Kennel Inn Inc. (Council, April 10, 2006, Item 1, Committee of the Whole, Report No. 17)
- By-Law Number 262-2006 A By-law to provide that certain election related information be printed in languages other than English and French. (Outreach to Immigrant Communities - Municipal Election Notices) (Item 94, Committee of the Whole, Report No. 37)
- By-Law Number 263-2006 A By-law to adopt Amendment Number 620 to the Official Plan of the Vaughan Planning Area. (File No. 15.90, Steeles Corridor, Jane to Keele Secondary Plan, the Steeles Corridor - Jane to Keele - Secondary Plan is bounded by Steeles Avenue to the south, Jane Street to the west, Keele Street to the east, and the Hydro Corridor to the north) (Item 73, Committee of the Whole, Report No. 37)
- By-Law Number 264-2006 A By-law to authorize the Mayor and Clerk to execute an agreement between Penny Murray operating as Country Mile Stables and the Corporation of the City of Vaughan for an instructional horseback riding camp, and to also authorize the Mayor and Clerk to execute the agreement for future programs. (Programme Agreement – Horseback Riding Camp “Camp Corral” - Country Mile Stables) (Item 10, Committee of the Whole, Report No. 37)
- By-Law Number 265-2006 A By-law to amend By-law 189-96 to prohibit or regulate the placing or dumping of fill in areas of the City of Vaughan, as amended. (Additional Information Memo dated June 22, 2006)

COUNCIL MEETING MINUTES – JUNE 26, 2006

- By-Law Number 266-2006 A By-law to authorize the conveyance of land to the City. (Roads and reserves for the Vaughan West II Limited plan, being draft plan of subdivision file 19T-03V19 and located in Part of Lots 6,7,8 and 9, Concession 9) (Item 80, Committee of the Whole, Report No. 37)
- By-Law Number 267-2006 A By-law to authorize that certain lands in the City of Vaughan are hereby dedicated as public highway. (Item 80, Committee of the Whole, Report No. 37)
- By-Law Number 268-2006 A By-law to exempt parts of Plan 1607 from the provisions of Part Lot Control. (PLC.06.011, Amica (Thornhill) Inc., located on the north side of Steeles Avenue, west of Hilda Avenue, being Part of Lot 9 and Lot 10 on Registered Plan 1607, in Part of Lot 26, Concession 1) (Delegation By-law 333-98)
- By-Law Number 269-2006 A By-law to repeal By-law 268-2006. (PLC.06.011, Amica (Thornhill) Inc., located on the north side of Steeles Avenue, west of Hilda Avenue, being Part of Lot 9 and Lot 10 on Registered Plan 1607, in Part of Lot 26, Concession 1) (Delegation By-law 333-98)
- By-Law Number 270-2006 A By-law to dedicate certain lands as part of the public highway. (Dedication of 3 metre reserve, Gateglenn Developments Limited - DA.04-057) (Delegation By-law 333-98)
- By-Law Number 271-2006 A By-law to authorize the Mayor and Clerk to execute an Agreement between The Corporation of the City of Vaughan and Dufferin Contwo Investments Limited. (Draft Plan of Subdivision 19T-05V06) (Minute No. 139, Council June 12, 2006)
- By-Law Number 272-2006 A By-law to amend the City of Vaughan's Animal Control By-law 53-2002, as amended. (Council, December 12, 2005, Item 5, Committee of the Whole, Report No. 67)
- By-Law Number 273-2006 A By-law to authorize a Shared Use Agreement, a lease agreement and a licence between The Corporation of the City of Vaughan and United Jewish Appeal Federation Greater Toronto. (Addendum No. 7, Minute No. 166)(Reference - Addendum No. 2, Council June 26, 2006, Minute No. 160)

CARRIED

168. CONFIRMING BY-LAW

MOVED by Councillor Carella
seconded by Regional Councillor Jackson

THAT By-law Number 274-2006, being a by-law to confirm the proceedings of Council at its meeting on June 26, 2006, be read a First, Second and Third time and enacted.

CARRIED

169. ADJOURNMENT

MOVED by Councillor Carella
seconded by Councillor Di Vona

THAT the meeting adjourn at 6:35 p.m.

CARRIED

Michael Di Biase, Mayor

Sybil Fernandes, Deputy City Clerk