

CITY OF VAUGHAN
REPORT NO. 33 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on June 12, 2006*

The Committee of the Whole met at 3:06 p.m., on May 29, 2006.

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

Also Present: Youth Councillor Mark A. Frisoli

The following items were dealt with:

1 FIREWORKS & PYROTECHNICS SPECIAL EFFECTS PERMIT FEES

No one appeared either in support of or in opposition to this matter.

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Acting Fire Chief, dated May 29, 2006, be approved; and**
- 2) That the document entitled “Cost Analysis for Display Fireworks, Pyrotechnics and Consumer Fireworks Permit Fees”, be received.**

Recommendation

The Acting Fire Chief recommends:

1. That this report be received; and
2. That Council enact a By-law to amend the City's Fees and Charges By-law No. 396-2002, at Schedule "E" – Vaughan Fire and Rescue Services, to include the amount of permit fees for the following classes of fireworks: Consumer Fireworks displays held on days other than Victoria Day and Canada Day (\$150.00), Display Fireworks held at any time (\$150.00), and Pyrotechnics Special Effects events held at any time (\$150.00).

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2 PROCLAMATION OF TORCH RUN DAY FOR THE SPECIAL OLYMPICS

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated May 29, 2006:

Recommendation

Councillor Tony Carella recommends:

That the City of Vaughan proclaim June 22, 2006 as Law Enforcement Torch Run Day for the Ontario Special Olympics.

3 OUTREACH TO IMMIGRANT COMMUNITIES: MUNICIPAL ELECTION NOTICES

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated May 29, 2006:

Recommendation

Councillor Tony Carella recommends that the Clerk be directed to develop a plan for the issuing of municipal election notices in no less than three and no more than five languages other than English and French.

4 RESPONSE TO DEPUTATIONS
S.A.V.I. (SENIORS ASSOCIATION OF VAUGHAN INITIATIVE) ET AL
SENIORS' ISSUES AND SERVICES
COMMITTEE OF THE WHOLE: NOVEMBER 21, 2005

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated May 29, 2006:

Recommendation

The City Manager, in consultation with the Senior Management Team recommends that this report BE RECEIVED and be forwarded to all Vaughan Seniors' Organizations for information purposes, York Region Transit and the York Region Transportation and Works Department.

5 CITY OF VAUGHAN HEALTHY COMMUNITY INITIATIVE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 29, 2006:

Recommendation

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

1. That Council receives this report for information purposes.

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6 LEASE OF CITY BUILDING – MERINO CENTENNIAL CENTRE

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 12, 2006, for a further report addressing Members of Council's comments:

Recommendation

The Commissioner of Community Services in consultation with the Directors of Recreation and Legal Services recommends:

- 1) That Council grant permission to Elections Canada for the use of the Merino Centennial Centre;
- 2) That staff be authorized to make the necessary arrangements including such matters as finalizing the dates and process to facilitate the completion of the lease agreement; and
- 3) That a by-law be enacted to authorize the execution of a Right of First Refusal to Lease Premises Agreement and a Lease Agreement between Elections Canada and the City of Vaughan.

7 AWARD OF TENDER T06-020 RESTORATION TO THOREAU MACDONALD HOUSE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 29, 2006:

Recommendation

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

1. That T06-020, award of tender for the Restoration to Thoreau MacDonald House be awarded to Trustco Construction for the amount of \$136,960.00;
2. That additional capital funding in the amount of \$19,000 (10% contingency and the 3% project administration) be approved from Heritage Reserve, within which the Commissioner of Community Services is authorized to approve amendments to the contract;
3. That the inclusion of the matter on a public Committee or Council agenda for the additional funding request identified as the Restoration to Thoreau MacDonald House is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002; and
4. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

**8 AWARD OF TENDER T06-119
WOODBIDGE EXPANSION AREA OPEN SPACE BRIDGE AND TRAIL DEVELOPMENT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 29, 2006:

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Recommendation

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

1. That T06-119, Woodbridge Expansion Area Open Space Bridge and Trail Development be awarded to Wyndale Paving Co. Ltd. for the amount of \$185,223.27 (excluding G.S.T.);
2. That a contingency allowance of 10% be approved, within which the Commissioner of Community Services is authorized to approve amendments to the contract; and
3. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

**9 ASSUMPTION – KEELE/407 BUSINESS PARK
 19T-00V08 / 65M-3570**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 29, 2006:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3570, and that the municipal services letter of credit be reduced to \$44,900.00 for street tree replacements and boulevard sodding repairs as per the request of the Parks Operations and Forestry Department and Engineering Services Department, respectively. Once these works are completed to the satisfaction of the City, the letter of credit will be released.

**10 ASSUMPTION – MAPLE MEADOWS ESTATES (PHASE 3, BLOCK 196)
 19T-97V14 / 65M-3255**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 29, 2006:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3255, and that the municipal services letter of credit be released.

**11 PROPOSED REGIONAL POLICIES
 JURISDICTION OF WATER AND WASTEWATER INFRASTRUCTURE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 29, 2006:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That this report be received for information purposes; and

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2. That a copy of this report be forwarded to the Region of York, advising that the City of Vaughan concurs with the Region's final draft policies as outlined in the Regional report entitled "Regional Jurisdiction – Water Infrastructure" and "Regional Jurisdiction – Wastewater Infrastructure".

**12 WOODBRIDGE AVENUE AND FOREST DRIVE/LEWIS DRIVE
TRAFFIC SIGNAL TIMING AND TRAFFIC INFILTRATION**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 29, 2006, be approved; and
- 2) That staff monitor the impact of the turning prohibition from Forest Drive onto North Ridge Road, to determine if the added traffic southbound on Forest Drive can be accommodated within the existing traffic signal timing at the intersection of Woodbridge Avenue and Forest Drive/Lewis Drive, and to report their findings to the last Committee of the Whole meeting in September 2006.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That no changes to the existing traffic signal timing be made at the intersection of Woodbridge Avenue and Forest Drive/Lewis Drive;
2. That a southbound left turn prohibition be implemented at the intersection of Forest Drive and North Ridge Road; and
3. That York Regional Police be requested for enforcement of the turn prohibition at Forest Drive and North Ridge Road.

**13 SUNSET RIDGE
PROPOSED NO PARKING PROHIBITION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 29, 2006:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That By-law 1-96, the Consolidated Parking By-law, be amended to add a 'No Parking, May 1 to September 15' prohibition on the south side of Sunset Ridge from Islington Avenue to Lookout Point Court.

**14 VELLORE WOODS COMMUNITY
LOCAL SAFETY IMPROVEMENTS**

The Committee of the Whole recommends:

- 1) That an all-way stop control be installed at the intersection of Vellore Woods Boulevard and

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Foxhunt Drive;

- 2) That an all-way stop control be installed at the intersection of Comdel Boulevard and Plover Heights;**
- 3) That an all-way stop control be installed at the intersection of Starling Boulevard and Robin's Nest Drive;**
- 4) That an all-way stop control be installed at the intersection of Vellore Woods Boulevard and Robin's Nest Drive; and**
- 5) That the matter with respect to the speed hump on Comdel Boulevard, be referred to the Vellore Woods Traffic Calming Committee.**

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That an all-way stop control not be installed at the intersection of Vellore Woods Boulevard and Foxhunt Drive;
2. That an all-way stop control not be installed at the intersection of Comdel Boulevard and Plover Heights;
3. That an all-way stop control not be installed at the intersection of Starling Boulevard and Robin's Nest Drive;
4. That an all-way stop control not be installed at the intersection of Vellore Woods Boulevard and Robin's Nest Drive; and
5. That a speed hump not be installed on Comdel Boulevard.

15 DRAFT JOINT MUNICIPAL WASTE DIVERSION STRATEGY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 29, 2006:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That Council approves, in principle, the joint municipal waste diversion strategy subject to the outcome of the public consultation planned for this summer; and
2. That staff report back to Committee and Council in the fall of 2006 on recommended amendments to the strategy as a result of input from the public consultation process.

**16 CITY OF VAUGHAN STAFF CONTRIBUTION TO THE ASSOCIATION OF
MUNICIPAL TAX COLLECTORS OF ONTARIO**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & Corporate Services, dated May 29, 2006:

Recommendation

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The Commissioner of Finance & Corporate Services recommends:

That the following report with respect to the contribution made by the City of Vaughan staff in the development of the AMTCO Guide to the Tax Sale Process be received.

17 DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & Corporate Services and the Director of Reserves & Investments, dated May 29, 2006:

Recommendation

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

- 1) That in accordance with the appropriate semi-annual adjustments sections of each respective development charge by-law, the City Wide Development Charge rates and Special Service Area Development Charge rates be increased 2.78% effective July 1, 2006; and
- 2) That the following revised Development Charge Rates (Attachment 1) be approved.

18 2005 DEVELOPMENT CHARGES RESERVE FUND STATEMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & Corporate Services and the Director of Reserves & Investments, dated May 29, 2006:

Recommendation

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

- 1) That the 2005 Development Charges Reserve Fund Statement prepared pursuant to the Development Charges Act, RSO 1997, be received for information purposes; and
- 2) That the 2005 Development Charges Reserve Fund Statement be forwarded to the Minister of Municipal Affairs and Housing.

19 2005 ANNUAL INVESTMENT REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Reserves & Investments, dated May 29, 2006:

Recommendation

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

That this report be received for information.

20 PROCLAMATION REQUEST - NATIONAL ABORIGINAL DAY

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The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 29, 2006:

Recommendation

The City Clerk recommends:

- 1) That June 21, 2006 be proclaimed as “**National Aboriginal Day**”;
- 2) That the proclamation be posted on the City’s website, published on the City Page, space permitting, and that staff issue a news release; and
- 3) That the following report of the City Clerk, dated May 29, 2006, be received.

21

**SIGN VARIANCE APPLICATION
FILE NO: SV.06-07
OWNER: SYM PROPERTIES LTD (PETER HANSEN)
LOCATION: 830 EDGELEY BLVD, BLOCKS 5 AND 6
REGISTERED PLAN 65M-2854**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Sign Variance Committee, dated May 29, 2006, be approved; and
- 2) That the written submission of Mr. Michael Heney, Provincial Sign Systems, 375 Frankom Street, Ajax, L1S 1R4, dated May 29, 2006, and coloured photograph, be received.

Recommendation

That Sign Variance Application SV.06-07, Sym Properties Ltd. (Peter Hansen), be APPROVED subject to landscaping around the base of the proposed sign.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.06-08
OWNER: EAST WOODBRIDGE DEVELOPMENTS LIMITED
LOCATION: 1 AUTO PARK CIRCLE
PART OF LOT 4, CONCESSION 6
BLOCK 6/7, REGISTERED PLAN 65M-2554
BLOCK 20/30, REGISTERED PLAN 65M-2339**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated May 29, 2006:

Recommendation

That Sign Variance Application SV.06-08, East Woodbridge Developments Limited, be APPROVED.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.06-010
OWNER: ESSO CANADA INC.
LOCATION: 3100 MAJOR MACKENZIE DRIVE
LOT 21, CONCESSION 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated May 29, 2006:

Recommendation

That Sign Variance Application SV.06-010, Esso Canada Inc., be REFUSED due to the fact that the sign advertises a product, not a service.

24

**SIGN VARIANCE APPLICATION
FILE NO: SV.06-011
OWNER: CREIT MANAGEMENT L.P.
LOCATION: 7850 WESTON ROAD, UNIT 2, BUILDING B
LOT 6, CONCESSION 6**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated May 29, 2006:

Recommendation

That Sign Variance Application SV.06-011, Creit Management L.P., be APPROVED provided that the sign be 6' x 16' in size and be non-illuminated.

25

**SITE DEVELOPMENT FILE DA.00.100
ENNIO LIORTI AND 787290 ONTARIO LIMITED**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 29, 2006, be approved;
- 2) That the deputation of Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Suite 19, Vaughan, L4K 5K8, on behalf of the applicant, be received; and
- 3) That the written submission of Mr. Paul W. Mastenbroek, CET, Massdesign Architectural Designers & Planning Consultants, 117 Meeting House, Woodbridge, L4L 1K9, dated May 29, 2006, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT the Ontario Municipal Board BE ADVISED THAT COUNCIL ENDORSES Site Development File DA.00.100 (Ennio Liorti and 787290 Ontario Limited) to permit the development of the subject lands shown on Attachment #1 with 16 semi-detached residential units with access on Kipling Avenue, as shown on Attachment #2, subject to the following conditions:

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- a) That prior to the registration of the site development agreement:
 - i) the final site plan, elevation plan, landscape/buffer plan, tree inventory report, and architectural guidelines shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, and slope stability study shall be approved by the Engineering Department;
 - iii) all required road widenings and improvements shall be approved and secured to the satisfaction of the Engineering Department;
 - iv) that a plan to relocate the Heritage House located at 8161 Kipling Avenue be approved to the satisfaction of the Cultural Services Department and Heritage Vaughan Committee, in consultation with the Development Planning Department;
 - v) all hydro requirements of PowerStream Inc. shall be satisfied;
 - vi) all requirements of the Fire Department shall be satisfied;
 - vii) the Environmental Letter (Phase 2) Report shall be approved to the satisfaction of the Engineering Department, in consultation with the City's Peer Reviewer;
 - viii) all requirements of the Toronto and Region Conservation Authority shall be satisfied;
 - ix) the Owner shall submit a noise study for approval by the Engineering Department;
 - x) all requirements of the Canadian Pacific Railway Company shall be addressed to their satisfaction;
 - xi) the Owner shall be responsible to pay for all financial requirements (i.e. development charges, special area development charges, etc.) for this development to the satisfaction of the Finance Department; and

- b) That the site development agreement contain the following provisions:
 - i) snow removal and garbage pick-up shall be privately administered and the responsibility of the condominium corporation;
 - ii) the Owner shall agree to provide the necessary easements (vehicular, pedestrian, maintenance, etc.) for the adjacent westerly, northerly and southerly lands to the satisfaction of the City;
 - iii) appropriate warning clauses shall be inserted into all offers of purchase, or agreements of sale and purchase or lease, and in title and deed or lease, of each of the dwelling units warning the prospective purchasers or tenants of the existence of CP Rail's operating railway right-of-way, noise, vibration, etc. that may affect the living environment;
 - iv) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning

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

2. THAT Council adopt the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated November 14, 2005:

"NOW THEREFORE BE IT RESOLVED THAT the proposed Site Development Application DA.00.100 be allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 4 of the York Water Supply System, for a total of 20 residential units (ie. 16 semi-detached, and 4 single detached), following the execution of a site plan agreement to the satisfaction of the City."

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**SITE DEVELOPMENT FILE DA.06.042
VAUGHAN WEST II LIMITED**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 29, 2006, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.06.042 (Vaughan West II Limited) as shown on Attachment #3, BE APPROVED.

27

**SITE DEVELOPMENT FILE DA.05.039
7700 KEELE STREET LIMITED**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 29, 2006, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.05.039 (7700 Keele Street Limited) BE APPROVED.

28

SITE DEVELOPMENT FILE DA.06.002

UNICO-994791 ONTARIO INC.

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 29, 2006, be approved;
- 2) That the deputation of Mr. Fabian Venier, Unico Inc., 8000 Keele Street, Concord, L4K 2A4, be received; and
- 3) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.06.002 (Unico-994791 Ontario Inc.), as shown on Attachment #3, BE APPROVED.

29 **SITE DEVELOPMENT FILE DA.06.022**
ARCHDIOCESE OF TORONTO

The Committee of the Whole recommends:

- 1) That this matter be referred to the Council meeting of June 12, 2006, for staff to provide a report on the reduction of parking spaces at the south end of the property; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.022 (Archdiocese of Toronto) BE APPROVED, to permit a one-storey, 3768m² place of worship, as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the registration of the site plan agreement:
 - i) the final site plan, building elevations, landscaping plan, and signage plan, shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plan, stormwater management report, soils/geotechnical report, access, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - iv) a minor variance application to implement the development shall be approved by the Committee of Adjustment, and shall be final and binding; and
 - v) all hydro requirements of PowerStream Inc. shall be satisfied.

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**ZONING BY-LAW AMENDMENT FILE Z.06.015
589915 ONTARIO LIMITED**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 29, 2006:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.015 (589915 Ontario Limited) BE APPROVED, to amend By-law 1-88, specifically to:
 - a) rezone Parcel "A" shown on Attachment #2 from RVM1 (A) Residential Urban Village Multiple Zone One to RV4 (WS) Residential Urban Village Zone Four (Wide and Shallow Lot) to facilitate the development of 8 semi-detached units; and
 - b) rezone Parcel "B" shown on Attachment #2 from RVM1 (WS-B) Residential Urban Village Multiple Zone One to RVM1 (A) Residential Urban Village Multiple Zone One to facilitate the development of 3 street townhouse units.

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**ZONING BY-LAW AMENDMENT FILE Z.06.016
SITE DEVELOPMENT FILE DA.06.016
2019625 ONTARIO INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 29, 2006, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.016 (2019625 Ontario Inc.) BE APPROVED, to remove the 'H' Holding symbol from the subject lands, zoned C1 (H) Restricted Commercial Zone, as shown on Attachment #1, to facilitate the development of a motor vehicle sales establishment;
2. THAT Site Development File DA.06.016 (2019625 Ontario Inc.) BE APPROVED, to permit the development of a 2425.2m² motor vehicle sales establishment (Nissan Dealership), as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Development Planning Department;
 - ii) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;

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- iii) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
- iv) all hydro requirements of PowerStream Inc. shall be satisfied; and
- v) the required variances to implement the approved Site Plan shall be obtained from the Committee of Adjustment, and shall be in full force and effect.

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**ZONING BY-LAW AMENDMENT FILE Z.06.020
SITE DEVELOPMENT FILE DA.06.018
2019625 ONTARIO INC.**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated May 29, 2006, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Zoning By-law Amendment File Z.06.020 (2019625 Ontario Inc.) BE APPROVED, to remove the Holding Symbol "(H)" from the subject lands, zoned C1 (H) Restricted Commercial Zone with the Holding Symbol "(H)", as shown on Attachment #1, to facilitate the development of a motor vehicle sales establishment;
- 2. THAT Site Development File DA.06.018 (2019625 Ontario Inc.) BE APPROVED, to permit the development of a 3368m² motor vehicle sales establishment (Mercedes-Benz Dealership), as shown on Attachment #2, subject to the following conditions:
 - a) that prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Development Planning Department;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering Department;
 - iii) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) all hydro requirements of PowerStream Inc. shall be satisfied; and
 - vi) the required variances to implement the approved Site Plan shall be obtained from the Committee of Adjustment, and shall be in full force and effect.

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**ZONING BY-LAW AMENDMENT FILE Z.06.040
SITE DEVELOPMENT FILE DA.05.048
DREAM WORKS PROPERTY INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 29, 2006:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.040 (Dream Works Property Inc.) BE APPROVED, to remove the Holding Symbol "(H)" from the subject lands, currently zoned RM2 (H) Multiple Residential Zone as shown on Attachment #1, to facilitate the development of a 19-unit townhouse condominium development on a private road; and
2. THAT Site Development File DA.05.048 (Dream Works Property Inc.) BE APPROVED, for a 19-unit townhouse condominium complex on a private road, as shown on Attachment #2, subject to the following conditions:
 - a) the final site plan, building elevations, and landscaping plan shall be approved to the satisfaction of the Development Planning Department;
 - b) the final site grading and servicing plan, lighting plan, stormwater management report, access, parking, and on-site vehicular circulation shall be approved to the satisfaction of the Engineering Department;
 - c) all hydro requirements of PowerStream Inc. shall be satisfied; and
 - d) the final site plan agreement shall include the conditions provided by Trans Canada Pipeline.

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**OFFICIAL PLAN AMENDMENT FILE OP.05.016
ZONING BY-LAW AMENDMENT FILE Z.5.029
STEELES MEMORIAL CHAPEL
REPORT #P.2005.51
(Deferred Item)**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 20, 2006, be approved, subject to deleting Clause 2(a)(ii), and inserting the following in accordance with the memorandum from the Commissioner of Planning, dated May 26, 2006, and as reflected in the Revised Proposal (Attachment 1) attached to the memorandum:
 - 2(a) ii) require a minimum easterly interior side yard setback of 2.44m for Part 5, whereas 1.2m is currently required, and that this side yard shall be comprised of landscaping including mature tree planting;
 - iii) require a minimum westerly interior side yard setback of 0.6m for Part 2, whereas 1.2m is currently required;
 - iv) permit a maximum lot coverage of 47% on Parts 2, 3 and 4, whereas 45% is currently permitted;

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- v) require a minimum setback to a garage that faces the front lot line of 6m whereas 6.4m is currently required; and
 - vi) permit a maximum building height of one-storey for a portion of the rear of the residential dwelling on Part 5 as shown on Attachment #1 of the memorandum with the remainder of the dwelling being 2-storeys, all within the maximum permitted building height of 9.5m.;
- 2) That staff be directed to attend the Ontario Municipal Board Hearing on June 8 – 9, 2006, to seek a condition for cost-sharing, should the issue not have been resolved with the Applicant prior to that time;
 - 3) That the confidential memorandum of the Solicitor, dated May 29, 2006, be received; and
 - 4) That the deputation of Mr. Ross McInnes, 8 Sylvester Court, Thornhill, L4J 5R1, and landscape plan submitted, be received.

Council, at its meeting of February 27, 2006, adopted the following:

- 1) That this matter be deferred to provide an opportunity for the applicant to meet with the Ward Councillor and the community to address the concerns expressed;
- 2) That the following deputations and written submission be received:
 - a) Ms. Mary Fraizinger, 6 Sylvester Court, Thornhill, L4J 5R1, and written submission dated February 17, 2006; and
 - b) Mr. Ross McInnes, 8 Sylvester Court, Thornhill, L4J 5R1; and
- 3) That the written submission of Mr. Ronald M. Kanter, Gardner Roberts LLP, 40 King Street West, Suite 3100, Scotia Plaza, Toronto, M5H 3Y2, dated February 16, 2006, be received.

Report of the Commissioner of Planning, dated February 20, 2006

Recommendation

The Commissioner of Planning recommends:

- 1. THAT the Ontario Municipal Board be advised that Council endorses Official Plan Amendment File OP.05.016 (Steeles Memorial Chapel) to redesignate the subject lands identified as Block "A" on Attachment #3 from "General Commercial" to "Low Density Residential";
- 2. THAT the Ontario Municipal Board be advised that Council endorses Zoning By-law Amendment File Z.05.029 (Steeles Memorial Chapel), subject to the following:
 - a) that By-law 1-88 be amended as follows:
 - i) rezone the subject lands identified as Block "A" on Attachment #3 from C1 Restricted Commercial Zone under site-specific Exception 9(106) to R4(H) Residential Zone with the addition of the Holding Symbol "H";
 - ii) require a site-specific exception to the R4(H) Zone to provide a reduced westerly interior side yard setback on Lot 1 to 0.6m as shown on Attachment #3;

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- b) that prior to the removal of the "H" Holding Symbol from the R4(H) Residential Zone, water and sewage servicing capacity shall be identified and formally allocated by the City;
- 3. THAT the Ontario Municipal Board be advised that Council requires the Owner to amend the existing site plan agreement for the funeral home on the retained portion of the site as shown on Attachments #3, to reflect the changes to the parking area and landscape buffer strip at the rear of the parking lot in accordance with Attachments #3 and #4, to the satisfaction of the Development Planning Department; and
- 4. THAT the Ontario Municipal Board be advised that no building permit will be issued for any residential dwelling unit until a noise report has been approved by the Engineering Department to address any noise issues identified in the report.

**35 REQUEST FOR REGION OF YORK TO RECONSIDER
RIGHT-HAND TURN LANE FROM MAJOR MACKENZIE
SOUTH ON KEELE STREET, VAUGHAN**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Ferri and Councillor Meffe, dated May 29, 2006:

Recommendation

Regional Councillor Mario Ferri and Ward One Councillor Peter Meffe request that the Region of York eliminate the proposed right hand turn lane traveling eastbound on Major Mackenzie turning southbound on Keele Street.

36 NO STOPPING & NO PARKING PROHIBITION- CREDITSTONE ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated May 29, 2006:

Recommendation

In response to resident concerns, Councillor Sandra Yeung Racco recommends:

- 1. THAT traffic engineering staff be requested to review the necessity of implementing a No Parking and/or No Stopping prohibition along Creditstone Road;
- 2. THAT staff return with a full report to the Committee of the Whole before the summer hiatus; and
- 3. THAT within the report, staff comment on the options of either a) implementing the prohibition full time or b) limiting the prohibition to the morning and afternoon peak hours.

**37 ZONING BY-LAW AMENDMENT FILE Z.04.067
ALDO AND TINO DE BELLIS
REPORT #P.2005.4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 29, 2006:

Recommendation

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The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.067 (Aldo and Tino De Bellis) BE APPROVED, to permit a contractor's yard (limited to a landscaping business) on the subject lands shown on Attachment #1, and the following exceptions to the EM1 Prestige Employment Area Zone, to facilitate the development of the proposed site plan shown on Attachment #2:
 - a) deem the south property line as the front lot line, the north property line as the rear lot line, and both the east and west property lines as interior side lot lines;
 - b) there be no frontage requirement on a public street for the proposed structures, to address the existing situation;
 - c) permit a minimum front yard setback of 5.9m, whereas 6m is currently required;
 - d) permit a minimum rear yard setback of 3m, whereas 12m is currently required;
 - e) permit an interior side yard setback from the east property line of 3.4m and an interior side yard setback from the west property line of 2.5m, whereas 6m is currently required for both side yards; and
 - f) permit the rear 1,878.1m² (38.22%) of the subject lands to be gravel for the overnight parking of landscaping vehicles, whereas all surfaces are currently required to be paved or asphalted.

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**OFFICIAL PLAN AMENDMENT FILE OP.05.002
ZONING BY-LAW AMENDMENT FILE Z.05.007
SITE DEVELOPMENT FILE DA.06.027
SPRINGSIDE GARDENS ESTATES CORP.
REPORT #P.2005.65**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 29, 2006, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Recommendation 1 i) b) of Council's resolution of April 24, 2006 (Item 36, Report #18) respecting Official Plan Amendment File OP.05.002 (Springside Gardens Estates Corp.) BE AMENDED, to provide for a total of 125 residential units comprised of 96 units in three 3-storey buildings and 29 units located above ground floor commercial units;
2. THAT the Ontario Municipal Board BE ADVISED THAT COUNCIL ENDORSES the approval of Zoning By-law Amendment File Z.05.007 (Springside Gardens Estates Corp.);
3. That the implementing zoning by-law rezone the subject lands as shown on Attachment #2 from A Agricultural Zone to C4 Neighbourhood Commercial Zone, C4(H) Neighbourhood Commercial Zone with the addition of the Holding Symbol "H" and OS1 Open Space

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Conservation Zone, and provide the necessary zoning exceptions to implement the proposed site plan as discussed in this report; and

4. THAT the Ontario Municipal Board BE ADVISED THAT COUNCIL ENDORSES the approval of Site Development File DA.06.027 (Springside Estates Gardens Corp.), subject to the following:

- a) that prior to the execution of the site plan agreement:
- i) the final site plan, building elevations, landscape plan and cost estimate shall be approved to the satisfaction of the Development Planning Department;
 - ii) the final development limits of the subject lands shall be established to the satisfaction of the Toronto and Region Conservation Authority and the City and the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - iii) the Owner shall satisfy all requirements of the Region of York;
 - iv) the Owner shall satisfy all hydro requirements of PowerStream Inc.;
 - v) the Owner shall satisfy all requirements of the Fire Department;
 - vi) the final stormwater management, site grading and servicing plans, and traffic report shall be approved to the satisfaction of the Engineering Department;
 - vii) the Owner shall submit a parking study in support of the proposed parking standards and a parking allocation plan identifying how the parking spaces shall be allocated between the residential, visitor, office and commercial uses and the proposed method of enforcement to ensure that parking spaces are available for each intended use to the satisfaction of the Engineering and Development Planning Departments;
 - viii) the Owner shall provide a plan identifying the location of the community mailboxes to the satisfaction of Canada Post and the Development Planning Department;
 - ix) the final landscape plan shall include the details respecting the valley edge restoration and amenity area for the City owned lands, to the satisfaction of the Development Planning Department;
 - x) the Owner shall satisfy all the requirements of CN Rail as shown on Attachment #11, as may be amended;
 - xi) the site plan shall incorporate the future bicycle lane in accordance with the draft Pedestrian and Bicycle Master Plan Study to the satisfaction of the Parks Department; and
- b) that the site plan agreement include the following clauses:
- i) "The Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed rate prior to the issuance of a building permit in accordance with the Planning Act and the City's Cash-in-lieu Policy. In addition, 2% shall be paid for the commercial component in

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

- ii) “The Owner shall pay to the City prior to the issuance of a building permit their share of the applicable Special Area Development Charges based on the net area of 4.87 hectares.”;
- iii) “The Owner shall pay to the City all applicable development charges.”;
- iv) “The Owner shall undertake the necessary noise study(ies) required to recommend the materials and construction methods to be employed to meet the stationary noise source criteria in all areas of the proposed building;

Prior to the issuance of a building permit, the final noise impact assessment study shall be approved to the satisfaction of the City, in consultation with CN Rail.

The Owner shall agree to implement all of the recommendations of the final approved noise study and that prior to the issuance of a building permit, a qualified engineer shall certify that the building plans implement the recommendations of the approved noise study(ies).”;

- v) “The Owner shall pay to the City a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the Special Area Woodlot Development Charge By-law.”;
- vi) The relevant clauses as set out in CN Rail’s Conditions of Approval on Attachment # 11, as may be amended;
- vii) A clause identifying that snow removal and garbage pick-up shall be privately administered and the responsibility of the Owner or Condominium Corporation; and
- viii) A clause requiring that that the residential development shall proceed by way of a draft plan of condominium.

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CONLEY STREET – TRAFFIC CALMING MEASURES

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated May 29, 2006:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. THAT staff be requested to investigate and provide a report on traffic calming options for Conley Street between New Westminster Drive and Steeles Avenue;
2. THAT staff be requested to report back to a future Committee of the Whole meeting before the summer hiatus; and

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3. THAT York Regional Police be requested to increase their monitoring and enforcement of the speed limit along Conley Drive.

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**NEW BUSINESS – REQUEST RECEIVED FROM
IMMACULATE CONCEPTION ROMAN CATHOLIC CHURCH**

The Committee of the Whole recommends that staff review the Noise By-law as it relates to the ringing of manual church bells, in accordance with the request received from the Pastor at Immaculate Conception Roman Catholic Church.

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

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NEW BUSINESS – OUTSTANDING REPORTS LIST

The Committee of the Whole recommends that the verbal report of Councillor Di Vona, be received.

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

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**DEPUTATION – MS. FELICIA DEFINA
WITH RESPECT TO PROPERTY CONCERNS**

The Committee of the Whole recommends:

- 1) That the deputation of Ms. Felicia Defina, 54 Broda Drive, Woodbridge, L4L 1A7, and written submission dated May 29, 2006, be received;
- 2) That the City Clerk advise TRCA that Vaughan Council is requesting that the concerns outlined in Ms. Defina's written submission be reviewed and addressed; and
- 3) That the memorandum of the Senior Manager, Enforcement Services, dated May 24, 2006, be received.

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PRESENTATION – 2006 COUNCIL/SMT STRATEGIC PLANNING WORKSHOP

The Committee of the Whole recommends that the verbal report of the Senior Manager of Strategic Planning, be received.

The foregoing matter was brought to the attention of the Committee by the City Manager.

The Committee of the Whole passed the following resolution:

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

- i) the security of the property of the City or local board;
- ii) personal matters about an identifiable individual including municipal or local board employees;
- iii) a proposed or pending acquisition or disposition of land by the municipality or local board;
- iv) labour relations or employee negotiations;
- v) litigation or potential litigation, including matters before administrative tribunals, affecting the City or

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- vi) local board;
the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- vii) a matter in respect of which Council, boards, Committee or other body has authorized a meeting to be closed under an Act of the Legislature or an Act of Parliament.

The meeting adjourned at 4:41 p.m.

Respectfully submitted,

Regional Councillor Linda D. Jackson, Chair