

**CITY OF VAUGHAN**  
**REPORT NO. 9 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on February 27, 2006*

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The Committee of the Whole met at 1:11 p.m., on Monday, February 20, 2006.

Present: Councillor Sandra Yeung Racco, 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

The following items were dealt with:

**1** **AWARD OF TENDER T06-003**  
**DUFFERIN CLARK COMMUNITY CENTRE EXPANSION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated February 20, 2006:**

**Recommendation**

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

1. That T06-003, Expansion of Dufferin Clark Community Centre be awarded to Anacond Contracting for the amount of \$2,509,471.00; 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.

**2** **JOINT WASTE DIVERSION STRATEGY BETWEEN THE REGION OF YORK AND**  
**THE LOCAL AREA MUNICIPALITIES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 20, 2006:**

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**Recommendation**

The Commissioner of Engineering and Public Works recommends that:

1. Council support the development of a joint waste diversion strategy involving the Region of York and the nine local municipalities;
2. The City of Vaughan be a willing partner in the development of the joint waste diversion strategy; and,
3. The City of Vaughan contribute monies not exceeding \$4,000 (including \$2,000 in-kind staff time) subject to:
  - a. The need for additional public consultation events is deemed warranted in the City of Vaughan; and,
  - b. The monies will be partially reimbursed through the Federation of Canadian Green Municipalities Fund.

**3**

**STATION STREET  
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 February 20, 2006:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That By-law 1-96, the Consolidated Parking By-law, be amended to remove the 3-hour parking regulation on the west side of Station Street between Hill Street and the southerly limit of Station Street, on the south side of Hill Street adjacent to the Maple United Cemetery; and
2. That By-law 1-96, the Consolidated Parking By-law, be amended to allow parking from 6:00 am to 6:00 pm, Monday to Friday on the west side of Station Street, between Hill Street and the southerly limit of Station Street and on the south side of Hill Street adjacent to the Maple United Cemetery.

**4**

**WOODBIDGE AVENUE  
REVISED PARKING PROHIBITIONS**

**The Committee of the Whole recommends:**

- 1) That the “No Standing” by-law be repealed for the north side of Woodbridge Avenue and that staff bring forward provisions for a “No Parking” prohibition during rush hour between 4:00pm and 6:00pm Monday to Friday, a 2 hour parking limit on the south side and a “No Parking” prohibition for service and moving vehicles;
- 2) That the deputation of Ms. Clara Astolfo, Italian Canadian Savings & Credit Union, 53 Woodbridge Avenue, Unit 6, Woodbridge, L4L 2S6, be received;
- 3) That the written submission of Mr. Fausto Gaudio, Chief Executive Officer, Italian Canadian Savings & Credit Union, 53 Woodbridge Avenue, Unit 6, L4L 2S6, dated February 15, 2006, be received; and
- 4) That the following report of the Commissioner of Engineering and Public Works, dated

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**FILE NO: SV.04-11  
OWNER: CANADIAN PACIFIC RAILWAY  
LOCATION: N/S RUTHERFORD ROAD  
PART OF LOT 16, CONCESSION 9**

**The Committee of the Whole recommends:**

- 1) That this matter be deferred to a future Committee of the Whole meeting to provide an opportunity for the applicant to meet with the Ward Councillor to resolve outstanding issues; and**
- 2) That the deputation of Mr. Allan Peck, Outdoor Opportunities, 33 Weldrick Road East, Suite 1410, Richmond Hill, L4C 8W4, on behalf of the applicant, be received.**

**Recommendation**

That Sign Variance Application SV.06-01, be REFUSED.

**8** **OFFICIAL PLAN AMENDMENT FILE OP.05.017  
ZONING BY-LAW AMENDMENT FILE Z.05.032  
ISABELLA FILIPPELLI**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 20, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Official Plan Amendment File OP.05.017 (Isabella Filippelli) BE APPROVED, to amend site-specific policies within OPA #240 (Woodbridge Community Plan) to facilitate the creation of one additional lot on the subject lands shown on Attachment #1; and to redesignate a 2.5m wide open space buffer space from "Low Density Residential" to "Drainage Tributary" as shown on Attachment #2, to address the comments of the Toronto and Region Conservation Authority.**
- 2. THAT Zoning By-law Amendment File Z.05.032 (Isabella Filippelli) BE APPROVED, to permit one additional lot on the subject lands shown on Attachment #1, subject to the following:**
  - a) the implementing Zoning By-law shall zone the newly created lot RR(H) Rural Residential Zone with the Holding Symbol "H", which shall be reviewed upon servicing being allocated for the said lot.**
  - b) the implementing Zoning By-law shall rezone a 2.5m wide buffer strip along the west limit of the subject lands RR Rural Residential Zone to OS1 Open Space Conservation Zone as shown on Attachment #2.**
  - c) the implementing Zoning By-law shall include the following additional exceptions to the RR Rural Residential Zone applicable to the severed and retained lots within existing site-specific Exception 9(404):**
    - i) permit a maximum lot coverage of 25%, whereas 10% is currently permitted;**
    - ii) require a minimum lot area of 1550m<sup>2</sup> for each lot, whereas 4000m<sup>2</sup> is currently required;**

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- iii) require a minimum lot frontage of 32m for each lot, whereas 45m is currently required;
- iv) require a minimum interior side yard setback of 1.5m for the corner (retained) lot, whereas 4.5m is currently required;
- v) require minimum rear yard setback of 10m, whereas 15m is currently required; and
- vi) that a minimum 2.5m wide buffer area along the rear lot line of each lot be zoned OS1 Open Space Conservation Zone.

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**ZONING BY-LAW AMENDMENT FILE Z.05.025  
DRAFT PLAN OF SUBDIVISION FILE 19T-05V04  
ST. MAGNUS DEVELOPMENTS INC.**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 20, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.025 (St. Magnus Developments Inc.) BE APPROVED, to rezone the subject lands shown on Attachment #3, to facilitate a draft plan of subdivision, as follows:
  - i) rezone Parcel "1" (St. Magnus Lands) as shown on Attachment #3, from A Agricultural Zone to RVM1 (A) Residential Urban Village Multiple Zone One, to permit 7 townhouse blocks (for 28 street townhouse units); and 1 semi-detached block (for 1 unit to be combined with another unit in the adjacent future subdivision block);
  - ii) rezone Parcel "2" (Vellore Lands) as shown on Attachment #3, from RVM1 (WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide & Shallow Lot) to RV4 (WS) Residential Urban Village Zone Four (Wide & Shallow Lot) to match the zoning of the existing townhouse lots to the west; and,
  - iii) rezone Parcel "3" (Vellore Lands) as shown on Attachment #3, from RVM1(WS-A) Residential Urban Village Multiple Dwelling Zone One (Wide & Shallow Lot) to RVM1 (A) Residential Multiple Family Zone One to match the existing zone on the abutting lands to the east.
2. THAT Draft Plan of Subdivision File 19T-05V04 (St. Magnus Developments Inc.) as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
3. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-05V04 (St. Magnus Developments Inc.) shall contain a provision that the Owner pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an approved appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in lieu payment.
4. THAT Council pass 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

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Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated November 14, 2005:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision Application 19T-05V04 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 7 residential units."

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**SITE DEVELOPMENT FILE DA.05.049  
KEELEVISTA INVESTMENTS INC.**

**The Committee of the Whole recommends:**

- 1) That this matter be referred to the Council meeting of February 27, 2006 for the applicant to provide Members of Council with a coloured rendition of the site; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.05.049 (2067095 Ontario Inc.) BE APPROVED, to permit a three-storey 4,692.75m<sup>2</sup> office building, 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 and signage plans shall be approved by the Development Planning Department;
    - ii) the final site grading and servicing plans, stormwater management report, soils/geotechnical report, access, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
    - iii) all requirements of Hydro One Networks Inc. shall be satisfied;
    - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and
    - v) the required variances to implement the final site plan shall be approved by the Committee of Adjustment to address the reductions to the landscape strip width and number of loading spaces, and increase in the maximum permitted height, and such variances shall be final and binding.
2. That the site plan agreement shall contain the following provision:
  - a) the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with the Planning Act, prior to the issuance of a building permit. The Owner shall submit an appraisal prepared by an accredited appraiser for approval by the Vaughan Legal Department--Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and
  - b) the Owner shall enter into a Development Agreement with the City for the proposed municipal storm sewer to the satisfaction of the Engineering Department.

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**SITE DEVELOPMENT FILE DA.05.025  
YORK MAJOR HOLDINGS INC.**

**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;**
- 2) That the applicant be requested to consider changing the proposed building material for the roof of the gas bar from metal sheets to a preferred shingle roof;**
- 3) That the deputation of Mr. Jim Kotsopoulos, Armstrong Goldberg Hunter, 2171 Avenue Road, Suite 301, Toronto, M5M 4B4, on behalf of Imperial Oil Limited, be received; and**
- 4) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development File DA.05.025 (York Major Holdings Inc.) BE APPROVED, to permit an automobile gas bar, car wash, vacuum area, and a convenience store and eating establishment with drive-through, on the subject lands shown on Attachment #1, subject to the following conditions:

- a) that prior to the registration of the site development agreement:
  - i) the final site plan, building elevations, signage, landscape plans, and landscape cost estimate shall be approved by the Development Planning Department;
  - ii) the final grading and servicing plans, stormwater management report, Phase 1 Environmental Site Assessment report, on-site vehicular circulation, parking and traffic shall be approved by the Engineering Department;
  - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
  - iv) the requirements of the Region of York Transportation and Works Department shall be satisfied;
  - v) the requirements of the Toronto and Region Conservation Authority shall be satisfied;
  - vi) the required amendments to the Keele Valley Certificate of Approval No. A230610 shall be approved by the Ministry of the Environment, including but not limited to, the removal of the subject lands from the Secondary Buffer Area of the Keele Valley Landfill Area, and/or to permit the uses and buildings/structures proposed;
  - vii) the "H" Holding Symbol on the subject lands shall be lifted in accordance with the requirements of OPA #332, as amended;
  - viii) the Minor Variance Application A034/06 shall be final and binding for the subject lands;
  - ix) if applicable, the Owner shall pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act. The Owner

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shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment; and,

- b) that the site development agreement contain the following clauses:
- i) if applicable, the Owner shall develop the lands in accordance with the applicable Notice, and its supporting documentation, terms, and conditions of approval for the amendment to Keele Valley Certificate of Approval No. A230610, dated May 26, 1983, as amended, to permit the construction of an automobile gas bar, car wash, vacuum area, and a convenience store and eating establishment with drive-through, and associated infrastructure within the southern Secondary Buffer Zone of the Keele Valley Landfill Site as approved by the Ministry of the Environment.
  - ii) the Owner shall include the following warning clause in all offers of purchase and sale or lease, including any agreements with tenants, licencees, and other occupants for the lands, during the cessation of the Keele Valley Landfill Site:

"Purchasers, tenants, licencees, and other occupants are advised that the property is located within the Secondary Buffer Lands of the Keele Valley Landfill Site. The purchasers, tenants, licencees, and other occupants are aware that the Landfill, including any on-going associated monitoring and maintenance activities, may create noise, odours, dust, and/or visual impacts, which may, from time-to-time or under certain atmospheric conditions, create a nuisance."
  - iii) that no development is to occur within the 9m wide non-accessible environmental buffer strip or the 5m wide accessible environmental buffer strip unless associated with the Keele Valley Certificate of Approval No. A230610 and/or monitoring and remediation requirements for the Waste Disposal Assessment Area.

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**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V09  
STONE MANOR DEVELOPMENTS (WOODBIDGE) LIMITED**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 20, 2006:**

**Recommendation**

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-05V09 (Stone Manor Developments (Woodbridge) Limited) BE APPROVED, subject to the conditions of approval set out in Attachment #1.

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**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-05V10  
UNITED CAPITAL INVESTMENTS LIMITED**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 20, 2006:**

**Recommendation**

The Commissioner of Planning recommends:



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THAT Draft Plan of Condominium File 19CDM-05V10 (United Capital Investments Limited) BE APPROVED, subject to the conditions of approval set out in Attachment #1.

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**BLOCK 57/58 WEST BLOCK PLAN  
BLOCK PLAN FILE BL.57/58W.99  
HUNTINGTON BUSINESS PARK LAND OWNERS**

**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; and**
- 2) **That the following deputations be received:**
  - a) **Ms. S. Iacobucci, 868085 Ontario Inc., 1021 Meyerside Drive, Unit 10, Mississauga, L5T 1J6; and**
  - b) **Mr. Roy Mason, KLM Planning Partners Inc., on behalf of the applicant.**

**Recommendation**

The Commissioner of Planning recommends:

- A) THAT the Block 57/58 West Plan (File: BL.57/58W.99) dated January 26, 2006, as reflected on Attachment #3 to this report, BE APPROVED.
- B) THAT the following conditions be satisfied prior to the approval of the first draft plan of subdivision/site development application, or as part of the individual subdivision/site development application approval to the satisfaction of the City of Vaughan and other relevant agencies.
  1. The final phasing of the SWM Pond construction shall be detailed to the satisfaction of the City of Vaughan Engineering Department.
  2. The final Development/Infrastructure Phasing Plan of the Block Plan shall be detailed to the satisfaction of the City of Vaughan Engineering Department.
  3. An HCS Analysis for Highway 50/Huntington Road shall be submitted to the satisfaction of the City of Vaughan Engineering Department.
  4. The timing, construction and funding of the required spine services shall be detailed to the satisfaction of the City of Vaughan Engineering Department.
  5. The flood protection works required at Site No. 4 (existing factory site west of Martingrove Road) as identified in the Rainbow Creek Master Drainage Plan are to be detailed, to the satisfaction of the TRCA and the City of Vaughan Engineering Department.
  6. That a traffic impact study be prepared to the satisfaction of the Vaughan Engineering Department, justifying the minor modification to the local road network as identified on Attachment #3.
  7. Allocation of servicing capacity to individual draft plans and/or site plans within the Block 57/58 West Block Plan shall be approved by Vaughan Council.
  8. With respect to the Geotechnical Investigation and Hydrogeological Study the Region of

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York's conditions are as follows:

- (i) Clarify the proposed placement of underground infrastructure with respect to the available soils information and proposed grading plan. Additional information should be obtained where the proposed infrastructure will be below the depth of available information.
  - (ii) Clarify the potential effects of any shallow groundwater flow systems with respect to the proposed underground infrastructure. Provide measures to limit preferential water flow along subsurface conduits through low permeability soils and ensure that conditions that require dewatering or depressurization to create safe working conditions, are identified and an appropriate plan is in place to address these.
  - (iii) Clarify measures to be taken to ensure that there is a net water balance related to the proposed development.
  - (iv) Ensure that conditions are in place to require proper abandonment of any wells in accordance with O.Reg.903. The Region requires documentation by way of a copy of the Well Driller's records of the decommissioning. The locations of the decommissioned wells should be recorded accurately, using GPS.
  - (v) Verify that proposed Stormwater Management Pond "C" will include drainage from Highway 7 between Highway 50 and Highway 427, to incorporate future urbanization of Highway 7 under Rapid Transit development.
9. The Urban Design Guidelines prepared by NAK Design Group, be revised to the satisfaction of the City. The Urban Design Guidelines shall address the required provisions, including but not limited to the following:
- i) A percentage of the primary building frontage directly related to the street, uninterrupted by drive aisles and parking;
  - ii) A direct relationship between the front entrance of the building and the street with landscaped pedestrian connections between the public sidewalk and the building front entrance.
  - iii) The majority of the parking is encouraged to be located to the rear and side of buildings;
  - iv) Defined pedestrian circulation through parking lots;
  - v) Shared side and rear access between sites;
  - vi) Landscaped amenity space associated with a weather protected employee entrance;
  - vii) A percentage of the site dedicated to soft landscaping;
  - viii) The appropriate interface (architectural, site and building layout) between employment/commercial buildings and open space areas;
  - ix) Pedestrian and bicycle paths in addition to roads to provide a finer-grained circulation network and enhance connectivity to public transit, area services and open spaces;

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- x) A site plan concept describing how the heritage buildings will be incorporated into the overall plan in such a way as to enhance and be enhanced by new development, forming an integral and positive aspect of the new community;
- xi) More specific guidelines related to service node development; and,
- xii) The following note should be added to the Urban Design Guidelines:

“Should the most westerly route be selected for the Hwy. 427 extension (through the EA process) a small portion of the most northerly section of the highway will abut lands designated “Employment Area General”. In the event that development applications in these particular areas are processed prior to the determination of the Hwy. 427 route, or in the event that the most westerly route is ultimately chosen for the highway, the design of the sites must consider the potential prominence of position and therefore the appropriate site planning and architectural response vis-à-vis the abutting highway. The Urban Design Guideline directives for sites abutting arterial roads/highways would apply to these areas. Outside storage and loading bays should not be visible to the highway.”

10. That a Landscape Masterplan be submitted and approved to the satisfaction of the City. The Landscape Masterplan shall address the required provisions, including but not limited to the following:
  - (i) The use of hard and soft landscape elements to define significant street vista and generate a pleasing public realm street character.
  - (ii) Landscape and streetscape treatments for the Business Park edges including the parallel window streets and pedestrian access to arterial roads for public transit services.
  - (iii) Entry and special landscape features which express and enhance the Business Park identity including landscaped medians.
  - (iv) Landscaping of open space lands including pedestrian/cycling trails, bridge crossings, pedestrian access points, seating areas and erosion repair sites.
  - (v) The landscape treatment of stormwater management facilities.
  - (vi) Special furniture, including benches, waste receptacles, bicycle racks, and tree grates shall be provided that support the character throughout the block plan.
11. The following condition be addressed to the satisfaction of the City of Vaughan Cultural Services Department:
  - (i) Additional and more detailed Stage 3 investigations must be carried out on those sites that are confirmed to warrant further concern, as outlined in the Interim Report on the 1999-2001 Stage 1-2 Archaeological Assessment of the Huntington Business Park (D.R. Paulton and Associates Inc., December 2003). Following the completion of those investigations, a final report will be prepared on the archaeological assessment of the proposed business park.
12. The following conditions be addressed to the satisfaction of the Region of Peel:
  - i) All proposed accesses along Highway 50 must be reviewed and approved by the Region of Peel;

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- ii) The necessary upgrades to the Regional arterial road network shall be carried out in co-ordination with the development within the Block. Any proposed road improvements not within the Regional D.C. By-law shall be borne by the developer;
- iii) The applicant shall gratuitously convey lands to meet the Official Plan requirement of 22.5 metre, from the centreline of Highway 50, to the appropriate municipality;
- iv) The applicant shall gratuitously convey a 15 x 15 daylight triangle at the proposed road connections intersecting with Highway 50;
- v) The applicant shall gratuitously convey 0.3 metre reserve along the frontage of their property along Highway 50 and behind the daylight triangle, except at approved access location; and,
- vi) Lands identified in the Highway 50 Environmental Assessment Study must be gratuitously conveyed to the appropriate municipalities for road widening."

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**DEVELOPER BUILD PARK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated February 20, 2006:**

**Recommendation**

Councillor Sandra Yeung Racco recommends:

- 1) That without adversely impacting park development elsewhere in the City, the City's 10 year capital growth plan for park development within Ward 4 be amended;
- 2) That the design of park block UV2-N10 be undertaken in 2006 with park construction to follow, subject to funds being advanced by the developer to cover all costs;
- 3) That the Mayor and Clerk be authorized to enter into an agreement with the developer to be reimbursed through development charge park credits or other mechanism subject to the satisfaction to City Finance staff; and
- 4) That public notice be given in accordance with By-Law 394-2002 and that this matter be forwarded to a future Council meeting for public input.

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**PROCLAMATION REQUEST –  
RED CROSS MONTH**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated February 20, 2006:**

**Recommendation**

The City Clerk recommends:

- 1) That March 2006 be proclaimed as "**Red Cross Month**"; and
- 2) That the proclamation be posted on the City's website, published on the City Page, space permitting, and that staff issue a news release.

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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**

**The Committee of the Whole recommends:**

- 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.**

**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; and
  - 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.
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.

**18                      2006 KLEINBURG BUSINESS IMPROVEMENT AREA - ADVANCE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & Corporate Services, dated February 20, 2006:**

**Recommendation**

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

That in accordance with the request from the Board of Management of the Kleinburg Business Improvement Association that Council advance \$12,000 towards their 2006 Budget, approximately 50%.

**19                      DEER CROSSING SIGNS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated February 20, 2006:**

**Recommendation**

Councillor Peter Meffe recommends that:

Staff provides a report with respect to the installation of additional Deer Crossing Signs on Major Mackenzie Drive between Stegmans Mill Road/Teston Road and Kirby Road. This report is to be brought back before the Committee of the Whole Meeting to be held on March 6, 2006.

**20                      MERINO ROAD FACILITY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated February 20, 2006:**

**Recommendation**

Councillor Peter Meffe recommends that:

1. Staff reviews the opportunity to install increased parking at the rear of the facility;
2. Staff review moving the various club/group offices to the lower level to allow the main floor space to be opened up; and
3. Staff reviews the possibility of upgrading the Washroom Facilities.

**21                      ENHANCING SAFETY OF SCHOOL- AGE PEDESTRIAN NEAR SAN MARCO SCHOOL**

**The Committee of the Whole recommends that this matter be referred to staff for a report, within the next 30 days or thereabouts, addressing the following recommendations, including cost implications:**

- 1) That an all-way stop control be installed at the intersection of Martin Grove Road and Morning Star Drive along with flashing amber beacons, to be installed in both the northbound and southbound directions at the earliest opportunity this year and funded from the most appropriate capital reserve;

- 2) That a connecting sidewalk be installed across that portion of the grass boulevard between the curb at the eastern terminus of the crosswalk that traverses Martin Grove Road at Morningstar Drive and the sidewalk along the east side of Martin Grove Road; and
- 3) That as a pilot project the new form of pavement marking known as “Streetprint”, or a reasonable facsimile thereof, be installed at this location this year, with funds from the most appropriate reserve.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

- 1) That an all-way stop control not be installed at the intersection of Martin Grove Road and Morning Star Drive; and
- 2) That an additional advance Warning Sign – ‘SLOW/SCHOOL CROSSING AHEAD’ - be installed in the northbound direction, along Martin Grove Road, north/west of the Zinnia Place intersection.

**22**

**KING HIGH DRIVE AT DUFFERIN STREET  
PROPOSED CENTRE MEDIAN**

**The Committee of the Whole recommends:**

- 1) That this matter be referred to the Council meeting of February 27, 2006 for staff and the Ward Councillor to meet with the residents to review further opportunities to address the concerns expressed;
- 2) That the Region of York be requested to construct a median that prevents south bound Dufferin Street traffic from turning left on to King High Drive, and at the same time allows west bound King High Drive traffic to turn left on to Dufferin Street; and
- 3) That the following deputations be received:
  - a) Mr. Alex Porat, 445 Beverly Glen Boulevard, Thornhill, L4J 7S2; and
  - b) Ms. Ronda Goldberg, 179 King High Drive, Thornhill, L4J 3N3.

**Recommendation**

Mayor Michael Di Biase and Councillor Sandra Yeung Racco recommend:

- 1) That the Region of York be requested to construct centre medians on Dufferin Street at King High Drive to better control left turn movements at this intersection; and
- 2) That the Region of York be requested to review the operation of the Dufferin Street/Centre Street intersection with a view to providing more time for southbound left turns at the intersection.

**23**

**“SIGN OFF” INITIATIVE**

**The Committee of the Whole recommends:**

- 1) That this matter be referred to staff for their review and that a report, including an action plan and cost analysis, be provided to the Committee of the Whole meeting of March 6, 2006; and

- 2) That at the same time, staff review the current sign by-law and bring back a report with suggested revisions to enforce this initiative.

**Recommendation**

The Environmental Task Force Committee recommends that:

1. The City of Vaughan establish a Sign Off program to commence in June 2006.
2. Utilizing current resources for the initial year, but providing budgetary support in succeeding years, this initiative is directed at establishing and maintaining a zero tolerance approach to illegal signs in the City of Vaughan.
3. The focus of this initiative is directed at illegal signs attached or glued to or in the immediate vicinity of traffic and directional signs.

**24 REQUEST FOR STAFF ATTENDANCE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Shefman, dated February 20, 2006:

**Recommendation**

Councillor Shefman respectfully requests that Parks and By-law staff attend a community meeting being held on March 30, 2006 at 7:00 p.m. at the Uplands Golf and Ski Centre to receive resident input regarding the feasibility of future upgrades and enhanced safety measures for parks in the local community.

**25 HOW YOUR TOTAL PROPERTY TAX BILL IS DETERMINED**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & Corporate Services, dated February 20, 2006:

**Recommendation**

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

That the following report be received for information purposes.

**26 DEPUTATION – MS. RINA DE DONATO  
WITH RESPECT TO GIRLS ON THE RUN 5K EVENT PROPOSAL**

The Committee of the Whole recommends that the deputation of Ms. Rina De Donato, Council Director, Girls on the Run of York Region and GTA, P.O. Box 156, Kleinburg, L0J 1C0, and written submission dated January 26, 2006, brochure and map submitted, be received, and that staff work with Girls on the Run to provide the services-in-kind requested.

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The Committee of the Whole passed the following resolution:



**REPORT NO. 9 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, FEBRUARY 27, 2006**

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

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

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The meeting adjourned at 4:17 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair