

**CITY OF VAUGHAN**  
**REPORT NO. 34 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on June 25, 2007*

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The Committee of the Whole met at 1:11 p.m., on June 18, 2007.

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

Also Present: Vaughan Youth Councillor Steven Xu

The Committee of the Whole recessed at 6:27 p.m. and reconvened on May 29<sup>th</sup> at 7:52 p.m. with the following members present:

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

The following items were dealt with:

**1                                    REQUEST TO REIMBURSE THE SCHOOL BOARDS**  
**THE APPLICATION FEE RELATED TO A JOINT**  
**ZONING BY-LAW AMENDMENT APPLICATION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Council/School Board Liaison Committee, dated June 18, 2007:**

**Recommendation**

The Council/School Board Liaison Committee recommends:

That the City of Vaughan reimburse a total amount of \$5,685.00 to the York Region District School





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**Recommendation**

The Deputy City Manager/Commissioner of Finance & Corporate Services and the Director of Reserves & Investments recommends:

- 1) That the 2006 Development Charges Reserve Fund Statement prepared pursuant to the Development Charges Act, RSO 1997, be received for information purposes; and
- 2) That the 2006 Development Charges Reserve Fund Statement be forwarded to the Minister of Municipal Affairs and Housing.

**7**

**2006 ANNUAL INVESTMENT REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager/Commissioner of Finance & Corporate Services and the Director of Reserves & Investments, dated June 18, 2007:**

**Recommendation**

The Deputy City Manager/Commissioner of Finance & Corporate Services and the Director of Reserves & Investments recommends that:

This report be received for information.

**8**

**2007 ADOPTION OF RATES AND THE ISSUANCE OF PROPERTY TAX NOTICES**

The Committee of the Whole recommendation was dealt with and adopted at the Special Council Meeting of June 18, 2007 under Minute No. 135.

**9**

**DEVELOPMENT CHARGES BACKGROUND STUDY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager/Commissioner of Finance & Corporate Services and the Director of Reserves & Investments, dated June 18, 2007:**

**Recommendation**

The Deputy City Manager/Commissioner of Finance & Corporate Services and the Director of Reserves & Investments in consultation with Purchasing recommends:

That Hemson Consulting Ltd. be retained to undertake the update of the City's Development Charge Background Study.

**10**

**TEMPORARY BORROWING BY-LAW 2007**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager/Commissioner of Finance & Corporate Services, dated June 18, 2007:**

**Recommendation**

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

That Council enact a Temporary Borrowing By-law for an amount up to \$50,000,000 from the City's corporate bank of record.

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**DESIGNATED PROPERTY GRANT,  
MOUNT LEBANON SCHOOL HOUSE, 5970 KIRBY ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 18, 2007:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Recreation & Culture, recommends approval of the following Heritage Vaughan recommendation:

- 1) That the Designated Property Grant in the amount of \$3,092.02 for the reconstruction and replacement of the original belfry of the former Mount Lebanon School House located at 5970 Kirby Road in Vaughan, be approved.

12

**ARTS AND CULTURAL USE PROGRAM  
AT CITY-OWNED HERITAGE BUILDINGS – PILOT PROJECT**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Community Services, dated June 18, 2007, be approved; and**
- 2) **That an interim progress report be provided to a Committee of the Whole meeting in September 2008, on the results of this program that is reflective of the three goals.**

**Recommendation**

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

WHEREAS the City of Vaughan has invested resources in the restoration of City-owned heritage buildings and public lands surrounding the sites; and,

WHEREAS these properties are significant to the history of the community and considered cultural artifacts in their own right; and,

THEREFORE BE IT RESOLVED that Council approve the "Arts and Cultural Use Program", a 3-year pilot program (2007-2009) aimed at providing arts and cultural groups and individual artists affordable access to available heritage buildings by introducing a new subsidized rental fee category of \$150 + GST per each 7 day rental. (With a 3% yearly increase in fee in 2008 and 2009) associated with the program as found in Attachment 1; and,

That the new fee category be included in the *Recreation and Culture User Fees and Pricing Policy*, and,

That staff evaluate the program at the end of the 3 year period and give consideration to a full implementation.

13

**CONTRACT AWARD – RFP07-050**  
**VENDING SERVICES AND CONCESSION OPERATIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 18, 2007:

**Recommendation**

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

- 1) That Contract RFP07-050, Vending Services and Concession Operations, for the lease of space for vending services, concession operations and seasonal mobile concession operations at City recreation facilities be awarded to Fontana Gardens Express for a three-year term effective September 1, 2007, with the option to renew on an annual basis for up to two one year terms, at the discretion of the City; and,
- 2) That a by-law be enacted to authorize the Mayor and City Clerk to execute all documentation necessary to complete the contract.

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**CONTRACT AWARD – RFP07-051**  
**ADVERTISING AT RECREATION FACILITIES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 18, 2007:

**Recommendation**

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

- 1) That Contract RFP07-051, Advertising at Recreation Facilities, be awarded to Futuresign Multimedia Displays Inc. for a three-year term effective September 1<sup>st</sup>, 2007, with the option to renew on an annual basis for up to two one year terms, at the discretion of the City; and,
- 2) That a by-law be enacted to authorize the Mayor and City Clerk to execute all documentation necessary to complete the contract.

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**AWARD OF FLEET MAINTENANCE CONTRACT**  
**REQUEST FOR PROPOSAL RFP 06-072**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 18, 2007:

**Recommendation**

The Commissioner of Community Services, in consultation with the Purchasing Services Department and the Fleet Manager recommends:

- 1) That RFP06-072 for the repairs and maintenance of City vehicles be awarded to the following:
  - Al Palladini's Pine Tree Ford Lincoln
  - Perfection Automotive Ltd.



**ADDITIONAL INFORMATION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007:**

**Recommendation**

The Commissioner of Engineering and Public Works in consultation with the Commissioner of Legal and Administrative Services recommends:

1. That parking be allowed by Permit on Cidermill Avenue between Edgeley Boulevard and Millway Avenue for the hours 6:00 am to 6:00 pm, Monday to Friday inclusive, as posted;
2. That a monthly Permit fee of \$50 per parking space be approved and program be implemented; and
3. That the Parking Pilot project on Cidermill Avenue begin August 6, 2007 and run for a one year trial period.

19

**COMPREHENSIVE TRAFFIC BY-LAW 284-94**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That consolidations be made to By-law 284-94, the Comprehensive Traffic By-Law to include updates to Schedule A, B, C, D, E, F, and G;
2. That Schedule E, Part 5, "School Speed Zone – 40 km/h" be added;
3. That Schedule G, Part 2, "Pedestrian Crossovers" be changed to "Intersection or Midblock Pedestrian Signals";
4. That Schedule G, Part 3, "Community Safety Zones" be added;
5. That Schedule F, Part 3, "One Way Streets" be added;
6. That Schedule F, Part 4, "Traffic Circles" be added; and
7. That various administrative amendments be made to the text of By-law 284-94 the Comprehensive Traffic By-Law.

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**AMPARO DRIVE TRAFFIC REVIEW**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That no further action is warranted on Amparo Drive due to the low traffic volumes, speeds, stop sign

compliance and 'cut-through' traffic.

**21** **FLAMINGO ROAD AND GOLFER'S GATE / OKLAHOMA GATE**  
**ALL-WAY STOP CONTROL REVIEW**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the existing all-way stop control remain at the intersection of Flamingo Road and Golfer's Gate / Oklahoma Gate.

**22** **FOREST RUN BOULEVARD, DUFFERIN HILL DRIVE, AND TEN**  
**OAKS BOULEVARD INITIAL TRAFFIC COMMITTEE MEETING**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007, be approved; and
- 2) That staff report back in the Fall 2007 with respect to the correspondence received regarding this matter.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That this report be received for information; and
2. That a Traffic Calming Committee not be established and no further action is required.

**23** **PROVISION OF MUNICIPAL RECYCLING COLLECTION**  
**AT CATHOLIC SCHOOL LOCATIONS IN VAUGHAN**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007:

**Recommendation**

The Commissioner of Engineering and Public Works, recommends that:

The City offer to provide recycling collection service to the York Catholic District School Board (YCDSB), for school locations in Vaughan, subject to the conditions outlined in this report.

**24** **VILLAGE GREEN DRIVE**  
**TRAFFIC CALMING MEASURES**





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The Commissioner of Engineering and Public Works recommends:

That a pedestrian signal not be installed on New Westminster Drive in front of St. Elizabeth High School.

**32**

**MARTIN GROVE ROAD & BELLONA STREET  
PEDESTRIAN SIGNAL REVIEW**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007:**

**Recommendation**

The Commission of Engineering & Public Works recommends:

1. That the Pedestrian Signal at Martin Grove Road & Bellona Street Intersection be relocated to the Intersection of Martin Grove Road & Jackman Crescent (South leg);
2. That the estimated \$20,000 relocation cost be funded out of the Traffic Signal program as proposed in the 2007 Capital Budget; and
3. That Engineering Services staff contact those directly affected residents to ensure their support of the Pedestrian Signal new location.

**33**

**AWARD OF TENDER T07-034  
PINE VALLEY DRIVE AND KIPLING AVENUE  
RURAL ROAD UPGRADES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007:**

**Recommendation**

The Commissioner of Engineering and Public Works in consultation with the Purchasing Services Department and the Director of Reserves and Investments recommends:

1. That Tender T07-034 for the Pine Valley Drive and Kipling Avenue Rural Road Upgrades be awarded to Gazzola Paving Ltd. In the amount of \$1,229,992.86, plus G.S.T.;
2. That a contingency allowance in the amount of \$125,000.00, plus G.S.T. be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the Contract;
3. That the City retain URS Canada Inc. to provide contract administration and construction inspection services including geotechnical and material testing and disbursements at an estimated cost of \$75,812.00, plus G.S.T; and
4. That a contingency allowance in the amount of \$8,000.00, plus G.S.T. be approved for contract administration and inspection within which the Commissioner of Engineering and Public Works or his designate is authorized to approve additional engineering services.

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

**34                                    TENDER AWARD – T07-041 CRACK ROUTING & SEALING**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007:**

**Recommendation**

The Commissioner of Engineering and Public Works, in consultation with the Purchasing Services Department, recommends:

1. That Tender T07-041, for Crack Routing and Sealing be awarded to Metro Asphalt Sealer & Repairs Ltd. of Concord, Ontario; and,
2. That staff be authorized to perform additional crack routing and sealing up to the proposed budget value of \$207,000; and,
3. That the Mayor and Clerk be authorized to sign the necessary documents.

**35                                    AWARDING OF OPTIONAL EXTENSION PERIOD – CONTRACT T05-150  
RESIDENTIAL DRIVEWAY WINDROW CLEARING PART A & B**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007:**

**Recommendation**

The Commissioner of Engineering & Public Works, in consultation with the Purchasing Services Department, recommends that the option to extend Contract T05-150 for the third winter season be exercised, with cost increases as permitted in the contract.

**36                                    TENDER AWARD – T07-075 VALVE EXERCISING PROGRAM**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007:**

**Recommendation**

The Commissioner of Engineering and Public Works, in consultation with Purchasing Services Department, recommends that this report be received for information purposes.

**37                                    CLASS ENVIRONMENTAL ASSESSMENT  
KLEINBURG-NASHVILLE SERVICING STRATEGY MASTER PLAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007:**

**Recommendation**

The Commissioner of Engineering and Public Works, in consultation with the Purchasing Services Department and the Director of Reserves and Investments, recommends:



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**Commissioner of Engineering and Public Works, dated June 18, 2007, be approved;**

- 2) That staff provide a further report on the matter to a Committee of the Whole (Working Session) meeting in the Fall 2007.**

**Recommendation**

The Commissioner of Engineering and Public Works in consultation with the Commissioner of Legal and Administrative Services, recommends:

1. That this report BE RECEIVED for information purposes; and
2. That the City of Vaughan's Policy respecting the replacement and/or repair of deteriorating noise attenuation fencing located on privately owned property be consistent with the current Regional Policy and the City's Property Standards By-law 409-99, thereby not funding any such repair or replacement work; and
3. That the Noise Attenuation Fencing Policy included as Attachment No. 1 be adopted by Council; and
4. That with the use of Summer Student staffing complements, a current inventory of all existing concrete noise attenuation fencing throughout the City be undertaken in order to establish a priority listing of all deteriorating walls requiring replacement based on their condition, public safety concerns and aesthetics; and
5. That once the inventory and priority listing is completed, Orders to Comply with the City's Property Standards By-law be issued to affected property owners requiring replacement of these fences and at no cost to the Municipality.

**41                    ENFORCEMENT SERVICES WEBSITE / ON-LINE TICKET PAYMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services & City Solicitor, dated June 18, 2007:**

**Recommendation**

The Commissioner of Legal and Administrative Services & City Solicitor, in conjunction with the Senior Manager of Enforcement Services, recommends:

That Groupe Techna be selected as the preferred Vendor; and,

That the Mayor and City Clerk be authorized to execute an Agreement.

**42                    PET LICENSES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services & City Solicitor, dated June 18, 2007:**

**Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor, in conjunction with the Senior Manager of Enforcement Services, and in consultation with the Manager of Special Projects, Licensing and Permits and Risk Management, recommends:

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That short-term canvassers be hired (summer students, etc.) as canvassers to solicit sales door-to-door for pet licenses within the City of Vaughan during the months of July and August; and,

That Corporate Communications include this information on the City Page and Website.

**43** **SIGN OFF INITIATIVE - CONTINUATION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services & City Solicitor, dated June 18, 2007:**

**Recommendation**

The Commissioner of Legal and Administrative Services & City Solicitor, in conjunction with the Senior Manager of Enforcement Services, recommends that this report be received.

**44** **FENCE HEIGHT EXEMPTION - 4 ELMBANK ROAD - WARD 5**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor and the Senior Manager of Enforcement Services, dated June 18, 2007:**

**Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor and the Senior Manager of Enforcement Services recommends:

That the fence height exemption application for 4 Elmbank Road be approved.

**45** **FENCE HEIGHT EXEMPTION - 10 SEVILLA BLVD. - WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor and the Senior Manager of Enforcement Services, dated June 18, 2007:**

**Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor and the Senior Manager of Enforcement Services recommends:

That the fence height exemption application for 10 Sevilla Blvd. be approved.

**46** **JUDICIAL RECOUNT**

**The Committee of the Whole recommends that this matter be referred to a Committee of the Whole (Working Session) meeting in the Fall 2007, and that staff provide additional information on the matter.**

**Recommendation**

The City Clerk, in consultation with the Commissioner of Legal and Administrative Services, recommends:

That this report be received; and

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That the following resolution be adopted:

Whereas a Court-ordered partial manual recount was recently conducted in the City of Vaughan, and

WHEREAS the primary reason for the recount was the Court's disagreement with the method in which poll count vote tabulating machines were programmed, and

WHEREAS the decision as to programming is a matter within the purview of the Clerk pursuant to the Municipal Elections Act; and

WHEREAS it would be desirable to avoid such costly and time-consuming recounts in future; and

WHEREAS the Municipal Elections Act and Regulations pursuant thereto are silent in this regard; and

WHEREAS it would be desirable to have legislation or regulations in place to set out whether poll count vote tabulating machines should or should not be programmed to return "over" and "under" voted ballots to the election;

THEREFORE be it resolved that the Minister of Municipal Affairs and Housing be requested to bring forward legislation for implementation prior to the 2010 Municipal Election that would address whether poll count vote tabulators, where used, must be programmed to return "over" and "under" voted ballots to the elector for review; and

THAT this resolution be circulated to all municipalities over 100,000 population requesting that they endorse the resolution and forward it to the Minister of Municipal Affairs and Housing.

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**PROCLAMATION REQUEST – PRIDE WEEK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 18, 2007:**

**Recommendation**

The City Clerk recommends:

- 1) That the week of September 3 – 9, 2007 be proclaimed PRIDE Week; and
- 2) That the proclamation be posted on the City's website, published on the City Page space permitting.

48

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.07-08**

**OWNER: LIMESTONE GALLERY INVESTMENTS INC.**

**LOCATION: 3255 RUTHERFORD ROAD, UNIT 37-44, BUILDING 'L'**

**BLOCK 1, REGISTERED PLAN NO. 65M-3696**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 18, 2007:**

**Recommendation**

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That Sign Variance Application SV.07-08, Limestone Gallery Investments Inc., be APPROVED, subject to the following:

- i) That the lettering and logo be removed from proposed wall sign to be located within the existing sign box for the building; and;
- ii) That the proposed wall sign to be located above the sign box be reduced in size and the logo removed in accordance with the attached revised plan.

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**SIGN VARIANCE APPLICATION  
FILE NO: SV.07-09  
OWNER: 8000 BATHURST STREET REALTY INC.  
LOCATION: 8000 BATHURST STREET, BLOCK 1, REGISTERED PLAN 65M-2700**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 18, 2007:**

**Recommendation**

That Sign Variance Application SV.07-09, 8000 Bathurst Street Realty Inc., be APPROVED, subject to the following conditions:

- i) The proposed signs face the interior portion of the lot and do not directly abut major arterial roads or residential areas.
- ii) The proposed signs do not block any existing visual glazing.
- iii) The proposed signs do not contain any product advertising.

50

**SITE DEVELOPMENT FILE DA.07.024  
R.A. BRANCA INVESTMENTS LIMITED**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT the building elevations for a one - storey warehouse with ancillary office for Site Development File DA.07.024 (R.A. Branca Investments Limited) as shown on Attachment #4, BE APPROVED.

51

**SITE DEVELOPMENT FILE DA.07.009  
760609 ONTARIO LTD.**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007:**

**Recommendation**

The Commissioner of Planning recommends:

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1. THAT the building elevations for the industrial warehouse building with an ancillary office for Site Development File DA.07.009 (760609 Ontario Ltd.) as shown on Attachment #3, BE APPROVED.

52

**SITE DEVELOPMENT FILE DA.07.038  
LAKE VAUGHAN INVESTMENTS LTD.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007, be approved;
- 2) That the applicant meet with staff and the Local Councillor prior to the Council meeting of June 25, 2007; and
- 3) That the coloured elevation drawings submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.038 (Lake Vaughan Investments Ltd.) BE APPROVED, to permit a seven storey hotel (Novotel), with 149 guestrooms, a banquet hall, four meeting rooms and two outdoor patios, 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, access, parking, on-site vehicular circulation, and traffic impact study shall be approved by the Engineering Department;
    - iii) all hydro requirements of Power Stream Inc. shall be satisfied;
    - iv) the required variances to implement the final site plan shall be approved by the Committee of Adjustment, and be final and binding, to address the reductions to the required number of parking and loading spaces; and,
  - b) that the site plan agreement contain the following provision:
    - i) if required, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to issuance of a building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division and the approved appraisal shall form the basis of the cash-in-lieu payment.

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**SITE DEVELOPMENT FILE DA.07.002  
SHIPLAKE INVESTMENTS (RUTHERFORD) LIMITED - BELL MOBILITY INC.**

The Committee of the Whole recommends:

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- 1) That this matter be deferred to allow an opportunity for the applicant to undertake further public consultation on the matter;
- 2) That the following deputations be received:
  - a) Mr. Robert Massoud, Church of Christian Community, 901 Rutherford Road, Vaughan, L6A 1S2;
  - b) Mr. Ernst Von Bezold, Toronto Waldorf School, 9100 Bathurst Street, #1, Thornhill, L4J 8C7; and
  - c) Mr. Pierre Greco, on behalf of Bell Mobility Inc.;
- 3) That the written submission of Michèle Rossi, Administrative Director, on behalf of the Toronto Waldorf School Board of Trustees, 9100 Bathurst Street, #1, Thornhill, L4J 8C7, dated June 18, 2007, be received; and
- 4) That the coloured elevation drawings submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.002 (Shiplake Investments (Rutherford) Ltd. - Bell Mobility Inc.) BE APPROVED, to permit the construction of a 37m high Bell Mobility flagpole telecommunications tower and associated equipment cabinet, as shown on Attachment #3, subject to the following conditions:
  - a) that prior to the issuance of a Building Permit:
    - i) the final site plan, landscape treatment and elevation plan shall be approved to the satisfaction of the Development Planning Department;
    - ii) the requirements of the Building Standards Department shall be satisfied;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied.

**54 ZONING BY-LAW AMENDMENT FILE Z.06.076  
SITE DEVELOPMENT FILE DA.07.034  
1707397 ONTARIO INC.  
REPORT #P.2007.7**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007, 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.06.076 (1707397 Ontario Inc.) BE APPROVED, to rezone the subject lands shown on Attachment #1 from R1V Old Village Residential Zone to

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C1 Restricted Commercial Zone, to permit a Business or Professional Office use having a maximum GFA of 380 m<sup>2</sup> (for use as a Regulated Health Professional Office) within the existing 2-storey building, and to permit the following exceptions to the C1 Zone:

- i) a minimum lot depth of 48 m, whereas the By-law requires 60 m;
- ii) a minimum setback to an "R" Residential Zone of 1.53 m, whereas the By-law requires 9.0 m;
- iii) a minimum 1.52 m wide landscape strip abutting an "R" Zone;
- iv) zero (0) handicapped parking spaces, whereas the By-law requires 1 handicapped parking space;
- v) zero (0) loading spaces, whereas the By-law requires 1 loading space;
- vi) a minimum ingress/egress driveway width of 6.85 m, whereas the By-law requires 7.5 m;
- vii) minimum landscape buffer strip width of 4m abutting a street, whereas the By-law requires 6.0 m;
- viii) a minimum parking space size of 2.44 m x 4.27 m for one existing space in the garage, and 2.44 m x 6 m for 3 spaces in the garage, whereas the By-law requires 2.7 m x 6 m.

2. THAT Site Development File DA.07.034 (1707397 Ontario Inc.) BE APPROVED, subject to the following conditions:

- i) that the final site plan and ground signage shall be approved by the Development Planning Department in consultation with Cultural Services;
- ii) the implementing zoning by-law shall be in full force and effect.

55

**ZONING BY-LAW AMENDMENT FILE Z.06.072  
SITE DEVELOPMENT FILE DA.06.093  
2019625 ONTARIO INC.**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007, 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.06.072 (2019625 Ontario Inc.) BE APPROVED, to remove the Holding Symbol "(H)" 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 (Mazda Dealership).
- 2. THAT Site Development File DA.06.093 (2019625 Ontario Inc.) BE APPROVED, to permit the development of a 2,252.5 m<sup>2</sup> motor vehicle sales establishment (Mazda 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, landscape plan, and building elevations shall be approved to the satisfaction of the Development Planning Department;

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- ii) the final site grading and servicing plan, storm water management report, access, parking and on-site circulation shall be approved to the satisfaction of the Engineering Department;
  - iii) all hydro requirements shall be fulfilled to the satisfaction of Powerstream Inc.; and,
  - iv) 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;
  - v) the Owner shall satisfy all conditions of approved Consent Application B031/07 to implement the severance and reciprocal easements; and,
- b) that the site plan agreement include the following provisions:
- i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to issuance of a Building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

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**ARCHITECTURAL DESIGN (CONTROL) GUIDELINES  
AND APPROVAL OF CONTROL ARCHITECT  
BLOCK 40 SOUTH COMMUNITY PLAN  
FILE 14.59**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the Architectural Design Guidelines for the Block 40 South Community, prepared by John G. Williams Limited, Architect, BE APPROVED; and,
2. THAT John G. Williams Limited, Architect, BE APPROVED as the Control Architect for the Block 40 South Community.

57

**STREET NAME APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V04  
GREENBROOKE DEVELOPMENTS INC.**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007:**

**Recommendation**

The Commissioner of Planning recommends:

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THAT the following street names for Plan of Subdivision File 19T-06V04 (Greenbrooke Developments Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Stanton Avenue
Street 'B'	Parisienne Court
Street 'C'	Orleans Circle
Street 'D'	Fiorello Court
Street 'E'	Sangria Court
Street 'F'	Templewood Crescent
Street 'G'	Virtue Crescent
Street 'H'	Revere Crescent
Street 'I'	Fellows Gate
Street 'J'	Headwind Boulevard
Street 'K'	Ironside Drive
Street 'L'	Lawford Road
Street 'M'	Allenby Street
Street 'N'	Drake Street
Street 'O'	Trammel Drive
Street 'P'	Prevost Court
Street 'Q'	Ostrovsky Road
Street 'R'	Hansard Drive

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**STREET NAME APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V08  
MORENCI HOME BUILDERS INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007:

**Recommendation**

The Commissioner of Planning recommends:

THAT the following street name for Plan of Subdivision File 19T-06V08 (Morenci Home Builders Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Shalom Aleichem Court

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**OFFICIAL PLAN AMENDMENT FILE OP.06.020  
SITE DEVELOPMENT FILE DA.03.076  
ALTERRA CUSTOM BUILDERS INC.  
REPORT #P.2006.64**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

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**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.020 (Alterra Custom Builders Inc.) BE APPROVED, to amend OPA #210 as amended by site-specific OPA #471, to permit an increase to the maximum net residential density on the subject lands designated "Mixed Commercial/Residential" and shown on Attachment #1 from 148 units/ha to 203 units/ha, thereby increasing the total number of residential apartment units for Buildings "A" and "B" (Building "A" – constructed and Building "B" – proposed) from 269 to 362, thereby representing an increase of 93 units overall, to be situated in Building "B" (from the approved 87 to 180 units) as shown on Attachment #2, on the 1.787 ha site.
2. THAT the amendment to Site Development File DA.03.076 (Alterra Custom Builders Inc.) BE APPROVED, to permit a reduction in the area of the underground parking layout, a reduction in the building footprint, a revised landscape plan, and alterations to the building elevations, in order to accommodate the additional units in Building "B", subject to the following conditions:
  - a) That prior to the execution of the amending site plan agreement:
    - i) the final site plan, landscape plan, and building elevations for Building "B" shall be approved by the Development Planning Department;
    - ii) the final traffic impact study shall be approved by the Region of York Transportation and Works Department;
    - iii) the implementing Official Plan Amendment shall be in full force and effect;
    - iv) the required revision to TRCA Permit No. C-06041 to facilitate the proposed amendment to the subject development be submitted and approved, to the satisfaction of the Toronto and region Conservation Authority; and
    - v) that the variances required to reduce the required number of parking spaces and the minimum lot area per unit required to implement the site plan shall be approved by the Committee of Adjustment, and shall be final and binding.
  - b) That the site plan agreement contain the following provision:
    - i) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed unit rate, prior to the issuance of a Building Permit for Building "B", in accordance with the Planning 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.
  - c) 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 Supply system in accordance with the approved Servicing Capacity Distribution Protocol dated February 26, 2007.

"IT IS HEREBY RESOLVED THAT Site Development Application DA.03.076 is allocated sewage capacity from the York-Durham Servicing Scheme and water

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supply capacity from the York Water Supply System for a total of 93 apartment units; which is in addition to the 269 apartment units already allocated on February 28, 2005, subject to the execution of a site plan agreement to the satisfaction of the City.”

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**OFFICIAL PLAN AMENDMENT FILE OP.06.023  
ZONING BY-LAW AMENDMENT FILE Z.06.052  
SITE DEVELOPMENT FILE DA.06.069  
DCMS GP (DUFFERIN STEELES) INC. (DIVERSICARE)  
REPORT #P.2006.70**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007, be approved; and**
- 2) **That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.023 (DCMS GP (Dufferin Steeles) Inc.) BE APPROVED, to amend the “Mixed Commercial/Residential” designation of OPA No. 471 to permit an increase in density from 148 units/ha to 189 units/ha, which is an increase in the aggregate number of units from 227 to 309 (increase of 82 units) on the combined subject and northerly (Alterra) lands, or specifically, an 82 unit increase on the subject Diversicare site from 78 to 160 units, as shown on Attachment #1.
2. THAT Zoning By-law Amendment File Z.06.052 (DCMS GP (Dufferin Steeles) Inc.) BE APPROVED to amend the RA3 Apartment Residential Zone standards within Exception 9(545) of By-law 1-88, and that the implementing zoning by-law:
  - a) include the necessary exceptions identified in the staff report to implement the approved site plan; and,
  - b) to remove the Holding Symbol “H” on the subject lands zoned RA3(H) Apartment Residential Zone as shown on Attachment #1, to facilitate the development of a 6 storey, 160 unit seniors retirement residence.
3. THAT Site Development File DA.06.069 (DCMS GP (Dufferin Steeles) Inc.) BE APPROVED, to permit the development of a 6-storey, 160 unit seniors retirement residence, as shown on Attachment # 2, subject to the following conditions:
  - a) that prior to the execution of the site plan agreement:
    - i) the final site plan, elevation plan, and landscape plan shall be approved to the satisfaction of the Vaughan Development Planning Department;
    - ii) the final site servicing and site grading plan, storm water management report, access, on site circulation (including the underground parking) and noise report shall be approved to the satisfaction of the Vaughan Engineering Department;

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- iii) the Owner shall satisfy the requirements of the Vaughan Fire Services Department
  - iv) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
  - v) the Owner shall satisfy the requirements of the Region of York Transportation and Works Department;
  - vi) the Owner shall satisfy the requirements of the Toronto and Region Conservation Authority; and,
  - vii) the Owner shall satisfy the requirements of the City of Toronto; and,
- b) that the site plan agreement include the following conditions:
- i) the Owner shall pay 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 Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
  - ii) a Structural Engineer shall provide certification to the Building Standards Department at the time of Building Permit Application that the underground roof slab has been designed to support all structures and plant materials;
  - iii) garbage collection and snow removal for the apartment building shall be the responsibility of the Owner;
  - iv) Development Charges are applicable and are to be paid in accordance with the Development Charges By-law applicable at the time of Building Permit issuance; and,
  - v) the Owner shall include all necessary noise warning clauses in the property and tenancy agreements, in accordance with the noise report to be approved by the Vaughan Engineering Department.

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**STREET NAME APPROVAL  
BLOCK 12 COMMUNITY PLAN**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the following street names for the Block 12 Plan BE APPROVED:

<u>STREET</u>	<u>APPROVED NAME</u>	<u>PROPOSED NAME</u>
Street 'R'	Bino Lane	M <sup>c</sup> Combe Lane
Street 'AK'	Pisani Street	Balsamo Street



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minimum 3-metre vegetated buffer area shall be provided along the Jersey Creek Valleylands.”

2. THAT the Region of York be requested to rename Highway 7 to “Avenue Seven” in keeping with its intended urban, transit-supportive future role in Vaughan;
3. THAT the Policy Planning Department be directed to initiate discussions with the Region of York with respect to the preparation and implementation of streetscaping requirements to complement transit objectives to the satisfaction of the City;
4. THAT the Commissioner of Economic/Technology Development and Communications in consultation with the Commissioner of Planning be directed to undertake a marketing strategy to guide and promote the “Avenue Seven” initiative and that the funds required for the marketing strategy be addressed through the budget process; and

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**REQUEST FOR STAFF ATTENDANCE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Councillor Di Vona, dated June 18, 2007:**

**Recommendation**

Councillor Bernie Di Vona respectfully recommends that Enforcement Services Staff attend a community meeting to receive input from the residents regarding safety and maintenance, surrounding the Chancellor Square Plaza.

The time, date and location of the meeting to be confirmed at a later date.

65

**REQUEST FROM THE SOCIETY FOR THE PRESERVATION OF HISTORIC THORNHILL  
FOR THE USE OF THE ARMSTRONG HOUSE 42 OLD YONGE STREET, THORNHILL**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Shefman, dated June 18, 2007:**

**Recommendation**

Councillor Shefman recommends:

1. That the City of Vaughan enter into a 3-year lease agreement with the Society for the Preservation of Historic Thornhill (SPOHT) for the use of the second storey of the Armstrong House, 42 Old Yonge Street, Thornhill, for SPOHT’s use to house and make accessible to the public its archival collection; and,
2. That Recreation and Culture staff work with SPOHT to investigate possible funding opportunities to support its organization and its archives; and
3. That the Legal Department prepare the agreement based on the terms and conditions, including rental charges outlined in this report.

66

**REPORT REGARDING MUNICIPALITIES AFFECTED BY INVASIVE SPECIES**

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The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communication, dated June 18, 2007:

**Recommendation**

The Commissioner of Economic/Technology Development and Communication, in consultation with the Commissioner of Community Services, the Director of Corporate Communications and the Director of Parks Operations and Forestry, recommend:

That Council receive this information regarding municipalities affected by invasive species.

67

**REQUEST FOR FEDERAL BAN  
IMPORT, SALE AND DISTRIBUTION OF MOTORIZED MINI POCKET BIKES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Jackson, dated June 18, 2007:

**Recommendation**

Mayor Linda D. Jackson recommends the following:

1. THAT Council endorse the direction to approach Federal and Provincial Government officials to express the City of Vaughan's interest in banning the sale and use of Motorized Mini Pocket Bikes on both public and private property.
2. THAT staff prepare a report and corresponding bylaw outlining the strategies to be used and penalties available for the improper use of these vehicles on a non-certified competition site.
3. THAT York Region Police be requested to assist in the enforcement of municipal by-laws in this regard.
4. THAT staff ensure York Regional Police is provided with sufficient authority to act should individuals be found operating Motorized Mini Pocket Bikes on or at municipally controlled properties.
5. THAT a copy of this recommendation be circulated to Mayors and Councils within the Province of Ontario.

68

**YORK REGION POLICE  
2<sup>ND</sup> ANNUAL COMMUNITY SAFETY VILLAGE GOLF TOURNAMENT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Jackson, dated June 18, 2007:

**Recommendation**

In response to a request made by York Regional Police and dated April 3, 2007, Mayor Linda D. Jackson recommends that \$2,000 be approved and funded from the Council Corporate Budget for the purposes of supporting the 2<sup>nd</sup> Annual Community Safety Village Golf Tournament.

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**CITY OF VAUGHAN CORPORATE IDENTITY**

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**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Shefman, dated June 18, 2007:**

**Recommendation**

Councillor Shefman recommends:

- 1) That staff prepare a plan to review and update the corporate identity and slogan of the City.
- 2) That funding for the project be considered in the 2008 budget process;
- 3) That the review and update process be completed within 2008 and that three options be presented to Council; and
- 4) That a detailed report outlining the process to be used to develop the new corporate identity be presented to a Working Session of Council in September of 2007.

**70**

**TREE SCULPTURES – MAPLE CORE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated June 18, 2007:**

**Recommendation**

Councillor Peter Meffe recommends:

1. That in support of Arts, Culture and Heritage, Staff review opportunities to establish a Tree Sculpture Program; and
2. That Staff be directed to confirm that the Maple tree located at the north east corner of the St. Andrew's Presbyterian Church is an option for this initiative; and
3. That Staff be directed to contact Udo Schönberg in order to ascertain the extent of the branches which should be removed in order to facilitate the carving of this tree into the likeness of Reverend William Aitken.

**71**

**SITE DEVELOPMENT FILE DA.04.062  
SHELL CANADA LIMITED**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007, be approved;**
- 2) **That the applicant meet with staff and the Ward Sub-Committee to address any outstanding issues; and**
- 3) **That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

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1. THAT Site Development File DA.04.062 (Shell Canada Limited) BE APPROVED, to permit redevelopment of a Shell Canada automobile gas bar with a convenience store and a car wash, totaling 436.0 m<sup>2</sup> GFA 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 by the Development Planning Department;
    - ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
    - iv) the required variances to implement the final site plan shall be approved by the Committee of Adjustment, and such variances shall be final and binding; and,
  - b) that the site plan agreement contain the following provision:
    - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act. 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.

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**OFFICIAL PLAN AMENDMENT FILE OP.05.023  
ZONING BY-LAW AMENDMENT FILE Z.05.050  
NORTH BATHURST DEVELOPMENT LIMITED  
REPORT #P.2006.9**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.023 (North Bathurst Development Limited) BE APPROVED, to redesignate the subject lands shown on Attachment #2, from "Medium Density Residential/Commercial" to "High Density Residential/Commercial" to permit a maximum residential density of 200 units/ha with a maximum building height of 15 storeys, and that the implementing Amendment require the following:
  - a) a phasing plan to be submitted for approval by the City in consultation with the Region of York (at the site plan approval stage) to ensure that development keeps pace with the required infrastructure improvements.
2. THAT Zoning By-law Amendment File Z.05.050 (North Bathurst Development Limited) BE APPROVED, to rezone the subject lands shown on Attachment #2 from A Agricultural Zone to RA3 Apartment Residential Zone with "H" Holding Provision, pending allocation of water and

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sanitary servicing capacity, and site plan approval. The implementing zoning by-law shall include the following exceptions:

- a) a revised site-specific definition of a "lot", to recognize the subject lands as one lot regardless of the number of buildings or structures erected on any part of the lot;
- b) minimum width of a landscape strip along a lot line abutting a street within an RA3 Apartment Residential Zone shall be 4.0 m in width along a lot line abutting a street, whereas the By-law requires 6.0m;
- c) minimum setback from a lot line to the nearest part of a building below finished grade shall be 0.0 m, whereas the By-law requires 1.8m;
- d) requirements respecting dimensions of driveways shall not apply;
- e) minimum lot area requirements shall be 50.0 m<sup>2</sup> per unit and the lot area shall be 4.6 ha;
- f) maximum building heights in an RA3 Apartment Residential Zone shall be 50 m and 15 storeys;
- g) permit, multiple and block townhouse dwelling;
- h) as a condition of the removal of the "H" Holding Symbol, Council shall by resolution, allocate water and sanitary servicing capacity for the proposed development and approve the site plan; and
- i) traffic improvements as required by the phasing plan shall be completed prior to final site plan approval.

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**ZONING BY-LAW AMENDMENT FILE Z.06.071  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V13  
BOCA EAST INVESTMENTS LIMITED  
REPORT #P.2007.15**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.071 (Boca East Investments Limited) BE APPROVED, and that the implementing by-law:
  - a) rezone Block 1 to EM3 Retail Warehouse Area Zone;
  - b) rezone Block 7 to EM1(H) Prestige Employment Area Zone with the Holding "H" provision to be lifted upon said part block being combined with the block to the south to form a developable block;
  - c) rezone Block 4 to EM2 Employment Area General Zone;
  - d) rezone Block 6 to EM2(H) Employment Area General Zone with the Holding "H" provision to be lifted upon said part block being combined with the block to the south to form a developable block;
  - e) rezone Blocks 2 and 5 to split EM1 Prestige Employment Area Zone and EM2 Employment Area General Zone;

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- f) rezone Block 3 to split EM1(H) Prestige Employment Area Zone and EM2(H) Employment Area General Zone with the Holding "H" provision to be lifted upon the determination of the final alignment of Highway #427 extension, to the satisfaction of the Ministry of Transportation Ontario;
  - g) rezone the 4.070 ha parcel of land shown as Area "B" on Attachment #3 to split EM1 Prestige Employment Area and EM2 Employment Area General;
  - h) to permit outside storage on corner lots in the EM2 Employment Area General Zone subject to a building being placed in the quadrant where the two streets intersect within the area zone EM2 Employment Area General.
2. THAT Draft Plan of Subdivision File 19T-06V13 (Boca East Investments Limited) prepared by KLM Planning Partners Inc., dated May 31, 2007, BE APPROVED, as red-lined on June 18, 2007 subject to the conditions of approval set out in Attachment #1.
3. FOR the purpose of notice, the subdivision agreement shall contain a provision that cash-in-lieu of the dedication of parkland shall be dedicated and/or cash-in-lieu paid, within the plan in accordance with the Planning Act and conform to the approved "Cash-in-lieu of Parkland Policy".

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**ZONING BY-LAW AMENDMENT FILE Z.06.018  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V01  
SQUIRE RIDGE INVESTMENTS LTD.  
REPORT #P.2006.28**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.018 (Squire Ridge Investments Ltd.) BE APPROVED, and that the implementing by-law:
- a) rezone Block 1 to EM3 Retail Warehouse Employment Area Zone;
  - b) rezone Blocks 2 and 3 to EM1 Prestige Employment Area Zone;
  - c) rezone Block 4 to EM2 General Employment Area Zone;
  - d) rezone Block 5 to C7 Service Commercial Zone;
  - e) rezone Blocks 6 and 7 to OS1 Open Space Conservation Zone;
  - f) rezone Blocks 15-18, inclusive, to OSI (H) Open Space Conservation Zone with a Holding Symbol and Blocks 12-14, inclusive to EM1 (H) Prestige Employment Area Zone with a Holding Symbol, to be lifted upon the determination of the final alignment of the Highway the #427 extension, to the satisfaction of the Ministry of Transportation Ontario.
2. THAT Draft Plan of Subdivision File 19T-06V01 (Squire Ridge Investments Ltd.), prepared by KLM Planning Partners Inc., dated February 26, 2007, BE DRAFT APPROVED, subject to the conditions of approval set out in Attachment #1.
3. FOR the purpose of notice, the subdivision agreement shall contain a provision that cash-in-lieu of the dedication of parkland shall be dedicated and/or cash-in-lieu paid, within the plan in accordance with the Planning Act and conform to the City's approved "Cash-in-lieu of Parkland Policy".

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**SITE DEVELOPMENT FILE DA.07.050**

**2059065 ONTARIO INC.**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007, be approved;**
- 2) That staff facilitate the processing of the building permit;**
- 3) That the enacting By-law be brought forward to the Council meeting of June 25, 2007; and**
- 4) That the elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.050 (2059065 Ontario Inc.) BE APPROVED, to permit the development of a motor vehicles sales establishment (Ferrari and Maserati), 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, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
    - iii) all hydro requirements of Power Stream Inc. shall be satisfied;
    - iv) all requirements of the Real Estate Department shall be satisfied; and,
    - v) if required all necessary variances to implement the final site plan shall be approved by the Committee of Adjustment, and be final and binding.

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**SITE DEVELOPMENT FILE DA.07.031  
THE CADILLAC FAIRVIEW CORPORATION LIMITED**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.031 (The Cadillac Fairview Corporation Limited) BE APPROVED, to permit the construction of a single-storey, LCBO store as show on Attachment #3, subject to the following conditions:
  - a) that prior to the execution of the site plan agreement:
    - i) the final site plan, building elevations, landscaping plan, and signage plans shall be approved by the Development Planning Department;

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- ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
  - iii) the Owner shall satisfy all hydro requirements of PowerStream Inc.;
  - iv) all requirements of the Region of York Transportation and Works Department shall be satisfied;
  - v) the required variances to implement the final site plan shall be approved by the Committee of Adjustment, and such variances shall be final and binding; and
- b) that the site plan agreement contain the following provision:
- i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act. 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.

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**YORK REGION 10-YEAR ROADS PROGRAM UPDATE  
PRESENTATION BY MR. DINO BASSO, DIRECTOR OF CAPITAL DELIVERY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That the concerns identified by the Committee of the Whole at its Working Session of May 29, 2007 with respect to the presentation made by Mr. Dino Basso (Director, Capital Delivery Roads) on York Region's 10 Year Road Program Update, be acknowledged and formally addressed by the Region of York as listed:
  - i. Clarification is required with respect to the Region's speed limit review program and its impact on Regional Roads within the City of Vaughan.
  - ii. Traffic infiltration concerns within the existing residential neighbourhoods in the area of the Rutherford Road GO Station east of Keele Street have persisted for several years. It is requested that Regional Road turning prohibitions be explored amongst other possible alternatives to alleviate this concern.
  - iii. The Teston Road link between Keele Street and Dufferin Street should be included as a priority project on the Region's 10 Year Road Program.
  - iv. Improvements to Dufferin Street south of Steeles Avenue should be explored in cooperation with the City of Toronto in order to alleviate the traffic capacity issues in this area.
  - v. Intersection improvements at Bathurst Street and Centre Street should be explored due to

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the major commercial developments currently underway in this area.

- vi. Extensive traffic congestion at the intersection of Weston Road and Highway 7 continues to be a concern with the City and should be reviewed.
2. That a copy of this report be forwarded to the Region of York.

78

**1137 CENTRE STREET OFFICE REDEVELOPMENT  
REQUEST FOR TEMPORARY ACCESS OFF PARSONS PLACE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 18, 2007:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That Krcmar Surveyors be permitted to enter their site at 1137 Centre Street from Parson Place with staff and visitor vehicles only from 7:30 A.M. to 5:30 P.M. MONDAY TO FRIDAY FOR JULY, AUGUST AND SEPTEMBER 2007,
2. That all construction access to the site be from the existing driveway off Centre Street only; and,
3. That should the foregoing conditions not be adhered to, the temporary access from Parsons Place shall be closed.

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**STAFF ATTENDANCE AT COMMUNITY MEETING**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 18, 2007:**

**Recommendation**

Councillor Tony Carella recommends that appropriate staff be directed to attend a community meeting to be convened at the earliest opportunity to address a number of issues relating to development of the property at 7543 Kipling Avenue, licensed to the Minime Sisters of the Passion and the Federation of Calabresi of Ontario

80      **EXECUTION OF CANADA-ONTARIO MUNICIPAL RURAL INFRASTRUCTURE FUND  
(COMRIF) AND GREEN MUNICIPAL FUND (GMF) FUNDING AGREEMENTS DURING  
SUMMER HIATUS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager/Commissioner of Finance & Corporate Services and the Director of Reserves & Investments, dated June 18, 2007:**

**Recommendation**

The Deputy City Manager/Commissioner of Finance & Corporate Services and the Director of Reserves & Investments recommends:



in Clause 2 of the recommendation.

**Recommendation**

Councillor Sandra Yeung Racco recommends:

1. That staff be directed to review the need for and feasibility of traffic calming measures for Autumn Hill Boulevard;
2. That staff and the Local Councillor meet with the community in July 2007 to discuss a traffic calming plan and to form a traffic calming committee; and
3. That staff report to a future Committee of the Whole following the community meeting.

**83**

**BATHURST AND CENTRE STREET – THORNHILL TOWN CENTRE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Shefman, dated June 18, 2007:**

**Recommendation**

Councillor Shefman recommends that:

Whereas the intersection of Bathurst and Centre Street is currently the responsibility of York Region, and

Whereas this intersection is increasingly stressed by the increased traffic flow in all directions; and,

Whereas the Thornhill Town Centre residential developments shortly going to be completed, increasing substantially the impact on this intersection; and,

Whereas a major commercial development, including a large Wal-Mart store will be completed and opened in the mid to late fall of 2007; and,

Whereas Centre Street from Bathurst east to Atkinson, is the responsibility of York Region; and,

Whereas Centre Street, as seen from the intersection appears to be a four lane arterial road from Bathurst to Yonge Street, but in fact is only four lanes to Atkinson and,

Whereas Centre Street from Atkinson, east to Yonge is a two lane local road feeding into residential areas and the Thornhill Historic District;

1. That the City of Vaughan immediately request York Region to conduct a detailed traffic study at the intersection with the purpose of directing inflow traffic away from the residential areas to the east of Bathurst, off of Centre Street;
2. That this study be completed by October of 2007;
3. That in the interim, until the traffic study is completed, that a dual left turn lane be implemented going east from Centre at Bathurst, in order to provide easier access for traffic to continue north to either the 407 or Highway 7;



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2. That Ward 5 Councillor Alan Shefman be appointed the Council Liaison Officer in respect of Panel 1, as provided in the *Terms of Reference* of the Task Force; and
3. That subject to the approval of the City Manager, Sybil Fernandes, Deputy City Clerk, be appointed the Staff Liaison Officer in respect of Panel 1, as provided in the *Terms of Reference* of the Task Force; and
4. That the Panel be empowered to appoint substitutes from the existing pool of twenty-two additional applicants should any of those appointed by virtue of this recommendation resign from the Panel once appointed, or otherwise be declared by the Panel to have effectively resigned due to failure to attend more than three consecutive meetings without prior notice to the Panel, and its subsequent receipt and approval of the reasons for such failure to attend.

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**OFFICIAL PLAN AMENDMENT FILE OP.06.008  
ZONING BY-LAW AMENDMENT FILE Z.06.022  
1463291 ONTARIO INC., C/O DUNPAR HOMES  
REPORT #P.2006.62**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.008 (1463291 Ontario Inc., c/o Dunpar Homes) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan), to redesignate the subject lands shown on Attachment #2 from "Low Density Residential" to "Medium Density Residential" (tableland) and "Open Space" (buffer), and that the implementing Official Plan Amendment include the following development policies:
  - a) permit a maximum net density of 55 units per hectare (116 residential townhouse units);
  - b) that the necessary studies (ie. noise, traffic, environmental, etc) be submitted, if required, in support of a draft plan of subdivision and/or site plan application;
  - c) that the Owner be required to dedicate the valley lands and the associated ecological buffer (Block 2) as shown on Attachment #3 to the Toronto and Region Conservation Authority, and that said lands shall be included in the calculation of permitted development density; and,
  - d) that a 10 m wide ecological buffer area be included within the 18 m stable slope limit taken from the natural top-of-bank.
2. THAT Zoning By-Law Amendment File Z.06.022 (1463291 Ontario Inc., c/o Dunpar Homes) BE APPROVED, and that By-law 1-88 be amended to rezone the subject lands shown on Attachment #2 from R1 Residential Zone to RM2(H) Multiple Residential Zone with addition of the Holding Symbol "(H)" (tableland), and OS1 Open Space Conservation Zone (buffer), together with the following site-specific zoning exceptions to facilitate the development of 116 residential townhouse units, located on a common element road with lot frontages ranging from 4.26 m to 4.9 m per unit:
  - i) permit a minimum lot area of 16,917 m<sup>2</sup> (not including Block 2 and road widening), whereas 26,680 m<sup>2</sup> is required;

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- ii) permit a maximum of 116 units on the subject lands;
- iii) permit a minimum front yard setback of 2.1 m, whereas 4.5 m is required;
- iv) permit a minimum rear yard setback to the dwelling and to a deck of 2.0m and 0 m, respectively, abutting an OS1 Open Space Conservation Zone, whereas 4.5 m and 2.7 m are required, respectively;
- v) permit a maximum building height of 12.4 m, whereas 11 m is currently permitted;
- vi) permit a minimum amenity area of 5,839 m<sup>2</sup>, whereas a minimum of 10,400 m<sup>2</sup> is required;
- vii) permit a minimum 1.5 m wide strip of land around the periphery of an outdoor parking area; whereas 3.0 m is required;
- viii) permit a minimum setback to a garage of 6 m for all units with front loaded garages and 0 m for rear yard garages, whereas 6.4 m is required;
- ix) permit 23 visitor parking spaces, whereas 29 visitor spaces are required;
- x) permit one handicapped space, whereas 3 spaces are required;
- xi) permit any other exceptions required to facilitate the final site plan; and
- xii) that the Holding Symbol "(H)" shall not be removed from the subject lands until a Site Development Application for the proposed development is approved by Council; and servicing capacity has been identified and allocated for the development by the City."

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**ZONING BY-LAW AMENDMENT FILE Z.07.008  
SITE DEVELOPMENT FILE DA.07.028  
1275621 ONTARIO INC.  
REPORT #P.2006**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007, be approved;**
- 2) **That the applicant be requested to work with the Local Councillor, staff and the architect to improve the architectural design of the building prior to the Council meeting of June 25, 2007;**
- 3) **That the deputation of Ms. Rosemarie Humphries, Humphries Planning Group Inc., on behalf of the applicant, be received; and**
- 4) **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.07.008 (1275621 Ontario Inc.) BE APPROVED to remove the Holding Symbol "H" on the subject lands zoned RA3(H) Apartment Residential Zone as shown on Attachment #1, to facilitate the development of a 6 storey 140 unit seniors retirement residence.
- 2. THAT Site Development File DA.76.028 (1275621 Ontario Inc.) BE APPROVED, to permit the development of a 6 storey, 140 unit seniors retirement residence, as shown on Attachment # 2, subject to the following conditions:
  - a) that prior to the execution of the site plan agreement:

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- i) the final site plan, elevation plan, and landscape plan shall be approved to the satisfaction of the Development Planning Department;
  - ii) the final site servicing, site grading plan and storm water management report, access, on site circulation (including the underground parking) and noise report shall be approved to the satisfaction of the Vaughan Engineering Department;
  - iii) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
  - iv) the Owner shall satisfy the requirements of the Region of York Transportation and Works Department;
  - v) the Owner shall satisfy the requirements of the Toronto and Region Conservation Authority;
  - vi) the Owner shall satisfy the requirements of the City of Vaughan Fire Services Department;
  - vii) the Owner shall satisfy the requirements of Canada Post regarding mail service to the building; and
  - viii) the required variances shall be obtained from the Committee of Adjustment and shall be in full force and effect;
- b) that the site plan agreement include the following conditions:
- i) the Owner shall pay 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 Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
  - ii) a Structural Engineer shall provide certification to the Building Standards Department at the time of Building Permit Application that the underground roof slab has been designed to support all structures and plant materials;
  - iii) garbage, and recycling collection and snow removal for the building shall be the responsibility of the Owner;
  - iv) the Owner shall include all necessary noise warning clauses in the property and tenancy agreements, in accordance with the noise report to be approved by the Vaughan Engineering Department.

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**ACCOUNTABILITY AND TRANSPARENCY COMMITTEE**

**The Committee of the Whole recommends:**

- 1) That Clauses 2, 3, 4 and 5 of the recommendation contained in the following report of the City Manager and the Commissioner of Legal and Administrative Services, dated June 18, 2007, be approved; and**
- 2) That the following members of Council be appointed to the Accountability and Transparency**

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**Committee:**

**Mayor Linda D. Jackson (ex-officio)  
Regional Councillor Mario F. Ferri  
Councillor Alan Shefman  
Regional Councillor Joyce Frustaglio (alternate to the Mayor)**

**Recommendation**

The City Manager and the Commissioner of Legal and Administrative Services in consultation with the Senior Management Team recommend as follows:

1. That Council appoint a Local and Regional Councillor and a Ward Councillor to the Accountability and Transparency Committee at this time;
2. That applications be invited from members of the public and local media interested in the three positions on the Committee and that the Clerks Department advertise for the positions;
3. That representatives from the public have qualifications and/or background in some of the following areas: legal, ethics, public administration, governance and policy development;
4. That the Committee's Terms of Reference include the following:
  - Review current policies/practices pertaining to Council's Code of Conduct, confidentiality, accountability and transparency
  - Review current policies and practices of other municipalities related to these matters
  - Make recommendations to Council regarding the appointment of the Integrity Commissioner
  - Review current Council Code of Conduct and draft Complaint Procedure with the Integrity Commissioner and make recommendations to Council regarding any revisions
5. That the continuation of the Accountability and Transparency Committee be reviewed in two years.

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**APPLICATION FOR COMPLIANCE AUDIT**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor, dated June 18, 2007, be approved;**
- 2) **That the following deputations and written submission be received:**
  - a) **Mr. Fabio M. Socol, Socol, Grossi Barristers & Solicitors, 5109 Steeles Avenue West, Suite 310, Toronto, M9L 2Y8, and written submission titled "Supplementary Affidavit of Carlo Defrancesca", dated June 18, 2007;**
  - b) **Mr. Carlo Defrancesca, 18 Zucchet Court, Woodbridge, L4L 7M5; and**
  - c) **Mr. Richard Lorello, 235 Treelawn Boulevard, P.O. Box 927, Kleinburg, L0J 1C0;**  
**and**
- 3) **That the written submission of Mr. Christopher Ashby, Barrister, 8 King Street East, Suite 1013, Toronto, M5C 1B5, dated June 18, 2007, be received.**

**Recommendation**

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The Commissioner of Legal and Administrative Services and City Solicitor recommends:

That this report be received; and,

That the candidate be requested to submit any additional information for Council's consideration prior to June 25, 2007.

Councillor Di Vona declared an interest with respect to the foregoing matter as it relates to his campaign expenses, and did not take part in the discussion or vote on the matter.

**90**

**OFFICIAL PLAN AMENDMENT FILE OP.06.026  
ZONING BY-LAW AMENDMENT FILE Z.06.065  
MICHAEL ESMAILZADEH AND BIANCA & PASQUALE MARTINIS  
REPORT #P.2007.1**

**The Committee of the Whole recommends:**

- 1) That this matter be deferred to provide an opportunity for the applicant to address the concerns expressed and resolve any outstanding issues to the satisfaction of staff and the residents; and**
- 2) That the following deputations be received:**
  - a) Mr. Christian Piersanti, Piersanti & Company Professional Corporation, Barristers & Solicitors, 445 Edgeley Boulevard, Unit 10, Concord, L4K 4G1; and**
  - b) Mr. Anthony Coscarella, on behalf of Islington Manor Estates, 8372 Islington Avenue, Woodbridge, L4L 1X2.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.026 (Michael Esmailzadeh and Bianca & Pasquale Martinis) to amend OPA #240 (Woodbridge Community Plan) to redesignate the subject lands shown on Attachment #1 from "Low Density Residential" to "Medium Density Residential", BE REFUSED.
2. THAT Zoning By-law Amendment File Z.06.065 (Michael Esmailzadeh and Bianca & Pasquale Martinis) to amend By-law 1-88 to rezone the subject lands shown on Attachment #1 from R2 Residential Zone to RM2 Multiple Residential Zone, BE REFUSED.

**91**

**DRAFT PLAN OF SUBDIVISION FILE 19T-04V06  
ZONING BY-LAW AMENDMENT FILE Z.04.018  
GLEN-50 DEVELOPMENTS NORTH LIMITED/GLEN-50 DEVELOPMENTS LIMITED  
REPORT #P.2005.7**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007:**

**Recommendation**

The Commissioner of Planning recommends:

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1. THAT Zoning By-law Amendment File Z.04.018 (Glen-50 Developments North Limited / Glen-50 Developments Limited) BE APPROVED, and that the implementing by-law rezone the subject lands from PB2 Parkway belt Complementary Use Zone, in the manner shown on Attachment #3:
  - a) Block 1 to a split EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone;
  - b) Block 2 to EM1 Prestige Employment Area Zone;
  - c) Block 3 to OS1 Open Space Conservation Zone;
  - d) Block 4 to PB1(S) Parkway Belt Linear Facilities Zone;
  - e) an exception to require a minimum 14m building structural setback above and below ground from the respective Highway 427 and Highway 407 right-of way on Blocks 1 and 2.
2. THAT Draft Plan of Subdivision File 19T-04V06 (Glen-50 Developments North Limited/Glen-50 Developments Limited.) prepared by KLM Planning Partners Inc. dated January 18, 2007, BE DRAFT APPROVED as redlined and subject to conditions of approval set out in Attachment #1.
3. THAT the purpose of notice, the subdivision agreement shall contain a provision that cash-in-lieu of the dedication of parkland shall be dedicated and/or cash-in-lieu paid, within the plan in accordance with the Planning Act and conform to the City's approved "Cash-in-lieu of Parkland Policy".

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**SITE DEVELOPMENT FILE DA.06.055  
2056668 ONTARIO INC.**

**The Committee of the Whole recommends:**

- 1) **That the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007, be approved; 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.06.055 (2056668 Ontario Inc.) BE APPROVED, to permit a neighbourhood commercial development on the subject lands shown on Attachment #1, and consisting of 13 single-storey, multi-unit, and freestanding commercial buildings, subject to the following conditions:
  - a) that prior to the execution of the site plan agreement:
    - i) the site plan, building elevations, landscaping plan, landscape cost estimate, and signage package shall be approved to the satisfaction of the Development Planning Department;
    - ii) the site servicing and grading plans, stormwater management report, access, parking, on-site vehicular circulation, and the parking study shall be approved by the Engineering Department;
    - iii) all hydro requirements of PowerStream Inc. shall be satisfied;

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- iv) the final site plan and elevations shall be reviewed by the Block 12 Control Architect;
  - v) Minor Variance Application A264/06 shall be amended to reflect the additional variances as outlined in this report and shall be approved by the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding;
  - vi) all requirements of the Toronto and Region Conservation Authority shall be satisfied; and
  - vii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
- b) that the site plan agreement include the following clauses:
- i) the Owner shall agree not to conduct loading during school hours;
  - ii) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of 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.

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**ZONING BY-LAW AMENDMENT FILE Z.06.060  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V11  
ARGLEN ESTATE LIMITED  
REPORT #P.2006.71**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.060 (Arglen Estate Limited) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment #2 from A Agricultural Zone to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone, and RT1 Residential Townhouse Zone as shown on Attachment #3.
2. THAT Draft Plan of Subdivision File 19T-06V11 (Arglen Estate Limited) as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1.
3. THAT Council pass the following resolution with respect to the allocation of sewage and water servicing capacity:

“IT IS HEREBY RESOLVED THAT proposed Draft Plan of Subdivision Application 19T-06V11, Phase 2, is allocated sewage capacity from the York-Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Street Trunk sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 15.5 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”

4. THAT prior to final approval of the Plan, the Owner shall enter into a Developers' Group

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Agreement with the other participating landowners within Block 18 to the satisfaction of the City. The agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 18. This agreement shall also provide a provision for additional developers to participate in the Developers' Group Agreement when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-lieu of Parkland Policy". If required, non-participating owners shall be required to pay additional cash-in-lieu to the City.

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**ZONING BY-LAW AMENDMENT FILE Z.06.045  
RAFT PLAN OF SUBDIVISION FILE 19T-06V07  
ELMONT PROPERTIES  
REPORT # P.2006.55**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 18, 2007, subject to replacing "15 m" with "18 m" in Clause 1. a):**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.045 (Belmont Properties) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
  - a) rezone Lots 537 to 554 inclusive, from A Agricultural Zone to RD2(H) Residential Detached Zone Two with the Holding Symbol "H" to facilitate 18 lots with a minimum lot frontage of 15 m, a minimum lot area of 450 m<sup>2</sup> and a minimum lot depth of 30 m, for detached dwelling units;
  - b) rezone Lots 1 to 31 inclusive, Lots 38 to 99 inclusive, Lots 120 to 536 inclusive, Lots 555 to 655 inclusive, Blocks 656 to 670 inclusive and Blocks 673 to 681 inclusive, from A Agricultural Zone to RD3(H) Residential Detached Zone Three with the Holding Symbol "H" to facilitate 623 lots with a minimum lot frontage of 12 m, a minimum lot area of 324 m<sup>2</sup> and a minimum lot depth of 27 m, for detached dwelling units;
  - c) rezone Blocks 32 to 37 inclusive, Blocks 100 to 119 inclusive, Block 671 and Block 672, from A Agricultural Zone to RT1(H) Residential Townhouse Zone with the Holding Symbol "H" to facilitate 28 blocks for 145 lots with minimum lot frontages of 6 m per unit, with minimum lot areas of 16 2m<sup>2</sup> per unit and minimum lot depths of 27 m, for street townhouses dwelling units;
  - d) rezone Block 682, from A Agricultural Zone to C3(H) Local Commercial Zone with the Holding Symbol "H" to facilitate a 0.773 ha commercial block;
  - e) rezone Block 684, from A Agricultural Zone to RD3(H) Residential Detached Zone Three with the Holding Symbol "H" to facilitate a 2.432 ha proposed elementary school site;
  - f) require that prior to the removal of the Holding Symbol "H" from any Residential Zone for Lots 1 to 31 inclusive, Lots 38 to 99 inclusive, Lots 120 to 655 inclusive, Blocks 656 to 670 inclusive, Blocks 673 to 682 inclusive and Block 684, that water supply and sewage servicing capacity shall be identified and allocated by the City and that

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prior to the removal of the Holding Symbol “H” from the C3(H) Local Commercial Zone that a Site Development Application be approved by the Council of Vaughan;

- g) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing by-law for the Blocks 671 to 681 inclusive with the Holding Symbol “H” where the Holding Symbol “H” can only be lifted when the Blocks are developed with the adjacent lands to the east and south;
  - h) rezone Blocks 686 to 688 inclusive from A Agricultural Zone to OS1 Open Space Conservation Zone to facilitate 3 blocks totaling 9.593 ha for stormwater management pond facilities;
  - i) rezone Block 689 from A Agricultural Zone to OS1 Open Space Conservation Zone to facilitate the 0.995ha valleylands;
  - j) rezone Block 683 from A Agricultural Zone to OS2 Open Space Park Zone to facilitate a 1.581 ha neighbourhood park block;
  - k) rezone Block 685 from A Agricultural Zone to OS2 Open Space Park Zone to facilitate a 2.426 ha district park block;
  - l) rezone Blocks 690, 691, 693 and 694 from A Agricultural Zone to OS2 Open Space Park Zone to facilitate 4 linear park blocks;
  - m) rezone Block 692 from A Agricultural Zone to OS4 Open Space Woodlot Zone for the existing woodlot; and,
  - n) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
2. THAT prior to the enactment of the implementing zoning by-law, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.
  3. THAT Draft Plan of Subdivision 19T-06V07 (Belmont Properties), as red-lined (June 18, 2007), and shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
  4. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-06V07 (Belmont Properties), shall contain a provision that parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s approved “Cash-in-Lieu of Parkland Policy”. The Owner shall submit an approved appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
  5. THAT the Owner enter into an agreement with the City to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the Owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the City.
  6. THAT the following street names for Phase 1 of Draft Plan of Subdivision 19T-06V07 (Belmont Properties), as shown on Attachment #5, BE APPROVED:

<u>Street</u>	<u>Proposed Name</u>
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Street "1"	Chatfield Drive
Street "2"	Lawford Road
Streets "4" & "6"	Wardlaw Place
Street "5"	Trammel Drive
Street "7"	Lindbergh Drive
Street "8"	Sedgewick Place
Street "9"	Dundonnell Place
Street "10"	Gorman Avenue

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**CN BANNERS ON BRIDGES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco and Councillor Shefman, dated June 18, 2007:

**Recommendation**

Councillors Sandra Yeung Racco and Alan Shefman recommend:

1. That CN Rail be asked to take responsibility for the maintenance of their bridges across the City to appropriate City standards as would be required by any other business organization situated in the City of Vaughan;
2. That the contract with CN Rail and RCC Media for banners on the CN Bridges be terminated as soon as possible due to the unsatisfactory fulfillment of their commitment to the agreement; and
3. That CN Rail be required to deal with the deteriorating appearance of their bridges across the City by maintaining all their bridges to improve their aesthetic appearance.

96

**REQUEST FOR RESOLUTION ON SPECIAL POLICY AREAS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Jackson, dated June 18, 2007:

**Recommendation**

Mayor Linda D. Jackson recommends the following:

1. THAT Council endorse the development of the Province-wide protocol to permit the expeditious approval of redevelopment applications in 'Special Policy Areas'.
2. THAT Council request the Office of the Provincial Development Facilitator to assist the City of Vaughan in coming to an expeditious solution in completing the "Special Policy Areas" as it relates to the Woodbridge Core plan.
3. THAT a copy of this recommendation be circulated to Mayors and Councils within municipalities known to be subject to 'Special Policy Areas'.

97

**RESOLUTION IN SUPPORT OF THE PROVINCIAL ACTION PLAN  
FOR RAPID TRANSIT MOVEONTARIO 2020**

The Committee of the Whole recommends that the following resolution be approved:

**RESOLUTION IN SUPPORT OF THE PROVINCIAL ACTION PLAN FOR RAPID TRANSIT  
MoveOntario 2020**

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 25, 2007**

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**WHEREAS** on June 15, 2007 the Provincial Government announced the MoveOntario 2020 program, being its 12 - year action plan for rapid transit improvements in the Greater Toronto Area and Hamilton;

**AND WHEREAS** the plan includes 52 rapid transit projects that will result in 902 kilometres of new and improved rapid transit lines and a total investment of \$17.5 billion, which will promote seamless service across the GTA;

**AND WHEREAS** the funding formula recognizes the financial constraints faced by municipalities when undertaking large scale capital projects;

**AND WHEREAS** investment in rapid transit will have a diverse range of benefits, including job creation, fostering economic development and competitiveness, reducing gridlock by providing an alternative to the private automobile and the resulting mitigation of the polluting tailpipe emissions that cause smog and global warming;

**AND WHEREAS** the plan will support "Smart Growth" consistent with the objectives of the City of Vaughan's Official Plan and the Region of York Official Plan;

**AND WHEREAS** a number of projects will have a direct and beneficial effect on the City of Vaughan, including the previously approved Spadina Subway Extension to the Vaughan Corporate Centre and new investments in the form of the Yonge Street Subway Extension, the funding of the Viva Rapid Transit System and various upgrades to the GO Rail system including improvements to the Bradford line and a new line to Bolton.

**THEREFORE be it resolved:**

**THAT** the City of Vaughan strongly supports the MoveOntario 2020 plan;

**THAT** the City looks forward to working with the Province, the Greater Toronto Transportation Authority and all other partners to ensure the timely implementation of the rapid transit initiatives envisioned by the plan;

**THAT** this resolution be forwarded to the Honourable Dalton McGuinty, Premier of Ontario; the Honourable Greg Sorbara, MPP Vaughan - King - Aurora, Minister of Finance; Mario G. Racco, MPP Thornhill; all Cabinet Ministers; John Tory, Leader of the Official Opposition; Howard Hampton, Leader of the NDP; the Greater Toronto Transportation Authority; and the Regional Municipality of York and the area municipalities in York Region.

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

**98** **SITE DEVELOPMENT APPLICATION**  
**FILE DA.05.065**

**The Committee of the Whole recommends that the Development Planning Department bring forward a report with a recommendation to the Council meeting of June 25, 2007, on Site Development Application File DA.05.065, provided all outstanding issues have been addressed.**

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

**99** **INTERCHANGE CANADA DAY CELEBRATIONS**

**The Committee of the Whole recommends that the following be approved:**



**A REDUCED RATE FOR THE USE OF THE SHOWMOBILE**

The Committee of the Whole recommends that the deputation of Mr. Manuel J.J. Deocampo, Youth Group President, St. Margaret Mary Roman Catholic Church, 8500 Islington Avenue, Woodbridge, L4L 1X4, and written submission dated May 23, 2007, be received, and that the deputant meet with the Local Councillor, Youth Councillor and appropriate staff with respect to the request.

105                    **DEPUTATION – MS. MIMY COUSINEAU WITH RESPECT TO  
PARKING ISSUES ON DENTON CIRCLE**

The Committee of the Whole recommends that the deputation of Ms. Mimy Cousineau, 94 Denton Circle, Maple, L6A 2N4, written submission dated June 18, 2007, petition dated June 15, 2007 and photographs, be received and referred to staff to undertake a survey on Denton Circle with respect to on street parking.

106                    **DEPUTATION – MR. ELLIOTT FRANKL WITH RESPECT TO  
ERECTING A STATUE IN VAUGHAN**

The Committee of the Whole recommends that the deputation of Mr. Elliott Frankl, 11 Townsgate Drive, Suite 601, Thornhill, L4J 8G4, be received and that the deputant be requested to forward any further information on the subject matter to the City Clerk.

107                    **DEPUTATION – MR. ELLIOTT FRANKL WITH RESPECT TO RESTRUCTURING  
VAUGHAN COUNCIL AND RE-ESTABLISHING WARD BOUNDARIES**

The Committee of the Whole recommends that the deputation of Mr. Elliott Frankl, 11 Townsgate Drive, Suite 601, Thornhill, L4J 8G4, be received.

108                    **DEPUTATION – MR. JIM TYO WITH RESPECT TO  
SECOND HAND GOOD TRADE RESTRICTIONS AND GUIDELINES**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Jim Tyo, Vice President/General Manager, EB Games Canada, 2880 Queen Street East, Unit C7, Brampton, L6T 3G1, and written submission dated June 6, 2007, and written submission titled “EB Games Quick Fact Sheet (A) & (B)”, be received and referred to staff for a report to a Committee of the Whole meeting in September 2007; and
- 2) That the memorandum of the Director, Enforcement Services, dated June 13, 2007, be received.

109                    **DEPUTATION – MS. KATHERINE PASTERNAK WITH RESPECT TO  
PARKING RESTRICTIONS AT NORTH HILL PRIVATE SCHOOL, DUFFERIN CAMPUS**

The Committee of the Whole recommends that the deputation of Ms. Katherine Pasternak, Director, North Hill Private School, 9050 Dufferin Street, Vaughan, L4E 4S1, and petition, be received and referred to staff to provide additional information to the Council meeting of June 25, 2007.

110                    **DEPUTATION – MR. ROBERT KLEIN WITH RESPECT TO  
MANAGEMENT OF THE KLINE HOUSE FACILITIES**

**REPORT NO. 34 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, JUNE 25, 2007**

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The Committee of the Whole recommends:

- 1) That the deputation of Mr. Robert Klein, Kleinburg Old Boys Association, 8 Daleview Court, Kleinburg, L0J 1C0, be received;
- 2) That the historical arrangements for the management of the Kline House by the Kleinburg Old Boys Association with the City of Vaughan continue;
- 3) That the Old Boys Association continue to facilitate public attendance and viewing of the historical collection; and
- 4) That the Old Boys Association continue to arrange the scheduling of the facility to local community groups.

*Further, the Committee of the Whole recommends:*

*That staff provide a report with respect to the City's service philosophy relating to these buildings across the City, for consideration at a Committee of the Whole (Working Session) meeting in the Fall 2007.*

111                                    **DEPUTATION – MR. JOHNNY MILANNI WITH RESPECT TO  
PARKING CONCERNS ON NAYLON STREET**

The Committee of the Whole recommends that the deputation of Mr. Johnny Milanni, 44 Netherford Road, Maple, L6A 1C8, and street map, be received and referred to staff for a report to the Council meeting of June 25, 2007, with respect to the circumstances as they relate to parking on Naylon Street.

112                                    **PRESENTATION – VAUGHAN YOUTH COUNCILLOR STEVEN XU  
WITH RESPECT TO THE STATE OF THE YOUTH REPORT**

The Committee of the Whole recommends that the presentation by Mr. Steven Xu, Vaughan Youth Councillor, and report titled "State of the Youth Report, June 2007 – City of Vaughan", be received, and referred to staff and the Youth Cabinet.

113                                    **CEREMONIAL PRESENTATION – MS. RUTH TREDGETT  
SENIOR OF THE YEAR 2007 AWARD**

The City of Vaughan presented Ms. Ruth Tredgett with the Senior of the Year 2007 Award in recognition of her outstanding contributions to the community. The Mayor and Members of Council congratulated Ms. Tredgett on being the recipient of this prestigious award.

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The meeting adjourned at 8:19 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair

