

**CITY OF VAUGHAN**  
**REPORT NO. 6 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on February 24, 2009*

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The Committee of the Whole met at 1:06 p.m., on February 10, 2009.

Present: Councillor Sandra Yeung Racco, Chair  
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

The following items were dealt with:

**1                    CONTINUATION OF GREENING VAUGHAN ADVISORY COMMITTEE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Greening Vaughan Advisory Committee, dated February 10, 2009:**

**Recommendation**

The Greening Vaughan Advisory Committee recommends that the committee remain in place until April 2009

**2                    OFF LEASH AREA WORKING COMMITTEE – MEMBERSHIP CHANGES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated February 10, 2009:**

**Recommendation**

Councillor Tony Carella, on behalf of the Off Leash Area Working Committee recommends that:

- 1) Council receives this report for information purposes only.

**3                    OFF LEASH AREA WORKING COMMITTEE: UPDATE REPORT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated February 10, 2009:**

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**Recommendation**

Councillor Tony Carella, on behalf of the Off Leash Area Working Committee, recommends that this report be received for information and approval:

- 1) That Council authorize the Off Leash Area Working Committee and City of Vaughan Parks Development staff to commence the design and implementation process for Vaughan's first Off Leash Area at the eastern most end of Concord Thornhill Regional Park (Site #3).

**4 GROWING COMMUNITIES HEALTHCARE ALLIANCE**

**The Committee of the Whole recommends that a decision on this matter be deferred to Council to provide an opportunity for the City Manager to contact the Vaughan Health Care Foundation for comment.**

**Recommendation**

Mayor Linda D. Jackson recommends:

1. THAT the City of Vaughan support the Resolution from the Town of Newmarket which was endorsed by Council at the meeting of November 10<sup>th</sup>, 2008, and submitted by the Growing Communities Healthcare Alliance;
2. THAT in order to improve timely and local access to hospital care in Vaughan and across high growth communities in Ontario, the City of Vaughan should request that the Government of Ontario:
  - a. Speed up implementation of hospital growth funding commitment ensuring that \$100 Million in growth funding is targeted to high growth hospitals and provide growth funding for social services;
  - b. Quickly implement "Health Based Allocation Model" (HBAM) ie. population-needs-based-funding for provincial health care funding and develop a population-needs-based funding formula for social services;
  - c. Develop a plan for health care and social services growth for Ontario to complement Places to Grow.
3. THAT this resolution be forwarded to the Premier of Ontario, the Minister of Health and Long-Term Care, the Minister of Finance, the MPP for Vaughan, High Growth Communities Mayors and Chairs and the Central Health Integration Networks (LHIN).

**5 REVIEW OF STANDARDS IN RESPECT OF SNOW-CLEARING OF LANEWAYS**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of Councillor Carella, dated February 10, 2009, be approved;
- 2) That staff also review the standards of the surrounding municipalities;
- 3) That the deputation of Mr. Frank Silla, 47 LaNeve Avenue, Woodbridge, L4H 1X8, be received; and

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- 4) **That the written submission of Ms. Pamela Morrison, submitted by Councillor Di Vona, be received.**

**Recommendation**

Ward 2 Councillor Tony Carella recommends:

1. That the Commissioner of Engineering and Public Works be directed to review current standards with respect to the clearing of snow in laneways, and to provide options with respect to any potential revision of such standards, as well as estimates of related costs; and
2. That, in the event that Council endorses a revision to such standards, that the matter be then referred to the Budget Committee, for consideration in the operational budget process.

**6** **CN OVERPASS SIGNAGE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager and the Director of Economic Development, dated February 10, 2009:**

**Recommendation**

The City Manager and the Director of Economic Development recommend:

THAT the Mayor and the Clerk be authorized to execute an Agreement between the Canadian National Railway Company and the Corporation of the City of Vaughan for the erection, installation and maintenance of signage on CN overpasses.

**7** **REVISED HERITAGE PERMIT APPLICATION HP.2008.015.01  
THORNHILL SENIORS RETIREMENT CONDOMINIUM  
APPLICANT: THORNHILL VILLAGE PLAZA INC. AND M4 DEVELOPMENTS INC.  
7584, 7586, 7588, 7592, 7596, 7598, 7600, 7602, 7610 and 7616 YONGE STREET,  
14 ARNOLD STREET – WARD 5**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated February 10, 2009:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Recreation and Culture and the Legal Department, recommends approval of the following recommendation by Heritage Vaughan Committee:

1. That the revised Heritage Permit Application HP 2008.015.01, accompanying Development Application DA.08.024 (Thornhill Seniors Retirement Condominium) dated 22 December 2008, BE REFUSED as it does not comply with the following legislative/policy provisions:
  - 1) The Provincial Policy Statement as it relates to the preservation of significant built heritage resources and significant cultural heritage landscapes (PPS Policies 2.6.1 & 2.6.3);
  - 2) Part V of the Ontario Heritage Act as the proposal does not comply with the Thornhill HCD Plan and Design Guidelines as it relates to:
    - I. the preservation of the Thornhill village character

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- II. the significance of the property and new buildings as an important part of the general gateway to the Thornhill Village area
  - III. a massing and scale that is in keeping with the historical streetscape
  - IV. the preservation of views to and from the Robert Cox House and the Thornhill Heritage Conservation District
  - V. appropriate building design that is acceptable in this part of the historical streetscape of Yonge Street in the Thornhill Heritage Conservation District
2. That Council require the following of the applicant:
- a) A Letter of Credit to ensure the preservation of the Robert Cox House within the proposed Development Application using the total floor space of the building to be preserved as a guide for the calculation of the amount as per Cultural Services' requirements and procedures on this matter.
  - b) Add perspective views to accurately show the impact and appearance of the proposal and its effect on the historical Yonge Street streetscape within the Thornhill Heritage Conservation District.
  - c) The applicant continue to work with Cultural Services and other City staff to ensure that the new development becomes more sympathetic to the existing streetscape context in terms of scale, massing, materials and the general character of the Thornhill Heritage Conservation District.
3. That the appropriate City staff and external consultants be directed to attend the OMB in opposition to the Heritage Permit application HP.2008.015.01

**8                               REVISED HERITAGE PERMIT APPLICATION HP.2008.024.01  
10360 &10384 ISLINGTON AVENUE, MARTIN SMITH HOUSE, KLEINBURG  
APPLICANT: 10360 ISLINGTON AVENUE INC. AND JOSIE AND FABIO ALVIANI - WARD 1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated February 10, 2009, be approved;
- 2) That the applicant proceed with arranging the meetings requested by the applicant to discuss a possible resolution with the parties identified in the written submission of Ms. Mary Flynn-Guglietti, dated February 10, 2009, and that the City participants include staff and the Ward 1 Sub-Committee;
- 3) That the confidential memorandum of the Solicitor/Litigation, dated February 10, 2009, be received;
- 4) That the following deputations and written submission be received:
  - a) Ms. Mary Flynn-Guglietti, McMillan LLP, Brookfield Place, 181 Bay Street, Suite 4400, Toronto, M5J 2T3, on behalf of the applicant, and written submission dated February 10, 2009;
  - b) Mr. Robert Klein, on behalf of KARA, P.O. Box 202, Kleinburg, L0J 1C0; and
  - c) Mr. John McMahon, 5900 Kirby Road, R.R. #1, Kleinburg, L0J 1C0; and
- 5) That the following written submissions, reports, conceptual landscape master plan and coloured elevation drawings, be received:

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- a) **Mr. Frank Greco, The Residents of Heritage Hill, c/o 10360 Islington Avenue Inc., 10504 Islington Avenue, Box 772, Kleinburg, L0J 1C0, written submissions dated February 8, 2009 and February 10, 2009, reports titled “Forward Engineering & Associates Inc. Report Slope Stability Assessment Proposed Residential Development 10360-10384 Islington Avenue Kleinburg”, dated February 6, 2009 and “Updated Urban Design Report Proposed Residential Condominium “The Residences of Heritage Hill” 10360 & 10384 Islington Avenue Kleinburg Ontario”, dated February 2009, conceptual landscape master plan, and coloured elevation drawings; and**
- b) **Mr. Joseph D. Battaglia, Battaglia Architect Inc., 9631 Yonge Street, Richmond Hill, L4C 0M5, dated January 27, 2009 and February 4, 2009.**

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Recreation and Culture and the Legal Department, recommends approval of the following recommendation by Heritage Vaughan Committee:

1. That the revised Heritage Permit Application HP.2008.024.01 (28 November 2008 submission) BE REFUSED for the proposed new construction at 10360 Islington Avenue and 10384 Islington Avenue as it does not comply with the following legislative/policy provisions:
  - 1) Part IV of the Ontario Heritage Act and the unsympathetic new building proposed to the rear of the Martin Smith House and its negative impact to the designated property at 10384 Islington Avenue;
  - 2) Part V of the Ontario Heritage Act and in its relation to the Kleinburg-Nashville Heritage Conservation District Plan and Design Guidelines, with particular reference to the proposal's deficiencies regarding:
    - i. the preservation of the Kleinburg village character;
    - ii. the significance of the properties and new buildings as gateways to the Kleinburg village area;
    - iii. a massing and scale that is in keeping with the historical streetscape;
    - iv. an appropriate building design that is acceptable as an addition to the Martin Smith House property and to the historical streetscape of Islington Avenue in the Kleinburg-Nashville Heritage Conservation District;
    - v. the preservation of views and vistas to and from the valley lands within the Kleinburg-Nashville Heritage Conservation District;
  - 3) The Provincial Policy Statement 2005 of the Ontario Planning Act as it relates to the preservation of significant built heritage resources and significant cultural heritage landscapes (PPS Policies 2.6.1 & 2.6.3);
2. That the massing, form, scale, architectural design and historical architectural references of the new building be redesigned to reflect a contributing and historically appropriate precedent within the Kleinburg-Nashville Heritage Conservation District's village core and a building mass and scale for the one new building that is more compatible with the historic Martin Smith House property and an historic 19<sup>th</sup> century village core; and,
3. That the overall architectural design of the new building having no overall historical precedent as a building style or plan in Kleinburg (or elsewhere in Vaughan), be redesigned to be architecturally appropriate and consistent with a historical precedent, in particular the removal of a garage door facing Islington Avenue that provides access to underground parking, the entranceway design, the overall window design and configuration, balcony and roof design, in keeping with the

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Kleinburg-Nashville Heritage Conservation District Guidelines and the designated property on which the Martin Smith House is located.

4. That the appropriate City staff and external consultants be directed to attend the OMB in opposition to the Heritage Permit application HP.2008.024.01

**9**   **ASSUMPTION – NORTH COLUMBUS TRAIL  
19T-97V06 & 19T-96V10 / 65M-3708  
WARD #1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 10, 2009:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3708, and that the municipal services letter of credit be released.

**10**   **ASSUMPTION – MAPLE VIEW FARMS, PHASE 1  
19T-97V01 / 65M-3389  
WARD #1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 10, 2009:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3389, and that the municipal services letter of credit be released.

**11**   **ASSUMPTION – CAMPAGNA FOREST HOMES CORP.  
19T-98V02 / 65M-3750  
WARD #2**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 10, 2009:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3750, and that the municipal services letter of credit be released.

**12**   **ASSUMPTION OF VELLORE WOODS BOULEVARD AND COMDEL BOULEVARD  
COMDEL SUBDIVISION, PHASE 1  
19T-97V26 / 65M-3348**

**WARD #3**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 10, 2009:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the portion of Vellore Woods Boulevard and Comdel Boulevard together with the associated municipal services that are set out in the Subdivision Agreement for Plan 65M-3348, and that the municipal services letter of credit be released.

**13**

**AWARD OF CONTRACT – QUOTE Q08-063  
LED TRAFFIC SIGNAL HEAD REPLACEMENT  
WARDS 2, 3, 4 AND 5**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 10, 2009:**

**Recommendation**

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

1. That Quote Q08-083, LED Traffic Signal Head Replacement be awarded to Stacey Electric Limited in the amount of \$100,245.40, plus G.S.T.;
2. That a contingency allowance in the amount of \$10,000, 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 additional funds in the amount of \$21,100.00, plus G.S.T. required for Quote Q08-063, Traffic Signal Head Replacement be approved;
4. That the budget for Capital Project En-1679-07 be increased by \$21,100.00 and funded from Taxation;
5. That the inclusion of the matter on a Public Committee or Council Agenda for additional funding request for LED Traffic Signal Head Replacement is deemed sufficient notice pursuant to Section 2(1) (c) of By-Law 394-2002; and
6. That the Mayor and Clerk be authorized to sign the appropriate documents.

**14**

**RESPONSE TO DEPUTATION – MS. VICKI KOMAR-APREDA  
REQUEST FOR REIMBURSEMENT OF COMMITTEE OF ADJUSTMENT FEES, OMB APPEAL  
FEE, ARBOUR CONSTRUCTION AND DEMOLITION COSTS**

**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, and the Director of Enforcement Services, dated February 10, 2009, be approved; and**

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- 2) That the deputation of Ms. Vicki Komar-Apreda, 357 Cunningham Drive, Maple, L6A 2G4, and written submission dated January 12, 2009, be received.

**Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor, and the Director of Enforcement Services, recommend:

1. That Ms. Komar-Apreda's request for reimbursement of fees and other costs be refused.

15 **CIDERMILL AVENUE – PARKING PROJECT – WARD 4**

**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, and the Director of Enforcement Services, dated February 10, 2009, be approved; and
- 2) That the parking permits include provisions for restricting on-street parking for snow removal purposes.

**Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor, and the Director of Enforcement Services, in consultation with the Commissioner of Engineering and Public Works, recommend:

1. That the On-Street Parking Pilot Project on Cidermill Avenue be made permanent; and
2. That the number of available permits and parking spaces be reduced to 20 from 35.

16 **WHITMORE AND SHARER ROADS – PERMIT PARKING PROJECT  
WARD 3**

**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 Director of Enforcement Services, dated February 10, 2009:**

**Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor, and the Director of Enforcement Services, in consultation with the Commissioner of Engineering and Public Works, recommend:

2. That the On-Street Parking Pilot Project on Whitmore Road and Sharer Road be made permanent.



17

**MEETINGS CANCELLED DUE TO LACK OF QUORUM  
MAPLE STREETSCAPE COMMUNITY ADVISORY COMMITTEE  
SAFE CITY COMMITTEE  
VAUGHAN YOUTH CABINET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Clerk, dated February 10, 2009, be approved; and
- 2) That the Council representatives appointed to the affected committees report back with a strategy to address the participation issues.

**Recommendation**

The City Clerk recommends:

That this report be received for information.

18

**SITE DEVELOPMENT FILE DA.07.023  
TOYS "R" US LIMITED**

(Referred from the Council meeting of December 8, 2008, Item 25, Report No 61)

The Committee of the Whole recommends:

- 1) That consideration of Site Development Application File DA.07.023 (Toys "R" Us Limited), be deferred, pending the further review and analysis of the application by the Development Planning Department; and
- 2) That the memorandum of the Commissioner of Planning, dated February 5, 2009, be received.

Council, at its meeting of December 8, 2008, adopted the following:

"That this matter be referred to the Committee of the Whole meeting of February 10, 2009, to allow further discussion with the applicant; and

That the written submission from Mr. Jim McKinlay, McDonald's Restaurants of Canada Limited, McDonald's Place, Toronto, M3C 3L4, dated December 5, 2008, be received."

Report of the Commissioner of Planning, dated December 1, 2008

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.023 (Toys "R" Us) BE APPROVED, to permit the construction of a single use McDonald's eating establishment having an outdoor patio and drive-through as shown on Attachment #2, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations, landscape plan, and signage details shall be approved by the Vaughan Development Planning Department;

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- ii) the final site grading and servicing plans, stormwater management report, and on-site vehicular circulation shall be approved by the Vaughan Engineering Department;
  - iii) the required variance to implement the final site plan shall be approved by the Committee of Adjustment, and such variance shall be final and binding; and
- b) that the Site Plan Letter of Undertaking 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.

19

**SIGN VARIANCE APPLICATION  
FILE NO: SV.08-020  
OWNER: YORK REGION CONDOMINIUM CORP. #582  
LOCATION: 180 WINGES ROAD  
LOT 2, REGISTERED PLAN NO. 65M-2339  
WARD 3**

The Committee of the Whole recommends:

- 1) That Sign Variance Application SV.08-020, York Region Condominium Corp. #582, be approved;
- 2) That the written submission of Slava Cutone, Royal Neon Group, 50 Four Valley Drive, Concord, L4K 4T9, dated February 5, 2009, be received; and
- 3) That the following report of the Sign Variance Committee, dated February 10, 2009, be received.

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-020, York Region Condominium Corp. #582, be REFUSED.

20

**SIGN VARIANCE APPLICATION  
FILE NO: SV.08-025  
OWNER: INNOVATION COMMERCIAL CENTRE INC.  
C/O HOMELIFE ROYAL CORP. REAL ESTATE INC./TONY RIMONATO  
LOCATION: 20 INNOVATION DRIVE, BUILDING B, UNIT 1 (STARBUCKS COFFEE CO.)  
BLOCK 1, REGISTERED PLAN 4044  
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 10, 2009:

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**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-025, Innovation Commercial Centre Inc. c/o Homelife Royal Corp. Real Estate Inc./Tony Rimonato, be APPROVED.

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**SIGN VARIANCE APPLICATION  
FILE NO: SV.08-026  
OWNER: INNOVATION COMMERCIAL CENTRE  
LOCATION: 20 INNOVATION DRIVE, BUILDING B UNIT 2 (THE DENTAL SPA)  
BUILDING 'B', BLOCK 1, REGISTERED PLAN NO. M-4044  
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 10, 2009:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-026, Innovation Commercial Centre, be APPROVED.

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**OFFICIAL PLAN AMENDMENT FILE OP.07.004  
ZONING BY-LAW AMENDMENT FILE Z.07.031  
10360 ISLINGTON AVENUE INC. & JOSIE AND FABIO ALVIANI  
WARD #1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 10, 2009, be approved;
- 2) That the applicant proceed with arranging the meetings requested by the applicant to discuss a possible resolution with the parties identified in the written submission of Ms. Mary Flynn-Guglietti, dated February 10, 2009, and that the City participants include staff and the Ward 1 Sub-Committee;
- 3) That the confidential memorandum of the Solicitor/Litigation, dated February 10, 2009, be received;
- 4) That the following deputations and written submission be received:
  - a) Ms. Mary Flynn-Guglietti, McMillan LLP, Brookfield Place, 181 Bay Street, Suite 4400, Toronto, M5J 2T3, on behalf of the applicant, and written submission dated February 10, 2009;
  - b) Mr. Robert Klein, on behalf of KARA, P.O. Box 202, Kleinburg, L0J 1C0; and
  - c) Mr. John McMahon, 5900 Kirby Road, R.R. #1, Kleinburg, L0J 1C0; and
- 5) That the following written submissions, reports, conceptual landscape master plan and coloured elevation drawings, be received:
  - a) Mr. Frank Greco, The Residents of Heritage Hill, c/o 10360 Islington Avenue Inc., 10504

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- Islington Avenue, Box 772, Kleinburg, L0J 1C0, written submissions dated February 8, 2009 and February 10, 2009, reports titled “Forward Engineering & Associates Inc. Report Slope Stability Assessment Proposed Residential Development 10360-10384 Islington Avenue Kleinburg”, dated February 6, 2009 and “Updated Urban Design Report Proposed Residential Condominium “The Residences of Heritage Hill” 10360 & 10384 Islington Avenue Kleinburg Ontario”, dated February 2009, conceptual landscape master plan, and coloured elevation drawings; and
- b) Mr. Joseph D. Battaglia, Battaglia Architect Inc., 9631 Yonge Street, Richmond Hill, L4C 0M5, dated January 27, 2009 and February 4, 2009.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.07.004 and Zoning By-law Amendment File Z.07.031 (10360 Islington Avenue Inc. & Josie and Fabio Alviani) BE REFUSED.
2. THAT the appropriate City Staff and external consultants be directed to attend the Ontario Municipal Board Hearing in support of the refusal.

**23**

**SITE DEVELOPMENT FILE DA.08.024  
THORNHILL VILLAGE PLAZA INC. AND M4 DEVELOPMENTS INC.  
WARD #5**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 10, 2009:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.024 (Thornhill Village Plaza Inc. and M4 Developments Inc.) BE REFUSED.
2. THAT the appropriate City Staff and external consultants be directed to attend the Ontario Municipal Board in opposition to File DA.08.024 (Thornhill Village Plaza Inc. and M4 Developments Inc.).

**24**

**ZONING BY-LAW AMENDMENT FILE Z.08.053  
2124396 ONTARIO LTD.  
WARD #3**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 10, 2009:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.053 (2124396 Ontario Ltd.) BE APPROVED, specifically to amend By-law 1-88, to permit the additional use of a metal sorting/recycling establishment with no outside storage in the EM2 General Employment Area Zone, on the subject lands shown on Attachment #1, and to be located wholly within the existing industrial building as shown on Attachment #2.



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- ii) the final site servicing and grading plans shall be approved by the Vaughan Engineering Department.

Regional Councillor Ferri declared an interest with respect to the foregoing matter as his son is an employee, and did not take part in the discussion or vote on the matter.

**27**   **ZONING BY-LAW AMENDMENT FILE Z.08.043  
PETER AND ERICA ADAMO  
WARD #1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 10, 2009:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.043 (Peter and Erica Adamo) BE APPROVED, specifically to amend Section 3.20 (a) of By-law 1-88, to permit two (2) single family dwellings on the subject lands, whereas By-law 1-88 does not permit more than one (1) single family dwelling on the subject lands shown on Attachment #1, in order to facilitate the severance of the subject lands into two (2) residential lots as shown on Attachment #2.
2. That the implementing zoning by-law include the following provisions respecting Lot 1 (corner lot) as shown on Attachment #2:
  - i) that the Ravendale Court lot line shall be deemed to be the front lot line; and,
  - ii) that all driveway access to Lot 1 shall be from Ravendale Court only.

**28**   **SITE DEVELOPMENT FILE DA.08.093  
VOGUE HOMES (WESTON) INC.  
WARD #1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 10, 2009, 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.08.093 (Vogue Homes (Weston) Inc.) BE APPROVED, subject to the following condition:
  - a) that prior to the execution of the Site Plan Letter of Undertaking, the final site plan, landscaping plan and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department.

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**COMMERCIAL LAND USE REVIEW  
RFP AWARD – RFP08-200  
FILE #25.1.13**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 10, 2009:

**Recommendation**

The Commissioner of Planning, in consultation with the Purchasing Services Department, recommends:

1. That RFP08-200 for the retention of consulting services to prepare the City of Vaughan Commercial Land Use Review, be awarded to the firm 'urbanMetrics Inc.', in the amount of \$142,838.00, excluding taxes; and
2. That the Mayor and City Clerk be authorized to sign the contract and necessary documents.

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**ONTARIO MUNICIPAL BOARD  
APPEALS OF COMMITTEE OF ADJUSTMENT DECISIONS  
STANDING INSTRUCTIONS**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioners of Legal and Administrative Services and Planning, dated February 10, 2009, be approved;
- 2) That all appeals or legal issues relating to Committee of Adjustment decisions, be forwarded to Council for information purposes;
- 3) That after the first year of implementation, a report be provided to Council for information purposes; and
- 4) That the written submission of Ms. Carrie Liddy, dated February 7, 2009, be received.

**Recommendation**

The Commissioners of Legal and Administrative Services & Planning recommend that the following standing instructions be provided regarding City Staff attendance at Ontario Municipal Board Hearings for appeals of Committee of Adjustment decisions for minor variances and consents.

1. Appeal of a Committee of Adjustment approval where City Staff have no objections or are in support: That staff be directed to attend Ontario Municipal Board Hearings in support of the Committee of Adjustment Decision, (subject to 4 below);
2. Appeal of Committee of Adjustment refusal where City Staff support the refusal: That staff be directed to attend Ontario Municipal Board Hearings in support of Committee of Adjustment Decision, (subject to 4 below).
3. If a Committee of Adjustment decision is contrary to the staff position: That staff attend Ontario Municipal Board Hearings only to request conditions, if any, should an application be approved.
4. Where a Committee of Adjustment decision in Categories 1 and 2 does not have significant impacts or broader implications, or where the parties are represented by

lawyers and/or planners; That staff attend Ontario Municipal Board Hearings only to request conditions, if any, should an application be approved.

- 5. If a revised proposal or a settlement proposal is submitted and staff and the parties have no objections; Staff advise the Ontario Municipal Board that the City supports the revised or settlement proposal.

**31**                    **NEW BUSINESS – ISSUES RELATING TO THE REEVES NURSERY  
  PLAN OF SUBDIVISION APPLICATION**

**The Committee of the Whole recommends approval of the recommendation contained in the following revised report of Councillor Carella, dated February 10, 2009:**

**Recommendation**

Councillor Carella recommends:

- 1) That preliminarily staff and subsequently the Mayor and all three Regional Councillors, as a group, meet with the appropriate officials of the Region of York, to convey the wish of the residents of the surrounding area and of the Council of the City of Vaughan, as evidenced by this motion, that access from Islington Avenue onto the site via the existing driveway be maintained until such time as that phase of construction marked by heavy vehicular access into and from the site has been completed, for the following reasons:
  - a. local streets (i.e., Kiloran Avenue, Charmaine Drive, etc.) cannot sustain the weight of heavy-duty vehicles such as dump trucks, cement mixers, etc., without serious damage to the streets and considerable disruption to the lives of neighbouring residents
  - b. traffic of this nature constitutes a general safety hazard that can easily be dealt with by maintaining access at Islington Avenue during the heavy-construction phase of the project

The Region has indicated that a condition of draft approval of this application is that once the internal road has been completed and connected at two points to Charmaine Drive, all construction access from Islington Avenue will cease. Residents think this premature, and that access should continue until all heavy construction has been completed.

- 2) That appropriate staff review the current policy with respect to the threshold at which sidewalks are required on streets within a plan of subdivision, such review to consider
  - a. recommendations relating to this matter as contained in the *Report of the Mayor's Task Force on Community Safety and Security*, chaired by Julian Fantino, a resident of the area; and
  - b. the proposal put forward by the applicant in this instance, as follows:

  "Recognizing that our proposal complies with the current City standard regarding the provision of sidewalks, and in the interest of advancing this project, we feel that the decision to install or not install a sidewalk should realistically be left to the future residents of the new homes to be built within the proposed development. In this context, we would be prepared to post with the City, a Letter of Credit for the value of the sidewalk construction, for a period of five (5) years from the date of registration of the plan of subdivision";

- c. the feasibility of mandating curbside (or "monolithic") sidewalks, as on Firglen Ridge, a nearby street, to address safety concerns arising from the absence of any sidewalk, while at



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the same time maximizing the length of driveway needed to accommodate all household vehicles;

- d. any other information relevant to this issue, no matter the source

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

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THAT Council resolve into closed session of Committee of the Whole for the purpose of discussing the following:

1. NOMINATION FOR THE 2009 WARD 3 CIVIC HERO  
(personal information about an identifiable individual)
2. PROPERTY MATTER  
VAUGHAN HEALTH CAMPUS OF CARE  
(acquisition or disposition of land by the municipality or local board)
3. ONTARIO MUNICIPAL BOARD HEARING  
OFFICIAL PLAN AMENDMENT NO. 661 APPEAL  
OFFICIAL PLAN AMENDMENT FILE OP.07009  
ZONING BY-LAW AMENDMENT FILE Z.070049  
PINE GROVE ON SEVEN INC.  
5263 REGIONAL ROAD 7 AND 7720 KIPLING AVENUE – WARD 2  
(litigation or potential litigation)
4. PROPERTY MATTER  
ACQUISITION OF FIRE STATION SITE (WARD 1)  
(acquisition or disposition of land by the municipality or local board)
5. NOMINATION FOR THE 2008 WARD 4 CIVIC HERO  
(personal information about an identifiable individual)
6. RIZMI AND MILANI VS. CITY OF VAUGHAN  
DECEMBER 8, 2008 MEETING  
LEGAL ADVICE – CLARIFICATION  
(the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose)

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The meeting adjourned at 410 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair