

**CITY OF VAUGHAN**  
**REPORT NO. 36 OF THE**  
**COMMITTEE OF THE WHOLE**

*For consideration by the Council  
of the City of Vaughan  
on July 13, 2010*

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The Committee of the Whole met at 1:05 p.m., on July 6, 2010.

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

The following items were dealt with:

**1** **AWARD OF TENDER T10-237**  
**SUPPLY AND DELIVERY OF ONE (1) ARTICULATED**  
**TANDEM DRIVE MOTOR GRADER WITH CIRCLE AND MOLDBOARD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated July 6, 2010:**

**Recommendation**

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

1. That Tender T10-237, for the supply and delivery of one (1) articulated tandem drive motor grader with circle and moldboard, be awarded to Nortrax Canada Inc., for a total price of \$250,600.10; and,
2. That the Mayor and the City Clerk be authorized to sign the necessary documents.

**2** **AWARD OF TENDER T10-256**  
**SUPPLY AND DELIVERY OF TEN (10) PICKUP TRUCKS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated July 6, 2010:**

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**Recommendation**

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

1. That Part A & Part D of Tender T10-256 for the supply and delivery of one (1) 4 x 2 compact pickup truck with extended cab and one (1) 4 x 4 midsize pickup truck with extended cab be awarded to Summit Ford Sales Ltd., for a total price of \$38,270.84; and,
2. The Part B & Part E of Tender T10-256 for the supply and delivery of three (3) 4 x 2 midsize pickup trucks with extended cab and one (1) 4 x 4 midsize pickup truck with extended cab be awarded to Performance Chrysler Dodge Jeep, for a total price of \$83,035.79; and,
3. That Part C of Tender T10-256 for the supply and delivery of two (2) ¾ ton 4 x 2 crew cab pickup trucks, is awarded to Forbes Bros. Inc., for a total price of \$61,639.24; and,
4. That Part F of Tender T10-256 for the supply and delivery of two (2) 4 x 4 ¾ ton heavy duty pickup trucks with regular cab, trailer package and snow plow, is awarded to Donway Ford Sales Ltd., for a total price of \$71,845.40; and,
5. That the Mayor and the City Clerk be authorized to sign the necessary documents.

**3**

**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-011  
OWNER: SALLY GOMES  
LOCATION: 7601 WESTON ROAD, UNIT 130B  
LOT 5, CONCESSION 5  
WARD 3**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated July 6, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-011, Sally Gomes, be APPROVED subject to the overall sign area proposed be reduced by 25%.

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**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-015  
OWNER: RIOTRIN PROPERTIES (VAUGHAN) INC./RIOCAN REIT  
LOCATION: 7575 WESTON ROAD, UNIT 115, (ADDITION-ELLE)  
LOT 5, CONCESSION 5  
WARD 3**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated July 6, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

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That Sign Variance Application SV.10-015, Riotrin Properties (Vaughan) Inc./Riocan Reit, be APPROVED subject to the signage design being revised to be channel lettering on an opaque background only and not a box sign.

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**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-016  
OWNER: RIOTRIN PROPERTIES (VAUGHAN) INC./RIOCAN REIT  
LOCATION: 7575 WESTON ROAD, UNIT 114A  
LOT 5, CONCESSION 5  
WARD 3**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated July 6, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-016, Riotrin Properties (Vaughan) Inc./Riocan Reit, be APPROVED subject to the signage design being revised to be channel lettering on an opaque background only and not a box sign.

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**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-017  
OWNER: CHERRY HILL HOLDINGS INC.  
LOCATION: 2316 MAJOR MACKENZIE, LOT 21, CONCESSION 4  
WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated July 6, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-017, Cherry Hill Holdings Inc., be APPROVED subject to the submission of revised drawings by the applicant reflecting the changes to the proposed signs construction, to the satisfaction of Building Standards and Cultural Services staff.

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**ASSUMPTION – CENTREX HOMES INC.  
19T-97V08 / 65M-3286  
WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated July 6, 2010:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:



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**SITE DEVELOPMENT FILE DA.10.034  
BELMONT PROPERTIES (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 July 6, 2010, be approved;**
- 2) That the deputation of Mr. Ryan Virtanen, KLM Planning Partners Inc., 64 Jardin Drive, Unit B Concord, L4K 3P3, on behalf of the applicant, be received; 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.10.034 (Belmont Properties (Weston) Inc.) BE APPROVED, to permit the development of two street townhouse blocks (Blocks 162 and 174) comprising 6 and 5 units, respectively, and 2-storeys in height, 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 and landscape plan shall be approved by the Vaughan Development Planning Department; and,
    - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Engineering Department.

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**SITE DEVELOPMENT FILE DA.10.032  
VAUGHAN COMMUNITY CHURCH  
WARD 4**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated July 6, 2010, 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.10.032 (Vaughan Community Church) BE APPROVED, to permit a 3,618.97 m<sup>2</sup> place of worship building addition, elevation enhancements, and additional landscaping and parking as shown on Attachments #3 and #7 inclusive, 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 and landscape plan shall be approved by the Vaughan Development Planning Department;

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- ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Engineering Department; and,
- iii) the required minor variance for reduced parking shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.

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**SITE DEVELOPMENT FILE DA.08.042  
ZANPAS INVESTMENTS INC.  
WARD 2**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated July 6, 2010, 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.08.042 (Zanpas Investments Inc.) BE APPROVED, to permit a 13.4m<sup>2</sup> building addition and enhancements to the north building elevation for the existing Infiniti automotive sales establishment, 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 and landscape plan shall be approved by the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plans and storm water management report shall be approved by the Vaughan Engineering Department; and,
    - iii) the required minor variances to implement the development shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.

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**LOAD RESTRICTION BY-LAW ON BRIDGE NO. 011601, MCEWEN BRIDGE,  
HUMBER RIVER  
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 July 6, 2010:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

- 1. That a by-law be enacted on the existing concrete bridge being Bridge No. 011601, (McEwen Bridge, Humber River on Kirby Road approximately 0.2 km east of Huntington Road) to limit the loading to 5 tonnes; and
- 2. That the by-law be in effect for a period of 2 years.

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**LOAD RESTRICTION BY-LAW ON BRIDGE NO. 014401, HUMBER RIVER,**

**KING-VAUGHAN ROAD  
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 July 6, 2010:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That a by-law be enacted for the existing concrete bridge being Bridge No. 014401, (Humber River on King-Vaughan Road approximately 1.0 km west of Kipling Avenue) to limit the loading to 12 tonnes; and
2. That the by-law be in effect for the statutory period of 2 years.

**15 LOAD RESTRICTION BY-LAW ON BRIDGE NO. 008601, HUMBER RIVER, WEST BRANCH  
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 July 6, 2010:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That a by-law be enacted on the existing concrete bridge, being Bridge No. 008601, (Humber River, West Branch on Humber Bridge Trail approximately 0.2 km east of Highway No. 27) to limit the loading to 5 tonnes; and
2. That the by-law be in effect for a period of 2 years.

**16 AWARD OF TENDER T10-274  
MARTIN GROVE ROAD  
WATERMAIN REPLACEMENT  
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 July 6, 2010:**

**Recommendation**

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

That Tender T10-274 for the Martin Grove Road Watermain Replacement be brought forward to Council for authorization to award, subject to receiving all necessary approvals.

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**AWARD OF TENDER T10-263  
2010 ROAD RESURFACING/REHABILITATION – EAST VAUGHAN  
VARIOUS LOCATIONS  
WARDS 1 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 July 6, 2010:**

**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 Tender T10-263, 2010 Road Resurfacing/Rehabilitation - East Vaughan - Various Locations be awarded to D. Crupi & Sons Limited in the amount of \$1,121,812.00, plus applicable taxes;
2. That a contingency allowance in the amount of \$120,000.00, plus applicable taxes be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the Contract;
3. That a Geotechnical and Material Testing amount of \$12,000.00, plus applicable taxes be approved to ensure compliance with all applicable standards; and
4. That the Mayor and City Clerk be authorized to sign the appropriate documents.

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**SITE DEVELOPMENT FILE DA.09.078  
MADISON BATHURST HOLDINGS LIMITED  
WARD 1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated July 6, 2010, 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.09.078 (Madison Bathurst Holdings Limited) BE APPROVED, to permit a phased development on the subject lands consisting of Phase 1 being a 6-storey assisted living seniors retirement residence with 135 suites, landscaping and parking areas, and Phase 2 (subject to a holding provision under the RA3 (H) Apartment Residential Zone), being a 15-storey, 162 unit seniors condominium apartment building to be linked to the 6-storey building, as shown on Attachment #3, 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 and landscape plan shall be approved by the Vaughan Development Planning Department;



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- ii) the final site grading and servicing plan, stormwater management report and noise report shall be approved to the satisfaction of the Vaughan Engineering Department;
  - iii) the Owner shall satisfy the requirements of the City regarding the conveyance of road allowances and reserves, to the satisfaction of the Vaughan Engineering Department and the Region of York;
  - iv) the final access and on-site circulation requirements for the proposed development shall be approved to the satisfaction of the Vaughan Fire and Rescue Services Department and the Vaughan Engineering Department;
  - v) the Owner shall provide the City with written confirmation that satisfactory arrangements for cost sharing for servicing has been paid to the Block 11 Landowners Group;
  - vi) the Owner shall pay to Vaughan, applicable Special Service Area Development Charges in accordance with the City of Vaughan Development Charge By-law; and,
  - vii) the Owner shall pay to the City, a woodlot development charge at the rate of \$1000.00 per residential dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-end Agreement.
- b) that the Site Plan Letter of Undertaking contain the following clauses:
- i) For residential development, the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher in accordance with the Planning Act and the City's Cash-in-lieu Policy. For high density residential development, the Owner shall pay to Vaughan by way of certified cheque, a fixed unit rate. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division and the approved appraisal shall form the basis of the cash-in-lieu payment; and,  
  
The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% for the commercial component in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands, for the commercial component prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
  - ii) Garbage/recycling collection and snow plowing shall not be the responsibility of the City, and shall be the private responsibility of the Phase 1 and/or Phase 2 operators;
  - iii) The Owner shall construct a 1.5m wide sidewalk along the west side of Bathurst Street as shown on the final approved Site Servicing Plan, to the satisfaction of the Vaughan Engineering Department and the Region of York. The City of Vaughan will reimburse the Owner through City Development Charges when the cost of the sidewalk has been included in

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- Vaughan's approved Capital Budget and upon completion of the sidewalk and receipt of the final actual cost, certified by the consultant and as approved by the City of Vaughan;
- iv) The Owner shall satisfy all requirements with respect to noise attenuation and ensure it is in accordance with the noise features recommended by the Report entitled "Environmental Noise Analysis" by Valcoustics Canada Ltd, dated March 11, 2009 and Addendum #1 to the report dated July 2, 2009;
  - v) Prior to the issuance of a Building Permit for Phase 2, Vaughan Council shall have approved servicing allocation and removed the Holding Provision on the Phase 2 lands zoned RA3(H) Apartment Residential Zone.
2. THAT the Vaughan Development Planning Department proceed with an Administrative Correction By-law for enactment by Vaughan Council to correctly identify the amount of commercial GFA and uses, and the building setback to Bathurst Street, for the Phase 2 building, as identified in this staff report, specifically:
- a) a minimum 2.3m setback from the Phase 2 building to Bathurst Street, rather than 2.4m; and,
  - b) a Day Nursery or a Retail Store to a maximum of 186m<sup>2</sup>, located on the ground floor only, rather than a Day Nursery to a maximum of 181m<sup>2</sup> on the ground floor.

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**SITE DEVELOPMENT FILE DA.10.025  
JALP DEVELOPMENTS INC.  
WARD 2**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated July 6, 2010, 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.10.025 (Jalp Developments Inc.) BE APPROVED, 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 detailed landscape cost estimate shall be approved by the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Engineering Department; and,

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- iii) the required minor variances to implement the development shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.
- b) that the Site Plan Letter of Undertaking include the following provision:
  - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of parkland equivalent to 2% of the value of the subject lands, prior to the 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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**LAND USE STUDY  
FOR LANDS NORTH OF MAJOR MACKENZIE DRIVE  
BETWEEN HIGHWAY 400 AND JANE STREET  
(HEALTHCARE CAMPUS CENTRE PLAN)  
FILE 15.107  
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated July 6, 2010, be approved; and
- 2) That the written submission of Ms. Carrie Liddy, dated July 6, 2010, be received.

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Official Plan Amendment for the Healthcare Campus Centre Plan being OPA #715 (Attachment #3) BE APPROVED;
- 2. That the Official Plan Amendment #715 which amends OPA #74, OPA #114 and OPA #138 form part of Volume 2 upon approval of the new Vaughan Official Plan; and THAT Volume 2 of the Official Plan be modified as required to implement OPA #715.

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**2010 MUNICIPAL ELECTION – MEET AND GREET SESSIONS UPDATE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated July 6, 2010, be approved; and
- 2) That the written submission of Mr. Elliot Silverstein, 5 Belvia Drive, Vaughan, L4K 5J6, dated July 6, 2010, be received.

**Recommendation**

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

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- 1) That the update outlining the agencies that will host the 2010 Municipal Election Meet and Greet Sessions scheduled for September 2010 be received.

**22 COMMENCEMENT OF EXPROPRIATION - WARD 1  
11067 KEELE STREET  
NORTH MAPLE PARK**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Senior Manager of Real Estate and the Director of Legal Services, dated July 6, 2010, be approved; and
- 2) That the recommendations in the confidential memorandum of the Senior Manager of Real Estate, dated July 6, 2010, be approved.

**Recommendation**

The Senior Manager of Real Estate and the Director of Legal Services in consultation with the Commissioner of Community Services and the Commissioner of Legal and Administrative Services recommends:

- 1) That staff be directed to commence expropriation proceedings for the acquisition of the fee simple interest in the property described as Part of Lot 27 and Part of the west half of Lot 28, Concession 3, municipally known as 11067 Keele Street to implement the Maple Valley Plan.
- 2) That a By-law be enacted to authorize the Mayor and Clerk to execute the Application for Approval to Expropriate Land and the Notice of Application for Approval to Expropriate property legally described as Part of Lot 27 and Part of the west half of Lot 28 Concession 3 in the City of Vaughan, in the Regional Municipality of York, municipally known as 11067 Keele Street.
- 3) That the confidential memo of the Senior Manager of Real Estate be received.
- 4) That the confidential recommendation be approved.

**23 REQUEST FOR STAFF TO INSTALL ALL-WAY STOP CONTROL AT NORWOOD AVENUE  
AND BACHMAN DRIVE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated July 6, 2010:**

**Recommendation**

Councillor Peter Meffe recommends:

That staff be directed to install all-way stop control at Norwood Avenue and Bachman Drive nearest to Melville Avenue.

**24 CREATING A SENSE OF PLACE: ASSIGNING A DISTINCT NAME TO ALL STORM WATER MANAGEMENT PONDS ON PUBLIC LANDS IN THE CITY OF VAUGHAN**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella and Councillor Shefman, dated July 6, 2010:

**Recommendation**

Councillor Tony Carella and Councillor Alan Shefman jointly recommend:

- 1) that appropriate staff bring forward a policy for assigning place names to each of the 120 storm water management ponds that are on public land within the City of Vaughan and/or are managed by the City of Vaughan; and
- 2) that a simple, low-cost sign, similar to local street name signs, be posted at each pond, facing the most travelled roadway abutting each pond; and
- 3) that businesses that publish maps of the City of Vaughan that are offered for sale to the general public be supplied with both a list of the named ponds and a map of the City upon which the location and names of the ponds have been indicated, with the request that future editions of such maps as published by them indicate the location of each pond and incorporate their assigned names; and
- 4) that this policy be applied as additional storm water management ponds are built across the City

**25 PROVINCIAL OFFENCES ACT COURTS AMENDED INTERMUNICIPAL AGREEMENT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance/City Treasurer, dated July 6, 2010:

**Recommendation**

The Commissioner of Finance/City Treasurer in consultation with the Commissioner of Legal and Administrative Services, recommends:

That Council approve the execution of an amended York Region Courts Intermunicipal Agreement, reflecting the approach set out in the Region's report "Provincial Offences Act Courts Amended Intermunicipal Agreement" approved by Regional Council on November 19, 2009.

**26 VELLORE VILLAGE COMMUNITY CENTRE JOINT COMPLEX STATUS REPORT - WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated July 6, 2010:

**Recommendation**

The Commissioner of Community Services, in consultation with the Directors of Building and Facilities, and Recreation and Culture, recommends:

- 1) That the following report on the 5th year status of the Vellore Village Community Centre be received.

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**AWARD OF RFP10-100**  
**PROVISION OF FOOD SERVICES AT THE NEW CIVIC CENTRE FACILITY**

**The Committee of the Whole recommends that consideration of this matter be deferred to the Council Meeting of July 13, 2010, pending a staff report on opportunities for other coffee kiosk services in the New Civic Centre.**

**Recommendation**

The Commissioner of Community Services, in consultation with the Civic Centre Food Services Evaluation Committee and the Director of Purchasing Services Department recommends:

- 1) That RFP10-100 for Provision of Food Service Operation at the New Civic Centre Facility be awarded to Fontana Gardens Express for a term of three (3) years, commencing October 1, 2010 with one (1) one year optional extension, and;
- 2) That all revenues received from Fontana Gardens Express through the operation of the food services operation be allocated in such a way as to offset against the operating costs of the New Civic Centre cafeteria, and;
- 3) That the Mayor and City Clerk be authorized to sign necessary agreement documents.

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**TRAFFIC CALMING INITIATIVES**  
**WARDS 1-5**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated July 6, 2010:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That the Neighbourhood Traffic Committee Policy and Procedure and the Warrants for the Use of Traffic Calming Measures, both Revised June 2010 be approved, and;
2. That the information appended to this report on the impact of previous traffic calming measures be received.

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**COMMERCIAL LAND USE REVIEW**  
**FILE #25.1.13**  
**WARDS 1 - 5**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated July 6, 2010:**

**Recommendation**

The Commissioner of Planning recommends:

1. That the Commercial Land Use Review prepared by urbanMetrics Inc, BE RECEIVED and that the new Official Plan contain appropriate policies having regard for the findings in the Review; and

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2. That a budget and a Terms of Reference for a Retail Land Use Strategy, Best Practices and Urban Design Guidelines Study, as discussed in this report, be prepared and brought forward for Council's consideration as part of the 2011 Capital Budget deliberations.

**30**

**AWARD OF TENDER RFP10-140  
MANAGEMENT OF UPLANDS GOLF AND SKI  
CENTRE FOR THE CITY OF VAUGHAN - WARD 5**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated July 6, 2010:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Uplands Working Committee and the Director of Purchasing Services Department recommends:

- 1) That RFP10-140 for Management of Uplands Golf and Ski Centre for the City of Vaughan be awarded to Smirnov Golf Management Ltd., and;
- 2) That Legal Services staff, in consultation with the Uplands Working Committee, prepare a legal agreement with Smirnov Golf Management Ltd. for the management of Uplands Golf and Ski Centre in accordance with the terms of the Request for Proposal, and;
- 3) That all revenues received from Smirnov Golf Management Ltd. through the operation of the Uplands Golf and Ski Centre be deposited into the "Uplands Reserve" account, and;
- 4) That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

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**ZONING BY-LAW AMENDMENT FILE Z.09.027  
TOROMONT INDUSTRIES LTD.  
WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated July 6, 2010:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.027 (Toromont Industries Ltd.) BE APPROVED, to amend By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from EM1 Prestige Employment Area Zone to C9(H) Corporate Centre Zone with the Holding Symbol "(H)", subject to the following conditions:
  - a) the Holding Symbol "(H)" may be removed in whole or in part at such time when a Draft Plan of Subdivision and Site Development Applications are approved by Vaughan Council pursuant to Sections 41 and 51 of the Planning Act; and,
  - b) the C9 Corporate Centre Zone uses shall be permitted except for a tavern and block townhouse dwelling, as discussed in the zoning section of this report.

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**32**                                **REQUEST FOR PROPOSAL FOR A SEASONAL TENNIS DOME**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated July 6, 2010:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Commissioner of Finance/City Treasurer, Directors of Parks Development, and Recreation and Culture, recommends:

- 1) That Council authorize staff, through a Request for Proposal (RFP) process, to receive proposals from interested proponents for the supply and installation of a seasonal tennis dome over existing outdoor tennis courts that would facilitate operation of a winter tennis program.

**33**                                **SINGLE SOURCING OF GLOBAL POSITIONING SYSTEM/AUTOMATED VEHICLE  
LOCATOR SERVICES**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated July 6, 2010:**

**Recommendation**

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

1. That in accordance with the City’s Purchasing Policy, a single-source agreement be signed with Grey Island Systems Inc., for a 5 year period for the supply of Global Positioning System /Automated Vehicle Locator services; and,
2. That the Mayor and Clerk be authorized to sign the necessary documents.

**34**    **CROSSING GUARD REVIEW  
WARDS 1 - 5**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioners of Engineering and Public Works and Legal and Administrative Services and the Directors of Engineering Services and Human Resources, dated July 6, 2010:**

**Recommendation**

The Commissioners of Engineering and Public Works and Legal and Administrative Services and the Directors of Engineering Services and Human Resources recommend:

That Council approve the revised School Crossing Guard Policy and Procedure attached as Attachment No. 2.

**35**    **SPEED CUSHION ON PARKFIELD COURT – WARD 2**  
(Referred Item)

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated June 15, 2010:**

**Recommendation**



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Council, at its meeting of June 29, 2010, adopted the following (Item 31, Report No. 17):

That this matter be referred to the July 6, 2010 Committee of the Whole Meeting.

Report of Councillor Carella, dated June 15, 2010.

**Recommendation**

Councillor Tony Carella recommends that the one speed cushion previously recommended by the local traffic calming committee for placement along Parkfield Court be approved as “grandfathered” and constructed at the earliest opportunity, between house #16 and #20 of Parkfield Court and along the west side of #2 Creekwood Court.

**36**

**PROCLAMATION REQUEST  
GRANDPARENTS' MONTH**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated July 6, 2010:**

**Recommendation**

The City Clerk recommends:

- 1) That September 2010 be proclaimed as “Grandparents Month”; and
- 2) That the proclamation be posted on the City's website and published on the City Page Online.

**37**

**ZONING BY-LAW AMENDMENT FILE Z.10.007  
ISADAN HOLDINGS LIMITED  
WARD 2**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated July 6, 2010:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.007 (Isadan Holdings Limited) BE APPROVED, to rezone the western 0.9 ha portion of the subject lands shown on Attachment #3 from EM1 Prestige Employment Area Zone to C7 Service Commercial Zone, and maintain the EM1 Zone on the balance of the property.
2. THAT the implementing Zoning By-law:
  - a) permit site-specific C7 Service Commercial Zone and EM1 Prestige Employment Area Zone uses on the C7 Zone lands, as identified in Table 1 of this report; and,
  - b) permit site-specific exceptions to the EM1 Prestige Employment Area Zone and C7 Service Commercial Zone of By-law 1-88 as identified in Table 2 of this report, including a minimum 6m rear yard (southerly) setback for both the C7 and EM1 Zones.

**38                    FOR AN OPEN, TRANSPARENT AND ACCOUNTABLE METROLINX**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Shefman, dated July 6, 2010:**

**Recommendation**

Councillor Alan Shefman recommends that:

1. Council request the Ontario Government to amend the governance of Metrolinx to make it open, transparent, and accountable to the public by requiring it to conduct its meetings in public, consistent with the rules governing municipal government; provide advance public notice of meetings; allow public deputations; and publish all reports, agendas, and minutes, and
2. The Clerk forward this motion to Vaughan MPPs and other Greater Toronto Area municipalities for their information.

**39                    COUNCIL PRIORITIES PLAN 2010 SECOND QUARTER UPDATE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Senior Manager of Strategic Planning, dated July 6, 2010:**

**Recommendation**

The Senior Manager of Strategic Planning in consultation with the City Manager recommends:

1. That the report including Attachment 1 –Council Priorities Plan 2010 Second Quarter Update Report be received

**40                    ZONING BY-LAW AMENDMENT FILE Z.09.041  
1191621 ONTARIO INC.  
WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated July 6, 2010:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the Zoning By-law Amendment File Z.09.041 (1191621 Ontario Inc.) BE APPROVED, to permit the open storage of pallets, racking and other similar materials, in two recessed locations of the existing industrial building (total area of approximately 1,035m<sup>2</sup>) on the subject lands in the manner shown on Attachment #3, with the following exceptions:
  - i) to permit open storage areas that are not enclosed by a stone or masonry wall or a chain link fence with an appropriate landscape screen of not less than two (2) metres in height, whereas the By-law requires open storage areas to be enclosed; and,
  - ii) include the following site-specific definition for "open storage" in the implementing zoning by-law:

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“OPEN STORAGE shall mean the leaving or placing of goods, materials, machinery, and equipment including pallets and racking on a lot and not covered by a structure, and shall not include the storage of vehicles.”

2. THAT prior to the enactment of the implementing Zoning By-law, the Owner shall satisfy all requirements of the Vaughan Engineering Department, with respect to storm water management.

41

**PROCLAMATION REQUEST  
UNITED WAY WEEK OCTOBER 4 – OCTOBER 8, 2010**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated July 6, 2010:**

**Recommendation**

- 1) That October 4 – October 8, 2010 be proclaimed as “United Way Week” in the City of Vaughan; and
- 2) That the proclamation be posted on the City’s website published on the City Page Online.

42

**PROCLAMATION REQUEST  
CHILDHOOD CANCER AWARENESS DAY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated July 6, 2010:**

**Recommendation**

The City Clerk recommends:

- 1) That September 2, 2010 be proclaimed as “Childhood Cancer Awareness Day”; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

43

**REQUEST FOR STAFF TO INSTALL TRAFFIC CALMING MEASURES AROUND  
HERBERT H. CARNEGIE PUBLIC SCHOOL**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated July 6, 2010:**

**Recommendation**

Councillor Peter Meffe recommends:

That staff be directed to install all-way stop control at Via Romano Blvd. and Lady Valentina Avenue; and

That staff be directed to reduce the speed along Via Romano Way in the school zone to 40 Km per hour; and

That staff install a school zone sign in this area; and

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That staff conduct a study in this area for the staffing of a school crossing guard; and

That the attached community petition be received.

**44**                    **ALL-WAY STOP CONTROLS AT VARIOUS LOCATIONS IN BLOCK 39**  
(Referred Item)

**The Committee of the Whole recommends:**

- 1)     **That an all-way stop be installed at:**
  - a)     **Maria Antonia Road and Kingsview Drive; and**
  - b)     **Via Campanile and St. Urbain Drive; and**
- 2)     **That the following report of Councillor Di Vona, dated June 15, 2010, be received.**

Council, at its meeting of June 29, 2010, adopted the following (Item 28, Report No. 31):

That this matter be referred to the July 6, 2010, Committee of the Whole meeting to allow the Ward 3 Sub-Committee to review the locations.

Recommendation of the Committee of the Whole meeting of June 15, 2010:

That this matter be deferred to the Council meeting of June 29, 2010 to allow the Ward 3 Sub-Committee to review the locations.

Report of Councillor Di Vona, dated June 15, 2010

**Recommendation**

Councillor Bernie DiVona recommends:

That Traffic Engineering staff review the warrant for installation of all-way stop controls at various locations in Block 39 noted in the petition received from Ms. Mimi Robertson, President, Vellore Village Residents Association, and report back to a future Committee of the Whole meeting.

**45**                    **MICRO SURFACING OF ROADWAYS**  
**WARDS 1 - 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 July 6, 2010:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1.    That Council approval be given to complete the existing micro surfacing contracts, namely Tender Nos. T09-185, T09-246 and T09-249, and
2.    That polymer modified slurry sealing be used as the pavement preservation method on local residential streets on the above mentioned Tenders.

46

**ZONING BY-LAW AMENDMENT FILE Z.09.017  
RICETON HOLDINGS LIMITED AND DUFFERIN INVESTMENTS LTD.  
WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated July 6, 2010:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.017 (Riceton Holdings Limited and Dufferin Investments Ltd.) BE APPROVED, to permit the addition of the following C7 Service Commercial uses on the subject lands zoned EM1 Prestige Employment Area Zone, specifically within Building "A" (1301 Alness Street), and only within Units #7 to #9 inclusive of Building "B" (1131 Alness Street), as shown on Attachment #3:
  - Automotive Retail Store;
  - Bank and Financial Institution;
  - Business and Professional Office;
  - Car Rental Service;
  - Day Nursery;
  - Eating Establishment/Outdoor Patio;
  - Eating Establishment, Convenience/Outdoor Patio;
  - Eating Establishment, Take Out/Outdoor Patio;
  - Education or Training Facility;
  - Office and Stationary Supply, Sales, Service, Rental;
  - One (1) Convenience Retail Store;
  - One (1) Pharmacy;
  - Personal Service Shop;
  - Print Shop Accessory Retail Sales;
  - Technical School; and,
  - Veterinary Clinic.

47

**SITE DEVELOPMENT FILE DA.10.035  
SOLARIS HOLDINGS INC.  
WARD 1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated July 6, 2010, 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.10.035 (Solaris Holdings Inc.) BE APPROVED, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall satisfy all requirements of the Vaughan Development Planning Department and the

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Vaughan Engineering Department, in consultation with the Toronto and Region Conservation Authority.

*Councillor Yeung Racco declared an interest with respect to the foregoing matter as her children attend Royal Crest Academy.*

**48 ALLWAY STOP CONTROL AT ROYAL APPIAN WAY & AGOSTINO CRESCENT – WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated July 6, 2010:**

**Recommendation**

Councillor Sandra Yeung Racco recommends:

That an allway stop control be installed at the intersection of Royal Appian Way and Agostino Crescent (east leg).

**49 ALLWAY STOP CONTROL AT PLEASANT RIDGE AVENUE & COLTRANE DRIVE – WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated July 6, 2010:**

**Recommendation**

Councillor Sandra Yeung Racco recommends:

That an allway stop control be installed at the intersection of Pleasant Ridge Avenue and Coltrane Drive.

**50 ZONING BY-LAW AMENDMENT FILE Z.08.045  
1678575 ONTARIO INC.  
WARD 2**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated July 6, 2010, 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.08.045 (1678575 Ontario Inc.) BE APPROVED, to amend the City's Zoning By-law 1-88 to rezone the subject lands shown on Attachment #2 from C4 Neighbourhood Commercial Zone and R2 Residential Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" to facilitate the development of a 4-storey (with a 5<sup>th</sup> storey amenity area) residential/commercial mixed use building with a total of 125 residential condominium apartment units and 800 m<sup>2</sup> of ground floor commercial uses, in the manner shown on Attachment #3.

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2. THAT the implementing Zoning By-law include the zoning exceptions to the RA3(H) Zone as identified in Table 1 of this report.
3. THAT the Holding Symbol "(H)" shall not be removed from the subject lands to be zoned RA3(H) Zone, until water and sanitary servicing capacity has been allocated by Vaughan Council, a site plan application has been approved by Vaughan Council, and an easement over Arbors Lane is granted by the Arbors Condominium Corporation in favour of the subject lands.

51

**SITE DEVELOPMENT FILE DA.10.028  
TWO SEVEN JOINT VENTURE LIMITED  
WARD 2**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated July 6, 2010, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning in consultation with the Commissioner of Engineering and Public Works recommends:

1. THAT Site Development File DA.10.028 (Two Seven Joint Venture Limited) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with a retail nursery (Reeves) as shown on Attachments #3 to #6, 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 and landscape plan shall be approved by the Vaughan Development Planning Department;
    - ii) the final stormwater management report, and site servicing, grading plans and environmental site assessment shall be approved by the Vaughan Engineering Department, in consultation with the Toronto and Region Conservation Authority; and
    - iii) the final development plans shall be in accordance with the City of Vaughan Waste Collection Design Standards Policy and be approved to the satisfaction of the Vaughan Public Works Department.
2. THAT the Owner shall pay cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands to Vaughan, 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 of the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

**52    ALLWAY STOP CONTROL – APPLE BLOSSOM DRIVE AND PLEASANT RIDGE AVENUE**

The Committee of the Whole recommends:

- 1)    That the recommendation contained in the following report of Regional Councillor Frustaglio, dated July 6, 2010, be approved and the installation be completed as soon as possible; and
- 2)    That the enacting by-law be brought forward to the Council Meeting of July 13, 2010.

**Recommendation**

Regional Councillor Joyce Frustaglio recommends:

That an allway stop control be installed at the intersection of Apple Blossom Drive and Pleasant Ridge Avenue.

**53    STOP CONTROLS – PETER RUPERT AVE. /BARLETTA DRIVE/GOLDEN ORCHARD ROAD  
AND PETER RUPERT AVENUE AND IVY GLEN DRIVE**

The Committee of the Whole recommends:

- 1)    That the recommendation contained in the following report of Regional Councillor Frustaglio, dated July 6, 2010, be approved; and
- 2)    That Regional Councillor Frustaglio endeavour to submit a residents' petition to the Council Meeting of July 13, 2010.

**Recommendation**

Regional Councillor Joyce Frustaglio recommends:

That an allway stop control be installed at the intersection of Peter Rupert Avenue and Barletta Drive/Golden Orchard Road;

And that staff be directed to review the feasibility of installing a three way stop at Peter Rupert Avenue and Ivy Glen Drive.

**54    CEREMONIAL PRESENTATION – CIVIC HERO AWARD TO MR. NASEER AHMAD**

Councillor Meffe together with the Members of Council presented Naseer Ahmad with the Ward 1 Civic Hero Award for his outstanding contribution and dedication to the community.

**55                            NEW BUSINESS – STORMWATER MANAGEMENT PONDS  
IRRIGATION SYSTEM UPDATE**

The Committee of the Whole recommends that staff bring forward a status report on Stormwater Management Ponds Irrigation Systems.

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

**56                            NEW BUSINESS – REGIONAL BOULEVARDS**



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The Committee of the Whole recommends:

- 1) That staff be directed to provide a report to the Council meeting of July 13, 2010 with respect to:
  - a) Status of regional boulevard lawn maintenance and options that can be implemented to improve the regional boulevards;
  - b) Ongoing maintenance of shrub beds on regional road allowance/entrances and within the City of Vaughan's parks; and
- 2) That the necessary provisions of the Procedure By-law be waived to allow the report to come directly to the next meeting of Council.

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

**57 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
JULY 6, 2010**

The Committee of the Whole passed the following resolution:

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

1. **APPLE BLOSSOM PARK – PROPOSED RENAMING – WARD 4**  
(personal matters about an identifiable individual)
2. **LITIGATION MATTER – ROSSI v. CITY OF VAUGHAN ET AL**  
(litigation or potential litigation)
3. **PERSONNEL MATTER**  
(personal matters about an identifiable individual)
4. **ONTARIO MUNICIPAL BOARD HEARING  
REGION OF YORK OFFICIAL PLAN AMENDMENT 52  
VAUGHAN HIGHWAY 400 EMPLOYMENT AREA – WARD 1**  
(Referred Item)  
(litigation or potential litigation)
5. **ONTARIO MUNICIPAL BOARD HEARING  
SITE SPECIFIC APPEALS – FILES OP.07.004 AND Z.07.031  
10360 AND 10384 ISLINGTON AVENUE, KLEINBURG  
10360 ISLINGTON AVENUE INC. – WARD 1**  
(litigation or potential litigation)
6. **ONTARIO MUNICIPAL BOARD HEARING  
OPA FILE NO. OP.08.013 AND ZBL FILE NO. Z.08.069  
2174824 ONTARIO INC. – HARTMAN HEIGHTS  
8294, 8298 & 8302 ISLINGTON AVENUE – WARD 2**  
(litigation or potential litigation)

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- 7. SPADINA SUBWAY EXTENSION PROJECT UPDATE  
DECOMMISSIONING OF OPA 620 STORM POND & TRANSFER OF CITY LANDS  
TORONTO-YORK SPADINA SUBWAY PROJECT (TYSSE)  
TECHNICAL AMENDMENT**  
(acquisition or disposition of land by the municipality or local board)
  
  - 8. PROPERTY MATTER  
PATRICIA KEMP COMMUNITY CENTRE**  
(acquisition or disposition of land by the municipality or local board)
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The meeting adjourned at 3:50 p.m.

Respectfully submitted,

Councillor Bernie Di Vona, Chair