

CITY OF VAUGHAN
REPORT NO. 1 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on January 25, 2011*

The Committee of the Whole met at 1:07 p.m., on January 11, 2011.

Present: Councillor Tony Carella, Chair
 Hon. Maurizio Bevilacqua, Mayor
 Regional Councillor Gino Rosati
 Regional Councillor Michael Di Biase
 Regional Councillor Deb Schulte
 Councillor Rosanna DeFrancesca
 Councillor Marilyn Iafrate
 Councillor Alan Shefman
 Councillor Sandra Yeung Racco

The following items were dealt with:

- 1 ASSUMPTION – TRULLWORK INDUSTRIAL SUBDIVISION**
19T-98V12 / 65M-3531
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 January 11, 2011:

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-3531, and that the Municipal Services Letter of Credit be reduced to \$50,000.00 pending the rectification of the stormwater management pond landscaping deficiencies to the satisfaction of the City. Once the landscaping deficiencies are rectified to the satisfaction of the City, then the Municipal Services Letter of Credit will be released.

- 2 DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-10V002**
WOODBRIDGE GATES INC.
WARD 2

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 11, 2011:

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Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Standard) File 19CDM-10V002 (Woodbridge Gates Inc.) BE APPROVED, subject to the conditions of approval set out on Attachment #1.

Councillor Carella declared an interest with respect to the foregoing matter as family members have an interest in the property.

3

**SITE DEVELOPMENT FILE DA.10.085
FCHT HOLDINGS (ONTARIO) CORPORATION
WARD 4**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 11, 2011, 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.10.085 (FCHT Holdings (Ontario) Corporation) BE APPROVED, to permit a new retail building (Building 11 as shown on Attachments #3 to #5) comprised of two retail units having a total GFA of 441.17m², 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 shall be approved by the Vaughan Engineering Department.

4

INTERIM PROPERTY TAX LEVY FOR 2011

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance/City Treasurer and the Director of Financial Services, dated January 11, 2011:

Recommendation

The Commissioner of Finance/City Treasurer and the Director of Financial Services, in consultation with the Manager of Property Tax & Assessment recommends:

That a by-law be prepared to levy interim property taxes for 2011, with three installments due in March, April and May for all property classes.

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**ZONING BY-LAW AMENDMENT FILE Z.09.016
NINE-TEN WEST LIMITED
WARD 4**

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The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 11, 2011:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.016 (Nine-Ten West Limited) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2, from A Agricultural Zone to C4(H) Neighbourhood Commercial Zone with the "H" Holding Symbol, subject to the following condition to be included in the implementing zoning by-law:
 - a) that the removal of the "H" Holding Symbol shall be conditional upon Vaughan Council's approval of a site plan for an appropriately designed commercial development including the preservation of the Carrville Post Office and General Store on the property, which must be sited to the satisfaction of the Vaughan Cultural Services Division and Vaughan Development Planning Department.

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**SITE DEVELOPMENT FILE DA.10.067
BUNGALOFT INC.
WARD 2**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 11, 2011, 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.10.067 (Bungalow Inc.) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with 12 duplex units that are presented to the street as 6 single family residential dwellings as shown on Attachments #3 to #9, 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 landscape plan shall screen the rear yards from the neighbouring westerly properties to the satisfaction of the Vaughan Development Planning Department; and,
 - iii) the final site servicing and grading plans, storm water management report, and any required revisions to the approvals associated with the registered plan of subdivision (Plan 65M-4051) and the subdivision agreement for Anland Woodbridge Inc. (File 19T-04V16), shall be approved by the Vaughan Engineering Department; and,
 - b) that the Site Plan Letter of Undertaking include the following provision:
 - i) that of the 4 duplex model types permitted, no 2 models shall be permitted to locate side-by-side.

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2. THAT the Owner shall pay cash-in-lieu of parkland dedication in accordance with the Planning Act and the City's "Cash-In-Lieu of Parkland Policy".

7

**AWARD OF TENDER T10-489
SUPPLY & DELIVERY OF ONE (1) PICKUP TRUCK AND FOUR (4) VANS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated January 11, 2011:

Recommendation

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

1. That Part A of Tender T10-489, supply & delivery of one (1) pickup truck be awarded to Leggat, for the amount of \$21,785.27 (including H.S.T.); and,
2. That Part B of Tender T10-489, supply & delivery of one (1) van with tilt steering be awarded to Dixie Ford, for the amount of \$25,982.09 (including H.S.T.); and,
3. That Part C of Tender T10-489, supply & delivery of three (3) vans be awarded to Dixie Ford, for the amount of \$77,946.27; and,
4. That the Mayor and the City Clerk be authorized to sign the necessary documents.

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FENCE HEIGHT EXEMPTION - 10 DOWNING BOULEVARD - WARD 5

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated January 11, 2011:

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 10 Downing Boulevard be approved.

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FENCE HEIGHT EXEMPTION - 144 FOREST LANE DRIVE – WARD - 5

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated January 11, 2011:

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 144 Forest Lane Drive be approved.

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FENCE HEIGHT EXEMPTION - 395 CUNNINGHAM DRIVE - WARD 1

The Committee of the Whole recommends:

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- 1) That the fence height exemption application for 395 Cunningham Drive, be approved;
- 2) That Communication C19, photos submitted by Councillor Iafrate, be received; and
- 4) That the following report of the Director of Enforcement Services, dated January 11, 2011, be received.

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 395 Cunningham Drive be denied.

11 FENCE HEIGHT EXEMPTION - 8388 PINE VALLEY DRIVE - WARD 2

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Enforcement Services, dated January 11, 2011, be approved; and
- 2) That the deputation of Mr. Karanjeet S. Minhas, 61 Hayhoe Avenue, Vaughan, L4L 1S5, be received.

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 8388 Pine Valley Drive be denied.

12 FENCE HEIGHT EXEMPTION - 145 WOODLAND ACRES CRESCENT – WARD 1

The Committee of the Whole recommend:

- 1) That the fence height exemption application for 145 Woodland Crescent, be approved;
- 2) That the deputation of Ms. Nancy Saavedra, 145 Woodland Acres, Maple, L6A 1G1, on behalf of applicant, be received;
- 3) That the last sentence on page 12.1 under Background be amended (in accordance with Communication C6, Office Coordinator, Enforcement Services Department, dated January 10, 2011) to read:

"The details outlined above *does not* support the approval of a fence height exemption for this location"; and

- 4) That the following report of the Director of Enforcement Services, dated January 11, 2011, be received.

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 145 Woodland Acres Crescent be denied.

13 FENCE HEIGHT EXEMPTION - 217 GRANDVISTA CRESCENT – WARD 3

The Committee of the Whole recommends:

- 1) That the fence height exemption application for 217 Grandvista Crescent, be approved;
- 2) That the deputation of Mr. Joe Alessandro, 217 Grandvista Crescent, Woodbridge, L4H 3J7, be received; and
- 3) That the following report of the Director of Enforcement Services, dated January 11, 2011, be received.

Recommendation

The Director of Enforcement Services recommends the following:

That the fence height exemption application for 217 Grandvista Crescent be denied.

14 COMMUNICATIONS RESPECTING THE EXTENSION OF GO TRAIN COMMUTER SERVICE THROUGH WOODBRIDGE AND POINTS NORTH IN VAUGHAN

The Committee of the Whole recommends that the following resolution submitted by Councillor Carella, dated January 11, 2011, be approved subject to the following addition:

And that this resolution be communicated to the Region of York and the York Region rapid Transit Corporation.

Member's Resolution

Submitted by Councillor Carella

Whereas, the Province of Ontario has vested the co-ordinated development of public transit infrastructure across the Greater Golden Horseshoe in the provincial crown corporation known as Metrolinx; and

Whereas, in furtherance of its mandate, Metrolinx has developed a plan for the staged development of all types of public transit infrastructure within the Greater Golden Horseshoe; and

Whereas, the development of GO Train commuter service through the west half of Vaughan has been identified as a secondary priority within Metrolinx's planning schedule; and

Whereas, a significant number of residents of the western half of Vaughan currently travel outside the area to make use of GO Train commuter services running through stations in northern Etobicoke and two stations in the Maple area (at Major Mackenzie Drive and Rutherford Road); and

Whereas, travel to these stations by motor vehicle increases the number of automobiles on already overcrowded east-west traffic corridors in Vaughan; and

Whereas, two hundred and twelve (212) residents have, by means of an electronic petition, already indicated their wish to see GO Train commuter service in the west half of Vaughan made an immediate priority by Metrolinx;

Now Therefore Be It Resolved that Council receives the aforesaid communications, endorses it, and directs the Clerk to forward it to Metrolinx, with the request that a substantive response be transmitted

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to the Clerk of the City of Vaughan, for dissemination to the signatories of the communications within three months of the receipt of the communications by Metrolinx.

**15 REMOVAL OF THE URBAN BOUNDARY EXPANSION FOR
RESIDENTIAL/COMMERCIAL FROM THE NEW OFFICIAL PLAN**

The Committee of the Whole recommends:

- 1) That the following motion moved by Councillor Iafrate and seconded by Regional Councillor Schulte be referred to the Commissioner of Planning for a general report to the Council meeting of January 25, 2011; with the timing of a more comprehensive report to be determined by Council with the advice of the Commissioner:

"That the general principle will apply that no studies shall be undertaken with respect to new Community areas outside the current urban boundary until the 6 required Secondary Plan Area plans with the urban boundary, are completed."

- 2) That the following resolution submitted by Regional Councillor Schulte, dated January 11, 2011, be received; and

- 3) That the following Communications be received:

C2 Mr. Richard Lorello, dated January 5, 2011;
C12 Mr. Richard Lorello, dated January 11, 2011;

- 4) That the following deputations and Communications be received:

1. Rev. Jim Keenan, Vaughan Social Action Council, 9225 Jane Street, Suite No. 1416, Maple, L6A 0J7 and Communication C11, dated January 11, 2011;
2. Mr. Ira Kagan, Kagan Shastri LLP, 188 Avenue Road, Toronto, M5R 2J1, on behalf of Block 41 Landowner's Group and Communication C4, dated January 10, 2011;
3. Ms. Gloria Marsh, York Region Environmental Alliance, 225 Lakeland Crescent, Richmond Hill, L4E 3AS and Communication C7, dated January 10, 2011;
4. Ms. Susan Sigrist, 27 Matterhorn Road, Maple, L6A 2V4 and on behalf of Frank Stadler, Maplewood Ravines Community Association;
5. Mr. Richard Leong, 141 Lime Drive, Woodbridge, L4L 5P4;
6. Ms. Alexandra Hatfield, 232 Camlaren Crescent, Kleinburg, L0J 1C0 and Communication C14;
7. Mr. Iain Craig, 365 Stegman's Mill Road, Kleinburg, L0J 1C0 and Communication C15., dated January 11, 2011 ;
8. Ms. Martha Bell, Sustainable Vaughan, 63 Riverside Drive, Woodbridge, L4L 2L2;
9. Mr. Adrian Visentin, 149 Longview Crescent, Vaughan, L4H 1A9;
10. Ms. Maxine Povering, 48 OHR Menachem Way, Thornhill, L4J 8X7;
11. Ms. Claudia Rodriguex-Larrain, Green Party of Vaughan;
12. Ms. Mary Pataki, 233 Pine Grove Road, Woodbridge, L4L 2H7;
13. Mr. Stephen Roberts, Sustainable Vaughan, 143 Vaughan Mills Road, Vaughan, L4J 1K2;
14. Mr. Brian E. Pittman, 183 Camlaren Crescent, Kleinburg, L0J 1C0;
15. Mr. Michael Melling, Davies Howe Partners LLP, 99 Spadina Avenue, 5th Floor, Toronto, M5V 3P8, on behalf of Block 27 Landowners' Group and 400 Landowners' Group; and
16. Mr. Frank Greco, 10472 Islington Avenue, Suite No. 201, Kleinburg, L0J 1C0.

Member's Resolution

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Submitted by Regional Councillor Schulte

Whereas, the current removal of the Phasing Clause does not meet “Places to Grow” growth phasing requirements. The residential/commercial expansion is unnecessary to meet the provincial and regional requirements for population growth.

To help justify the expansion:

Six intensification area growth estimates were left as TBD in the population forecast studies.

Vaughan Metropolitan Centre density estimates were kept to the pre-subway Provincial “Places to Grow” requirement, much lower than would be expected at a subway station location.

Current OPA 600 greenland estimates were reduced.

White Belt lands (expansion lands) are rated some of the highest LEAR (Land Evaluation and Area Review) rated agricultural lands in York Region.

White Belt lands are riddled with Greenbelt lands and environmentally significant areas; home to at least one endangered species and many more threatened species, both flora and fauna.

The whitebelt land in Block 27 provide important wildlife and ecological linkage areas in the Don Watershed to the Oak Ridges Moraine.

Suburban development provides little or no financial benefit to the City, in fact it is often a cost burden, due to dispersed services.

Housing demand is undergoing a transformation in Vaughan due to our aging population downsizing and the high cost of single family homes.

AND THEREFORE BE IT RESOLVED that the Region of York be requested to modify the City of Vaughan Official Plan 2010 by deleting all reference to the New Community Areas in Blocks 41 & 27 as depicted on Schedule 13 entitled Land Use of the Plan and redesignating those areas as Agricultural.

Schedule 13-H entitled Land Use (Block 41), Schedule 13-I entitled Land Use (Block 27) be redesignated from New Community Areas to Agricultural.

That Schedule 1 Urban Structure be modified to redesignate these lands from Community Areas to Natural Areas and Countryside.

That Schedule 1A Urban Area be modified to redraw the Urban Boundary to remove Block 41 and 27 from the Urban Boundary and to designate them as Non-Urban Area.

And further that any policies related to the urban expansion of these referenced blocks be deleted from the Plan.

Regional Councillor Di Biase declared an interest with respect to the foregoing matter as his children have had a long standing interest in a parcel of land in the area within Block 27.

16 MODIFICATION OF CITY OF VAUGHAN OFFICIAL PLAN 2010

The Committee of the Whole recommends:

- 1) That the following resolution submitted by Councillor lafrate, dated January 11, 2011, be submitted to Council without recommendation;**

- 2) That the following Communications be received:**
 - C2 Mr. Richard Lorello, dated January 5, 2011;**
 - C5 Councillor lafrate, dated January 10, 2011;**
 - C11 Rev. Jim Keenan, VSAC Board Co-Chair, dated January 11, 2011; and**
 - C12 Mr. Richard Lorello, dated January 11, 2011; and**

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- 3) That the deputation of Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Suite No. 19, Vaughan, L4K 5K8, on behalf of Casertano Development Corp. and Sandra Mammone, be received.

Member's Resolution

Submitted by Councillor Iafrate

Whereas the new Official Plan has re-designated the lands in the area bounded by Jane Street to the east, Hwy 400 to the west, Bass Pro Mills to the south and Rutherford Road to the north from General Commercial to High Rise Mixed Use, and

Whereas there is sufficient capacity at the Vaughan Metropolitan Centre to accommodate the residential units that have been allocated to the Vaughan Mills Mall area, and

Whereas the higher order transit infrastructure to support high density residential development in the Vaughan Mills Mall area is not in place, and

Whereas certain higher order transit infrastructure may not be realized for a least a decade or more.

Now Therefore Be It Resolved that the Region of York be requested to modify the City of Vaughan Official Plan 2010, by restoring the original designation of General Commercial in accordance with Official Plan Amendment 600.

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**ZONING BY-LAW AMENDMENT FILE Z.09.030
WARREN NEWFIELD AND JOE WADE
WARD 5**

The Committee of the Whole recommends:

- 1) **Whereas, residents in the vicinity of this proposed development are strongly opposed to this application as it will impact upon the enjoyment of their properties, and**

Whereas, in the recent past homes in the immediate area, because of their proximity to a waterway and a storm management facility, received severe flooding, and

Whereas, the neighbourhood plan relied upon to support the recommendation put before the Committee is outdated and no longer relevant nor reflective of this neighbourhood, and

Whereas, approval of this application requiring rear lot severances will impact upon the preservation of the unique large lot nature of this neighbourhood,

Be It Therefore Resolved That:

- 1) That Zoning by-law Amendment File Z.09.030 not be approved;
- 2) That City of Vaughan staff attend the OMB Hearing in opposition to this Amendment and related consent files and applications;
- 3) That Pondview Road not be extended beyond its current eastern terminus; and
- 4) That a planning consultant be retained to assist in preparation of the position recommended by the City of Vaughan opposing this application at the OMB; and

- 2) That the following report of the Commissioner of Planning, dated January 11, 2011, be received;

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3) That the following Communications be received:

- C3 Confidential Memorandum of the Solicitor, dated January 11, 2011;**
- C8 Mr. Michael Bowman, Osler, Hoskin & Harcourt LLP, dated January 7, 2011; and**

4) That the following deputations be received:

- 1. Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Suite No. 19, Vaughan, L4K 5K8, on behalf of Taw Capital Corp. / Joe Wade;**
- 2. Mr. Peter Lam, 135 Thornridge Drive, Thornhill, L4J 1E4, and Communication C13;**
- 3. Mr. Martin Zimmerman, 119 Pondview Road, Thornhill, L4J 8PG;**
- 4. Mr. Joel Ginsberg, 71 Franklin Avenue, Thornhill, L4J 7P1;**
- 5. Mr. Ronnie Shamir, 132 Arnold Avenue, Thornhill, L4J 1B7; and**
- 6. Mr. Guido Rapone, 139 Thornridge, Drive, Thornhill, L4J 1E4.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.030 (Warren Newfield and Joe Wade) BE APPROVED, to amend By-law 1-88, specifically to rezone the respective rear portions of the subject lands shown on Attachments #1 and #2, from R1V Old Village Residential Zone to R2 Residential Zone to facilitate rear lot severances of the respective properties to permit the creation of five (5) new residential lots (to facilitate single detached dwellings on minimum 15.2m frontage lots) fronting onto the easterly extension of Pondview Road, in the manner shown on Attachment #3, and to provide site-specific exceptions to the R1V and R2 Residential Zones to By-law 1-88, as identified in Table 1 of this report.
2. THAT City of Vaughan staff attend the Ontario Municipal Board (OMB) Hearing in support of the Zoning By-law Amendment (File Z.09.030) and related Consent (Files B013/10, B014/10, B015/10, B052/10 and B053/10) applications.
3. THAT should the Ontario Municipal Board approve the related Consent Applications (B013/10, B014/10, B015/10, B052/10 and B053/10), the following conditions, in addition to the standard conditions required by the Committee of Adjustment shall be applicable:
 - i) the applicants shall convey land to the City for the easterly extension of Pondview Road, including the granting of easements necessary to complete the right-of-way and to provide for the temporary cul-de-sac (as shown in grey on Attachment #3) until such time as Pondview Road is extended further eastward and the City obtains that portion of the external lands identified on Attachment #3 to provide for the easterly extension of Pondview Road;
 - ii) the applicants shall enter into a Development Agreement with the Vaughan Engineering Department for the design and construction of the easterly extension of Pondview Road, and the provision of municipal services. The applicants shall pay their proportionate share for the external municipal services and road construction for the westerly section of Pondview Road and Edward Street in accordance with the CCCCC Investment Corporation Development Agreement dated January 4, 2000;
 - iii) the applicants shall address tree preservation measures on the subject lands and compensation plantings within the adjacent westerly City-owned park in the vicinity of the stormwater management pond, to the satisfaction of the Vaughan Development Planning Department, Vaughan Parks and Forestry Operations Department, and the Toronto and Region Conservation Authority;

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- iv) the applicants shall submit a Tree Protection and Removal Plan and Landscape Buffer Planting Plan to the satisfaction of the Toronto and Region Conservation Authority and the Vaughan Development Planning Department; and,
- v) the Owner shall pay to Vaughan, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the 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.

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**OFFICIAL PLAN AMENDMENT FILE OP.08.013
ZONING BY-LAW AMENDMENT FILE Z.08.048
VINCE DI TOMMASO
WARD 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 11, 2011, be approved; and
- 2) That Communication C9, Ms. Franca Porretta, dated January 10, 2011, be received; and
- 3) That the following deputations and Communication be received:
 - 1. Mr. Gerard Borean, Parente Borean, 3883 Hwy #7, Suite No. 207, Vaughan, L4L 1C0 on behalf of applicant;
 - 2. Mr. Peter Gambino, 8282 Islington Avenue, Woodbridge, L4L 1W9;
 - 3. Mr. Ralph Mirigello, 99 Waymar Heights, Woodbridge, L4L 2P6; and
 - 4. Ms. Joanne Federici, 6 Hartman Avenue, Woodbridge, L4L 1R6 and Communication C10, dated January 10, 2011.

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Official Plan Amendment File OP.08.013 (Vince DiTommaso) to amend OPA #597, specifically to redesignate the subject lands shown on Attachments #1 and #2 from "Medium Density Residential" to "High Density Residential", and to increase the maximum permitted density in the "High Density Residential" designation from 1.0 FSI to 1.53 FSI and the maximum permitted height from 5 storeys to 7 storeys to facilitate the residential apartment development shown on Attachments #3 to #6, BE REFUSED.
- 2. THAT Zoning By-law Amendment File Z.08.048 (Vince DiTommaso) to amend By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from R2 Residential Zone to RA3 Apartment Residential Zone and OS1 Open Space Conservation Zone (rear 13.6m) and to permit the exceptions noted in Table 1 of this report to facilitate the development of a 7-storey residential apartment building with a total of 94 residential units and an FSI 1.53 as shown on Attachments #3 to #6, BE REFUSED.
- 3. THAT Vaughan Council direct City Staff to attend the Ontario Municipal Board Hearing in support of the refusal of Files OP.08.013 and Z.08.048 (Vince DiTommaso) to permit a 7 storey residential apartment building with a total of 94 residential units and an FSI of 1.53 as shown on Attachments #3 to #6.

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2010 GENERAL ELECTIONS ACCESSIBILITY REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated January 11, 2011:

Recommendation

The City Clerk and Returning Officer recommends:

- 1) That this report be received by Council pursuant to section 12.1(2) of the *Municipal Elections Act, 1996*; and
- 2) That a copy of the report be forwarded to the City's Accessibility Advisory Committee for information.

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**OFFICIAL PLAN REVIEW
CITY-WIDE POLICIES
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY
SUBMISSIONS**

The Committee of the Whole recommends that the following resolution submitted by Local and Regional Councillor/Deputy Mayor Rosati, dated January 11, 2011, be received.

Member's Resolution

Submitted by Regional Councillor Gino Rosati

Whereas, this matter was dealt with at the Council Meeting of September 7, 2010,

Whereas, the following resolution was adopted at the September 7, 2010 Council Meeting:

WHEREAS Metrolinx and York Region Transit have funded road widening for Rapid Transit on Highway 7 from Vaughan Corporate Centre to Weston Road in Phase I from Weston Road to Helen Street in Phase II; and

WHEREAS no funding or plans have been provided to widen Highway 7 to accommodate Rapid Transit from Helen Street to Martin Grove Road, Woodbridge; and

WHEREAS this area is already congested since the road reduces from seven lanes to four lanes, between Helen Street and Woodstream Boulevard, Woodbridge; and

WHEREAS this section also provides a major challenge in its widening to cross the Humber River and the railway tracks west of the Humber River; and

WHEREAS the Official Plan 661 designates this area as a mid rise development with a permitted building height of ten stories and FSI of 3.0;

BE IT THEREFORE RESOLVED THAT:

THE SECTION OF ROAD BETWEEN BRUCE STREET AND WOODSTREAM BOULEVARD, ALONG THE NORTH AND SOUTH SIDE OF HIGHWAY 7, WOODBRIDGE, BE AMENDED TO PERMIT A MAXIMUM BUILDING HEIGHT OF SIX STORIES AND FSI (FLOOR SPACE INDEX) OF 2.0 ;

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It is therefore recommended that:

- 1) This resolution be reconsidered; and
- 2) That the reference to "Woodstream Boulevard" be replaced with "Rainbow Creek" where it appears in the resolution.

21 **TEMPORARY ROAD CLOSURE
HUNTINGTON ROAD FROM RUTHERFORD ROAD TO MCGILLIVRAY ROAD
TRUNK SANITARY SEWER CONSTRUCTION
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 January 11, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends that the necessary by-law be enacted authorizing the temporary closure of Huntington Road between Rutherford Road and McGillivray Road from approximately February 1, 2011 to May 31, 2011 to facilitate the timely construction of a segment of the proposed trunk sanitary sewer extension that will ultimately service development in the West Vaughan Employment Area and portions of Kleinburg/Nashville Community by Huntington Landowners Trustee Inc., subject to the City and the Region of York being satisfied that the proposed construction staging of the sewer works will not impact the construction of the proposed Regional trunk watermain on Huntington Road, which is to be in-service by January 2012.

22 **DEPUTATION - MR. DAVID A. MCKAY WITH RESPECT TO VAUGHAN CROSSINGS INC.**

The Committee of the Whole recommends that the deputation of Mr. David A. McKay and Communications C1, dated December 14, 2010 and C16, dated January 11, 2011, be received and referred to staff for a further report on the request.

23 **DEPUTATION - CITY OF VAUGHAN BASEBALL & SOFTBALL ASSOCIATIONS WITH RESPECT TO 2011 BANTAM BOYS BASEBALL CHAMPIONSHIP**

The Committee of the Whole recommends that the deputation of Mr. Dirk Drieberg, City of Vaughan Baseball Association, 10190 Keele Street, Maple, L6A 1R7, and Communication C17, be received and referred to staff for a report to be brought forward to a Finance and Administration Committee during the 2011 budget process.

24 **DEPUTATION - CITY OF VAUGHAN BASEBALL & SOFTBALL ASSOCIATIONS WITH RESPECT TO 2011 GIRLS SOFTBALL CHAMPIONSHIP**

The Committee of the Whole recommends that the deputation of Mr. Dirk Drieberg, City of Vaughan Baseball Association, 10190 Keele Street, Maple, L6A 1R7, and Communication C17, be received and referred to staff for a report to be brought forward to a Finance and Administration Committee during the 2011 budget process.

25 **OTHER ITEMS CONSIDERED BY THE COMMITTEE**

25.1 **RECESS**

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JANUARY 25, 2011**

The Committee of the Whole recessed at 5:10 p.m. and reconvened at 5:15 p.m. with all members present.

25.2 ITEM #17 – RE-OPENED

Upon the motion moved by Councillor Shefman and seconded by Councillor Racco, Item #17 - ZONING BY-LAW AMENDMENT FILE Z.09.030 WARREN NEWFIELD AND JOE WADE WARD 5 was re-opened for the purpose of consideration to the following motion:

"That a planning consultant be retained to assist in preparation of the position recommended by the City of Vaughan opposing this application at the OMB."

**26 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
JANUARY 11, 2011**

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 matter:

1. **APPOINTMENTS TO BOARD AND STATUTORY COMMITTEES
2010-2014 TERM OF OFFICE**
(personal matters about identifiable individuals)
2. **VAUGHAN PUBLIC LIBRARY BOARD APPOINTMENTS
2010-2014 TERM OF OFFICE**
(personal matters about identifiable individuals)
3. **RIZMI/MILANI LANDS WORKING GROUP
REPORT NO. 1**
(litigation or potential litigation)
4. **PROPERTY MATTER – WARD 1
MACMILLAN FARM PROPERTY, DUFFERIN STREET**
(acquisition or disposition of land by the municipality or local board)
5. **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)
6. **LITIGATION/LEGAL ADVICE
VAUGHAN ATS RIZMI HOLDINGS LTD AND LUCIA MILANI
ONTARIO MUNICIPAL BOARD – 11333, 11641 DUFFERIN STREET
11490 BATHURST STREET, PART LOT 31, CONCESSION 2
WARD 1**
(litigation or potential litigation)
7. **COLLECTIVE BARGAINING WITH
VAUGHAN PROFESSIONAL FIREFIGHTERS ASSOCIATION**
(labour relations or employee negotiations)

**REPORT NO. 1 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, JANUARY 25, 2011**

The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair