

COMMUNICATIONS

Distributed March 4, 2011

- C1 Email from Mr. Cam Milani, 611428 Ontario Limited, dated February 22, 2011.**
(Refer to Item 4, Report No. 11 of the Committee of the Whole)
- C2 Email from Mr. Cam Milani, 611428 Ontario Limited, dated February 22, 2011.**
(Refer to Item 7, Report No. 11 of the Committee of the Whole)

Distributed March 7, 2011

- C3 Memorandum from the City Manager, dated March 4, 2011.**
(Refer to Item 17, Report No. 11 of the Committee of the Whole)
- C4 Correspondence from the Commissioner of Finance/City Treasurer, dated March 8, 2011.**
(Refer to Item 1, Report No. 5 of the Finance and Administration Committee)
- C5 Letter from Ms. Sarah Hartt-Snowbell, dated March 6, 2011.**
(Refer to Item 1, Report No. 5 of the Finance and Administration Committee)
- C6 Memorandum from the Commissioner of Finance/City Treasurer, dated March 8, 2011.**
(Refer to Item 3, Report No. 5 of the Finance and Administration Committee)
- C7 CONFIDENTIAL Memorandum from the Commissioner of Legal & Administration Services & City Solicitor, the Fire Chief and the Director of Human Resources, dated March 8, 2011.**
*(Refer to Item 2, Report No. 12 of the Committee of the Whole (Closed Session)
(for Mayor and Members of Council ONLY)*

Distributed March 8, 2011

- C8 Letter from Mr. Murray Evans, Evans Planning, dated March 8, 2011.**
(Refer to Item 7, Report No. 11 of the Committee of the Whole)
- C9 Email from Mr. Mario G. Racco, President of Beverley Glen Ratepayers Association & Executives of the Brownridge Ratepayers Association, dated March 4, 2011.**
(Refer to Item 15, Report No. 11 of the Committee of the Whole)

Subject: Item 4 Committee of the Whole February 22, 2011

C	1
Item #	4
Report No.	11 (CW)
COUNCIL - MARCH 8, 2011	

COMMUNICATION - COUNCIL MEETING
MARCH 8, 2011

From: Cam Milani [mailto:cammilani@bellnet.ca]
Sent: Tuesday, February 22, 2011 12:11 PM
To: Clerks@vaughan.ca
Subject: Item 4 Committee of the Whole February 22, 2011

Please accept these as our comments on the above noted item.

We are the owners of the industrial subdivision to the south of the current application.

The development of this block of land has contemplated storm water management solutions that include drainage into a storm facility constructed by us on our lands to the south on Milani Blvd. We are currently negotiating a cost sharing agreement, one in which the applicat has chosen not to execute until after their draft plan is approved by council, however the applicant has agreed that a specific condition of approval be included in the draft plan that stipulates that a cost sharing agreement must be entered into with us.

There is some mention of a functional servicing report prepared by Valdor Engineering, however, we have not been provided with a copy of it. In any event, we are requesting that a specific condition of approval be added that states the following:

"Prior to registration, the owners of the land be required to execute a cost sharing agreement with the land owners of the storm water management facility to the south on Milani Blvd that has been constructed and oversized to accomodate the subject lands."

Yours Truly,
Cam Milani
611428 Ontario Limited

Subject: Item 7, Committee of the Whole Feb 22, 2011

C <u>2</u>
Item # <u>7</u>
Report No. <u>11 (CW)</u>
COUNCIL - MARCH 8, 2011

COMMUNICATION - COUNCIL MEETING
MARCH 8, 2011

From: Cam Milani [mailto:cammilani@bellnet.ca]
Sent: Tuesday, February 22, 2011 12:08 PM
To: Clerks@vaughan.ca
Subject: Item 7, Committee of the Whole Feb 22, 2011

Please include these as our comments on the above noted item.

We are the owners of the land on Draft Plan 19T-90018 that are partially subject to the above noted application. We have a variety of concerns relating to timing of the zoning application as well as some urban design standards.

We question the timing of the lifting of the H as the lots have not been registered yet. The by-law is clear regarding the H that states: "The Holding Symbol (H) shall be removed from the said Lands upon satisfactory proof provided to the City that the lands have been combined with other lands, being part blocks in the adjacent plan of subdivision to form full developable blocks, and/or upon the determination of the final alignment of the Highway #427...." It is impossible for the lots to have been combined with the lots to the north by virtue of the fact that the blocks are not yet subdivided through registration.

We respectfully request that the zoning by-law be deferred to a future committee of the whole when the block have been registered.

Yours Truly,
Cam Milani
611428 Ontario Limited



memorandum

DATE: March 4, 2011

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: Clayton D. Harris, City Manager

RE: **NEW CITY HALL – PROJECT AUDIT**
NEW CITY HALL – FINAL REPORT, ITEM 17, REPORT 11
COMMITTEE OF THE WHOLE, FEBRUARY 22, 2011

c 3
Item # 17
Report No. 11 (cw)
COUNCIL – March 8, 2011

The City Manager, in consultation with the Commissioner of Legal & Administrative Services & City Solicitor, provides the following additional information with regard to Item 17, Report 11, as requested by Committee at its meeting of February 22, 2011.

At the Committee of the Whole meeting of February 22, 2011, the report entitled New City Hall - Final Report was deferred to Council, and staff were directed to prepare terms of reference and scope for an audit. The attached Terms of Reference and Scope are provided for Council's consideration. It is anticipated that an external firm to undertake the audit and be retained and be able to complete the audit prior to the summer hiatus. The City Auditor would be a resource to the external firm as required.

Staff will be undertaking a process consistent with the City's purchasing policies to retain a firm to conduct the audit. They will report directly to the City Manager.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Clayton D. Harris'.

Clayton D. Harris
City Manager

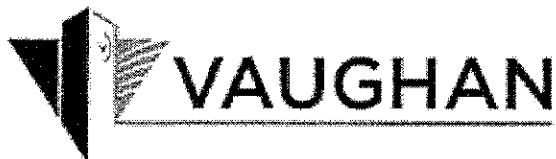
Attachment: Terms of Reference and Scope

- c. Janice Atwood-Petkovski, Commissioner of Legal & Administrative Services & City Solicitor
Jeffrey A. Abrams, City Clerk

CITY HALL PROJECT AUDIT

TERMS OF REFERENCE AND SCOPE

- Vaughan Council established a project budget of \$107M for the new City Hall. The overall costs were set out in the Final Report to Committee of the Whole dated February 22, 2011.
- As identified in the February 22, 2011 report, the project cost exceeded the original project budget by \$15.6M. The staff has identified changes to the scope of the work as the reasons for the overrun. The changes to the scope of the work are categorized in the staff report as follows:
 - site conditions
 - owner initiated changes
 - architectural revisions
 - structural revisions
 - mechanical revisions
 - electrical revisions
 - regulatory requirements
- With the project now concluding, in order to better understand the budget overrun, Council has directed that an audit of the overrun be conducted.
- The audit should be a thorough review of the reasons and justification for the changes which resulted in cost increases;
- The audit should address the following:
 - Document the chronology of the change orders from inception through the costing and approval process to a formal change order;
 - Validate the reasons giving rise to the change orders, the pricing and confirm that the works were completed;
 - Identify, to the extent possible, responsibility of each stakeholder for changes and modifications which gave rise to the increased cost.
- The firm selected to undertake the audit will report directly to the City Manager.



A handwritten signature in black ink, located in the top right corner of the page.

C	4
Item #	1
Report No.	5 (FIN. + ADMIN)
COUNCIL - MARCH 8, 2011	

March 8, 2011

To: Honourable Maurizio Bevilacqua, Mayor
And Members of Council

Re: Finance & Administration Committee, March 8, 2011
Draft 2011 Capital Budget – Committee Information Request

Background – Analysis and Options

At the March 1st, 2011 Finance and Administration Committee, staff were directed to report on the number of Council approved artificial soccer turfs and how they were funded. Council approved four (4) artificial soccer turfs with various funding sources as detailed on Attachment 1.

Attachment

Attachment 1 – Listing of Approved Artificial Soccer Turfs

Conclusion

This report addresses the query by the Finance and Administration Committee on the number of Council approved artificial soccer turfs and their funding source.

Respectfully submitted,

A handwritten signature in black ink, located below the 'Respectfully submitted,' text.

Barbara Cribbett, CMA
Commissioner of Finance/City Treasurer

c: Clayton Harris, City Manager
Senior Management Team
Ferruccio Castellarin, Director of Reserves & Investments

Correspondence

LISTING OF APPROVED ARTIFICIAL SOCCER TURFS

<u>Project Number</u>	<u>Description</u>	<u>In Service Date</u>	<u>Budget</u>	<u>Actual</u>	<u>Funding Source</u>
6064-0-05	Vaughan Grove Sports Park	2007	1,930,861.00	1,928,661.61	Sale of Public Lands(*)
			<u>1,930,861.00</u>	<u>1,928,661.61</u>	
PK-6214-08	Mc Naughton Premium Soccer Field	2009	595,125.00	590,644.87	CWDC Parks Development
			120,000.00	120,000.00	Shared Cost (Vaughan Soccer)
			65,627.21	66,125.00	Taxation
			<u>377,500.00</u>	<u>374,658.16</u>	Parks Infrastructure
			<u>1,158,252.21</u>	<u>1,151,428.03</u>	
PK-6281-10	Bindertwine Park Artificial Turf Soccer Field - Approved in 2010	In Progress	428,175.00	4,072.54	CWDC Parks Development
			125,000.00	125,000.00	Shared Cost (Kleinberg Nobleton Soccer)
			47,575.00	452.50	- funds already received and deposited
			386,250.00	3,673.78	Taxation
			<u>987,000.00</u>	<u>133,198.82</u>	Parks Infrastructure Reserve
5987-0-04	Maple Artificial Turf - Budget 2004 Estimate - Pending Maple Valley Plan Design/Implementation	In Progress	730,000.00	3,076.34	Sale of Public Lands(*)

(*) Council direction that monies received from the sale of lands be allocated to fund these projects

SARAH HARTT-SNOWBELL

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Cell: 416-726-8266
email: snowbell@rogers.com
website: www.hartt-snowbell.com

C 5
Item # 1
Report No. 5 (Fin. + Admin)
COUNCIL - MARCH 8, 2011

~~~~~  
2011 March 6

To Whom it May Concern

I would love to present myself personally on the subject of the need for a library in Thornhill Woods, but my personal calendar is inflexible for the dates of the Vaughan meetings.

I am a resident of Thornhill Woods and an author of children's books. When I was a child I had only ONE book – "The Little Engine that Could". I had no interest in reading until I reached my late fifties.

Several years ago, as a grandmother, I participated in writing classes which, to my surprise, ultimately led to my being published. Reading was a requirement in my writing workshops; this eventually triggered my enjoyment of reading. I'm delighted that my three children's books are now featured in bookstores and libraries. I'm equally pleased to know that today's children are encouraged to read – resulting in their excitement over trips to the library ... and their comfort with books.

There are many young families living in Thornhill Woods –they have no library! My husband yearns to have easy access to large-print books – he has no library! Now that I've begun to enjoy reading – I have no library!

Despite the fact that there are two libraries on Clark Avenue (within walking distance of each other!) I trust that the City of Vaughan will recognize our need for a library in Thornhill Woods. We are a community of thousands – it is essential that we have a neighborhood library.

My message to the City of Vaughan: I think you can ... I think you can ... I think you can ... I know you can!

Respectfully,



Sarah Hartt-Snowbell





memorandum

C 6  
Item # 3  
Report No. 5 (Fin. + Admin.)  
COUNCIL - March 8, 2011

DATE: March 8, 2011

TO: Mayor Maurizio Bevilacqua and Members of Council

FROM: Barbara Cribbett, Commissioner of Finance/City Treasurer

RE: COMMUNICATION  
COUNCIL MEETING – MARCH 8, 2011  
FINANCE AND ADMINISTRATION COMMITTEE – MARCH 1, 2011  
ITEM # 3 – DATE FOR PUBLIC MEETING – PROPOSED OPERATING  
AND CAPITAL BUDGETS

A Special Council meeting has been scheduled for Tuesday, April 5, 2011, at 7:00 p.m. for the purpose of receiving input from the public and for Council's consideration and approval of:

- 1) The proposed Operating and Capital Budgets;
- 2) The proposed increases to the Fees and Charges By-law Number 396-2002; and
- 3) Such other matters as are required to be determined for the purposes of the City's Operating and Capital Budgets.

Staff will provide the appropriate notification in accordance with the City's Notice By-law Number 394-2002.

Sincerely,

Barbara Cribbett, CMA  
Commissioner of Finance/City Treasurer

c: Clayton Harris, City Manager



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Fax: (905) 669-8992  
evansplanning@sympatico.ca

March 8, 2011

Mayor Maurizio Bevilacqua  
Members of City Council  
2141 Major Mackenzie Drive  
Maple, Ontario  
L6A 1T1

|                         |       |
|-------------------------|-------|
| C                       | 8     |
| Item #                  | 7     |
| Report No.              | 11 CW |
| COUNCIL - March 8, 2011 |       |

Dear Mayor Bevilacqua and Council Members,

RE: Council Agenda Item 7, Report 11 of the Committee of the Whole  
Application to Amend By-law 1-88  
Trinity Development Group / SRF Vaughan Property Inc. et al  
File No. Z.08.025

Evans Planning are the planning consultants retained by Trinity Development Group et.al. with respect to their zoning amendment application for lands located south of Langstaff Road, west of Regional Road 27. The property is located within an area that has earlier been developed with large scale retail uses.

The Staff Report considering the merits of the zoning application was considered by the Committee of the Whole at its meeting of February 22, 2011. The Committee adopted the recommendations of the planning report to approve the rezoning of the subject land from General Employment Area Zone Holding (EM2(H)) to Retail Warehouse Employment Area Zone (EM3). The zoning will ultimately allow the lands subject to the application to be developed with a home improvement centre.

The enactment of the implementing zoning by-law will be the culmination of a process which commenced with pre-submission discussions with City Staff, the submission of the zoning amendment application on May 13, 2007 and the ensuing review by City, Regional and Provincial departments. Detailed design work relating to the project configuration, the internal and external road network and engineering and environmental matters has been on-going throughout the process. This work has led to the support of the project by City Staff, the Ministry of Transportation and the Committee of the Whole.

We are in receipt of E-Mail correspondence from Cam Milani dated February 22, 2011, wherein Mr. Milani requests that the enactment of the zoning by-law by City Council be deferred until lands owned by Mr. Milani which comprise a portion of the subject lands are registered as part of a plan of subdivision. As an owner of a portion of the subject lands, Mr. Milani consented, in writing, to the re-zoning of entire development site.

The lands subject to this zoning amendment application are zoned with a holding provision. The current zoning provides:

*"The Holding Symbol (H) shall be removed from said lands upon being combined with other part blocks to form full development blocks, and/or upon the determination of the final alignment of the Highway #427 extension and cross-over, to the satisfaction of the Ministry of Transportation, Ontario."*

It is Mr. Milani's contention that that since he has not registered his plan of subdivision, condition of the Holding provision cannot be met.

The purpose of holding provisions are to ensure that necessary pre-conditions are in place to ensure that development can process in an orderly, efficient and safe manner.

In response to Mr. Milani's position, I provide the following for Council's consideration:

Through the use of the "and/or" wording, the holding provision clearly identifies that the only one of the requirements of the holding zone needs to be addressed, either the combining of the properties or the determination of the alignment of Highway 427;

- Following the lengthy Environmental Assessment process, the Ministry of Transportation has developed a preferred alignment design for the Highway 427 extension, which is located beyond the lands to which the zoning by-law will apply. To this end, Ministry staff have confirmed in writing that they do not require the holding provision to be in place and are satisfied that development can take place on these lands;
- The ultimate development of the lands as a home improvement centre is effectively controlled by the City. Development cannot proceed as proposed until the subdivision lands are created and employed in the development of the home improvement centre by the following means:

-Site plan control approval from the City is required. Conditions requiring the merging of the properties can be, and will be required through this process;

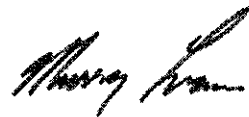
-Building permits cannot be issued until the lands are combined, as the development would cross the mutual property, thereby creating a zoning non-compliance ;

- the property, if not combined, will not be of sufficient size to support the design of the home improvement centre (Eg. setbacks, parking etc.)

I suggest to Council that the purpose of the holding zone provision has been met and assure the City that the zoning of the subject land at this time will, in no way, prejudice the development of the overall area or allow this project to proceed without the necessary infrastructure and planning approvals being place. It is the writer's opinion that the development process contains sufficient safeguards to allow the zoning to be enacted by council at its meeting today.

I thank City Council for the opportunity to provide this response to you.

Yours truly,

A handwritten signature in black ink, appearing to read "Murray Evans". The signature is written in a cursive style with a prominent flourish at the end.

Murray Evans

cc. Mr. John Zipay, Commissioner of Planning  
Trinity Development Group.

C 9  
 Item # 15  
 Report No. 11 CW  
**COUNCIL - MARCH 8, 2011**

**Racco, Sandra**

**From:** Elected Inc. [electedinc@raccoandassoc.ca]  
**Sent:** Friday, March 04, 2011 6:37 PM  
**To:** Abrams, Jeffrey  
**Subject:** Thornhill Centre Study - Committee of the Whole 22 March 2011 & Council 8 March 2011  
**Attachments:** CWA0222\_15.pdf

Please provide copy of the email to: The Mayor & M of C  
 =====

I am writing as the President of the Brownridge Ratepayers Association & on behalf of our ratepayers association I am asking Council to NOT approve the recommendation to Council on the 8 March 2011.

We had a meeting on March 1, 2011 & we discussed a number of issues including what may happen on Centre Street.

The general feeling was that the area has already been established & it did not make planning sense to introduce new changes, in particular the possibility of residential on top of the existing commercial /retail properties. Such a change will be a ~~significant departure, in an established area,~~ from what is there now & it should be left to ~~the individual property owner to pursue any amendment.~~

Each amendment will allow the People to participate in the decision making process &, if the People will get a change, it will be ~~more reflective of the People affected inst~~ead of an approval with little community participation, since the recommendation is " Any change be considered as modification to the O.P. Review" which is already at the Region.

This area has had at least one study done in the past & a decision was made with the community support.

The taxpayers of Vaughan ~~should not pay for another study that will benefit a few developers.~~

If Council will not support the ratepayers wish, at minimum the study cost should be paid by the property owners that will benefit & not the taxpayers of Vaughan.

The report states that the study under consideration will be done from February to June 2011. Council may finalize the recommendation on the 8 March 2011.

1. Have you started the study already ?
2. Will you adjust the report ?
3. Do you think that there will be enough time for the community to be aware & appreciative of any possible change ?

\* Copied past & present - President of Beverley Glen Ratepayers Association & Executives of the Brownridge Ratepayers Association.

*Mario G. Racco*  
 President & C.E.O.  
 Elected Inc.  
[Electedinc@raccoandassoc.ca](mailto:Electedinc@raccoandassoc.ca)  
 Tel: (905) 760-0330

3/8/2011