

CITY OF VAUGHAN
REPORT NO. 43 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on October 18, 2011*

The Committee of the Whole met at 1:07 p.m., on October 4, 2011.

Present: Councillor Alan Shefman, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Gino Rosati
Regional Councillor Michael Di Biase
Regional Councillor Deb Schulte
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Sandra Yeung Racco (1:27 p.m.)

The following items were dealt with:

1 PROCLAMATION REQUEST
CHILD CARE WORKER & EARLY CHILDHOOD EDUCATOR APPRECIATION DAY
OCTOBER 26, 2011

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated October 4, 2011:

Recommendation

The City Clerk recommends:

- 1) That October 26, 2011 be proclaimed as "Child Care Worker & Early Childhood Educator Appreciation Day"; and
- 2) That the proclamation be posted on the City's website and published on the City Page Online.

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**SITE DEVELOPMENT FILE DA.11.067
TORONTO YORK SPADINA SUBWAY EXTENSION (TYSSE)
STEELES WEST STATION (PHASE 1)
THE REGIONAL MUNICIPALITY OF YORK
C/O THE TORONTO TRANSIT COMMISSION
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 4, 2011, be approved;
- 2) That the following deputations be received:
 1. Mr. Brian Titherington, York Region Rapid Transit Corporation, 3601 Hwy 7 East, 12th Floor, Markham, L3T 7T1; and
 2. Mr. Adam Light, TTC/TYSSE, 5160 Yonge Street, 11th Floor, Toronto, M2N 6L9; 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.11.067 (The Regional Municipality of York, C/O the Toronto Transit Commission) BE APPROVED, to permit the development of the Steeles West Subway Station (Phase I), subject to the following conditions:
 - a) that prior to the issuance of a full Building Permit by the Vaughan Building Standards Department:
 - i) the final site plans, building elevations, signage plans, landscaping plans and details for the Phase I lands, and a concept development plan for other lands by the Region of York immediately east of the Steeles West Station shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan, stormwater management report, wind, noise, and traffic studies, shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Phase II Environmental Site Assessment (ESA) and the Phase III ESA if required, shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iv) all hydro requirements of Power Stream Inc. shall be satisfied;
 - v) all requirements of the Toronto and Region Conservation Authority shall be satisfied; and,
 - vi) all requirements of the City of Toronto related to the Steeles Avenue right-of-way shall be satisfied.

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**POLICIES FOR PUBLIC NOTIFICATIONS
ON PLANNING APPLICATIONS AND SECONDARY PLANS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 4, 2011:

Recommendation

The Commissioner of Planning recommends:

1. THAT this report BE RECEIVED as information.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.11-022
OWNER: MAJORWEST COMMERCIAL II INC.
LOCATION: 3737 MAJOR MACKENZIE DRIVE
LOT 20, 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 October 4, 2011:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-022, Majorwest Commercial II Inc., be APPROVED subject to the following changes:

- i) that the proposed banner type sign not be permitted;
- ii) that the proposed signage be comprised of cut out channel letters with logo signage be permitted to be within sign box (non illuminated); and
- iii) that the overall sign area be reduced by 15%.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.11-026
OWNER: MORGUARD INVESTMENTS LTD.
LOCATION: 7600 WESTON ROAD, WOODBRIDGE, UNIT 69
LOT NO. 3, REGISTERED PLAN 65M-2339
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 4, 2011:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-026, Morguard Investments Ltd., be APPROVED.

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SIGN VARIANCE APPLICATION

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**FILE NO: SV.11-032
OWNER:7 MARLI LIMITED
LOCATION:5731 HIGHWAY 7, UNIT #23
LOT 5, CONCESSION 8
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 4, 2011:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-032, 7 Marli Limited, be APPROVED, subject to the following condition:

- i) that the overall height of the sign be reduced by 25%.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.11-034
OWNER: SIMERRA PROPERTY MANAGEMENT INC.
LOCATION: 3175 RUTHERFORD ROAD
YCC NO. 10521
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 4, 2011:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-034, Simerra Property Management Inc., be APPROVED.

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**AWARD OF TENDER T11-030
PHEASANT HOLLOW PARK – WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated October 4, 2011:

Recommendation

The Commissioner of Community Services, in consultation with the Directors of Parks Development, Purchasing Services Department, and Budgeting and Financial Planning, recommends:

- 1) That the tender T11-030 for Pheasant Hollow Park Construction works be awarded to Gateman Milloy Inc. in the amount of \$742,450.59, plus administration fees; and,
- 2) That a contingency in the amount of \$32,500.00, plus administration fees, be approved within which the Director of Parks Development is authorized to approve amendments to the contract; and,
- 3) That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

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**AWARD OF REQUEST FOR PROPOSAL 11- 080
ENGINEERING DESIGN CRITERIA AND STANDARDS UPDATE
SELECTION OF CONSULTANT
CITY WIDE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 4, 2011:

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Director of Purchasing Services and the Director of Budgeting and Financial Planning, recommend:

1. THAT Fabian Papa & Partners Inc. be retained to provide the necessary engineering services in connection with the provision of engineering services to review and update the City's Engineering Design Criteria and Standard Drawings for municipal services (Capital Project 1582-0-06) at an estimated cost of \$96,127 (excluding HST);
2. That a contingency allowance of \$10,000 (excluding HST) for Capital Project 1582-0-06 be approved within which the Commissioner of Engineering and Public Works or designate is authorized to approve amendments to the Contract;
3. That the budget for the Capital Project (1582-0-06) be increased from \$72,000 to \$111,500 to cover the RFP award and contingency estimate required to complete the review and update the City's Engineering Design Criteria and Standard Drawings with funding from Development Charges;
4. That the inclusion of this matter on a Public Committee or Council agenda with respect to increasing the capital budget identified as the Award of Request for Proposal 11-080 Engineering Design Criteria and Standards Update Selection of Consultant Citywide is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002; and
5. That the Mayor and Clerk be authorized to sign the necessary agreements and documents in connection with Capital Project 1582-0-06.

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**ASSUMPTION – MACKENZIE GLEN DEVELOPMENT- PHASE 6C
19T-04V07 / 65M-3879
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 October 4, 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-3879, and that the Municipal Services Letter of Credit be reduced to \$15,000.00 and held until the driveway to 26 Leor Court has been fully restored to the satisfaction of the Development/Transportation Engineering Department, following which the Letter of Credit will be released.

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**11 PARTIAL ASSUMPTION – PARKTRAIL INDUSTRIAL SUBDIVISION
19T-99V01 / 65M-3692
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 October 4, 2011:

Recommendation

The Commissioner of Engineering and Public Works recommends:

THAT Council enact the necessary by-law assuming the roadways and municipal services that are set out in the Subdivision Agreement for Plan 65M-3692, on Edgeley Boulevard, Four Valley Drive (east of Edgeley Boulevard), Romina Drive, Gensal Gate and Bass Pro Mills Drive.

12 FCM SUSTAINABLE COMMUNITIES AWARD APPLICATION –NEW CITY HALL

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Manager of Environmental Sustainability and the City Manager, dated October 4, 2011:

Recommendation

The Manager of Environmental Sustainability and the City Manager, in consultation with the Commissioner of Community Services and the Director of Building and Facilities recommend:

That Council ratify the submission of an application over the summer months to the Federation of Canadian Municipalities Sustainable Communities Awards in the buildings category for City Hall.

13 2011 HIATUS REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated October 4, 2011:

Recommendation

The City Manager recommends:

That the following report under the Authority of the City of Vaughan Hiatus By-law 332-98, as amended (By-law 254-2008), be received.

**14 ZONING BY-LAW AMENDMENT FILE Z.11.024
SITE DEVELOPMENT FILE DA.11.072
CASERTANO DEVELOPMENT CORP. (PHASE 1)
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated October 4, 2011, be approved;**
- 2) That the deputation of Ms. Lisa Di Clemente, 8700 Dufferin Street, Concord, L4K 4S6, on behalf of the applicant, be received; and**

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3) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.11.024 (Casertano Development Corp. (Phase 1)) BE APPROVED, to amend Zoning By-law 1-88, specifically to remove the Holding Symbol "(H)" from the subject lands shown on Attachment #1, thereby effectively zoning the subject lands C1 Restricted Commercial Zone.
2. THAT Site Development File DA.11.072 (Casertano Development Corp. (Phase 1)) BE APPROVED, to facilitate a tiered (1, 3 and 5-storeys), office and commercial mixed-use building with a gross floor area of 5,898 m², 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 Owner shall satisfy all requirements of the Vaughan Development Planning Department, respecting the final site plan, building elevations, landscaping, materials board, and signage plans;
 - ii) the final site grading and servicing plans, stormwater management report, functional servicing report, traffic impact statement, and the revised Phase 1 Environmental Site Assessment report shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
 - iv) the final development plans shall be in accordance with the City of Vaughan Waste Collection Design Standards Policy and approved to the satisfaction of the Vaughan Public Works Department;
 - v) the Owner shall satisfy all requirements of the Region of York Transportation Services Department;
 - vi) the Holding Symbol "(H)" applicable to the subject lands shall be lifted;
 - vii) the required Minor Variance Application (File A286/11) to implement the proposed development shall be approved by the Vaughan Committee of Adjustment, and shall be in full force and effect; and,
 - viii) the final site plan and building elevations shall be approved by the Vaughan Mills Design Review Committee; and,
 - b) that the Site Plan Letter of Undertaking include the following provision:
 - i) "The Owner shall pay to Vaughan by way of a certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 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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**CARVILLE MILL PARK (UV2-N16)
REQUEST FOR ADDITIONAL CONSULTING FEES – WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated October 4, 2011:

Recommendation

The Commissioner of Community Services, in consultation with the Directors of Parks Development, and Purchasing Services, recommends:

1. That funds totaling \$30,000 plus H.S.T. for additional landscape consultant services for Carville Mill Park (UV2-N16) be approved.

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**AWARD OF TENDER T11-160
CONSTRUCTION OF THE NEW FITNESS EXPANSION TO THE VELLORE VILLAGE
COMMUNITY CENTRE, 1 VILLA ROYALE ROAD, VAUGHAN, ONTARIO
WARD 3**

The Committee of the Whole recommends:

- 1) That the following recommendations be approved in accordance with Communication C3 from the Commissioner of Community Services, dated September 28, 2011:
 1. That T11-160, Construction of the new fitness expansion to the Vellore Village Community Centre be awarded to Jasper Construction Corporation for the amount of \$3,197,000.00, plus administration fees;
 2. That a contingency in the amount of \$319,700.00, plus administration fees, be approved within which the Director of Building and Facilities is authorized to approve amendments to the contract;
 3. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents; and
- 2) That the following report of the Commissioner of Community Services, dated October 4, 2011, be received.

Recommendation

The Commissioner of Community Services, in consultation with the Director of Purchasing, Director of Legal Services and the Director of Budgeting & Financial Planning recommends:

1. That T11-160, Construction of the new fitness expansion to the Vellore Village Community Centre be awarded to Jasper Construction Corporation for the amount of \$3,612,610.00, plus administration fees; and,
2. That a contingency in the amount of \$361,261, plus administration fees, be approved within which the Director of Building and Facilities is authorized to approve amendments to the contract; and,
3. That the approved Capital budget be increased by \$242,000 funded by 90% Development Charges – Recreation and the 10% co-funding balance of \$24,200 be funded from available surplus funds in project 7972-0-02; and,

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4. That the inclusion of the matter on a public Committee or Council agenda for the additional funding request identified as the Construction of the new fitness expansion to the Vellore Village Community Centre is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002; and,
5. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

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**STOPPING PROHIBITION REVIEW
EAGLE ROCK WAY
WARD 4
(Deferred)**

The Committee of the Whole recommends:

- 1) **That the following recommendation be approved in accordance with Communication C4 from the Commissioner of Engineering and Public Works, dated September 29, 2011:**

That By-law 1-96, the Consolidated Parking By-law, be amended to add “No Parking” Anytime prohibition and a “No Stopping” prohibition from 4:00pm to 7:00pm, Monday to Friday, on Eagle Rock Way, within the cul-de-sac and along the south side approaching the designated bus stop and beyond the designated bus stop to a point 85 metres east of the westerly end of the cul-de-sac; and

- 2) **That the following report of the Commissioner of Engineering and Public Works, dated September 13, 2011, be received.**

Council, at its meeting of September 27, 2011, adopted the following (Item 22, Report No. 40):

That consideration of this matter be deferred to the Committee of the Whole meeting of October 4, 2011 to allow staff to review the matter with GO Transit, in accordance with Communication C4 from the Commissioner of Engineering and Public Works, dated September 21, 2011.

Committee of the Whole recommendation of September 13, 2011:

That consideration of this matter be deferred to allow staff to review the matter with GO Transit.

Report of the Commissioner of Engineering and Public Works, dated September 13, 2011

Recommendation

The Commissioner of Engineering and Public Works recommends:

That By-law 1-96, the Consolidated Parking By-law, be amended to add “No Stopping Anytime” prohibitions on Eagle Rock Way, within the cul-de-sac and along the south side approaching the designated bus stop and beyond the designated bus stop to a point 85 metres east of the westerly end of the cul-de-sac.

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VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE

The Committee of the Whole recommends:

- 1) **That the following resolution submitted by Regional Councillor Di Biase, dated October 4,**

2011, be approved; and

- 2) That the following appointments of Members of Council be made to the Sub-Committee:

**Mayor Bevilacqua
Regional Councillor Di Biase
Councillor DeFrancesca
Councillor Racco**

Member's Resolution

Whereas the development of the Vaughan Metropolitan Centre (VMC) is a priority for Mayor Maurizio Bevilacqua and Members of Council and was approved as a priority strategic initiative by Council in June 2011;

Whereas the strategic initiative states "Develop the plan required to build a dynamic Vaughan Metropolitan Centre."

Whereas there are a number of interdependencies with multiple senior levels of government and external organizations;

Whereas the opening of Toronto-York Spadina subway extension to the VMC is 2015;

It is therefore recommended that:

1. A Sub-Committee made up of four (4) Members of Council be approved; and
2. The attached Terms of Reference for the Sub-Committee be approved.

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**SITE DEVELOPMENT FILE DA.11.077
YORK CATHOLIC DISTRICT SCHOOL BOARD
WARD 3**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 4, 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.11.077 (York Catholic District School Board) BE APPROVED, to permit the development of a new 2-storey 5,992 m² Catholic elementary school, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations shall be approved by the Vaughan Development Planning Department; and,

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- ii) the final site servicing and grading plans and stormwater management report shall be approved by the Vaughan Development/Transportation Engineering Department and the Vaughan Parks Development Department.

**20 CEREMONIAL PRESENTATION – AWARDS RECEIVED FROM THE
INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL (IEDC)**

The Mayor and Members of Council congratulated Tim Simmonds, Director of Economic Development and the Economic Development Department for receiving awards from the International Economic Development Council.

**21 DEPUTATION – MR. ANTHONY ALBERGA WITH RESPECT TO
INSTALLING ADVERTISING MEDIA ON TAXIS**

The Committee of the Whole recommends that the deputation of Mr. Daniel Odorico, Cabcom Media Network Inc., 56 Aberfoyle Crescent, Suite No. 500, Toronto, M8X 2W4, be received and referred to staff for a report.

22 NEW BUSINESS – HEAVY TRUCK TRAFFIC - WOODBRIDGE

The Committee of the Whole recommends:

Whereas, residents of Woodbridge living along Islington Avenue, between Langstaff Road and Highway 7, have expressed concerns regarding the level of heavy truck traffic in their neighbourhood; and

Whereas, Islington Avenue is a regional road;

Now therefore be it resolved that Council of the City of Vaughan requests that the Region of York give consideration to the restriction of heavy truck traffic along the aforesaid portion of Islington Avenue, as the Region may determine is appropriate following a study of truck traffic in the area; and

That the Mayor and Regional Councillor Rosati monitor the progress of the Region's response to this issue and keep Council informed of such progress.

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

**23 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
OCTOBER 4, 2011**

The Committee of the Whole passed the following resolution to resolve into closed session for the purpose of discussing the following:

1. **PROPERTY MATTER – WARD 4
BLOCK 18 PROPERTIES INC., BLOCK 3, PLAN 65M-3973
WEST SIDE PETER RUPERT AVENUE, NORTH OF RUTHERFORD ROAD**
(acquisition or disposition of land)
2. **ONTARIO MUNICIPAL BOARD APPEAL
2177419 ONTARIO LIMITED (SANDRO PALAZZO)
FILES OP.10.004, Z.10.023 AND DA.10.052**

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2396 MAJOR MACKENZIE DRIVE – WARD 1

(litigation or potential litigation)

- 3. ONTARIO MUNICIPAL BOARD APPEAL
1678573 ONTARIO INC.
FILES OP.08.016 AND Z.08.062
77 EAGLEVIEW HEIGHTS – WARD 3**

(litigation or potential litigation)

The meeting adjourned at 3:16 p.m.

Respectfully submitted,

Councillor Alan Shefman, Chair