

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 1, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

1 **PROTECTION OF HISTORICAL BUILDINGS
IN FUTURE DEVELOPMENT APPLICATIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated February 7, 2005:

Recommendation

Councillor Peter Meffe recommends:

WHEREAS buildings of significant historical and architectural importance are a valuable asset to the City of Vaughan's history and culture;

AND WHEREAS it is in the interests of the citizens of the City of Vaughan to protect buildings evaluated and deemed to meet the developed criteria;

AND WHEREAS it is critical to develop a process that assists and encourages the preservation of identified buildings;

MOVE THAT staff develop a strategy that will assist and encourage the maintenance and preservation of identified buildings. This strategy shall include, but not be limited to:

- i. a study to identify buildings of significant historical and architectural importance;
- ii. that these buildings shall be identified to the registered owner by registered mail;
- iii. that the owners be required to submit plans that will provide for the maintenance and preservation of identified buildings on site at the time of the application for Official Plan Amendment;
- iv. that the plans shall be approved prior to the submission of a Zoning Amendment Plan or Plan of Subdivision;
- v. that a letter of credit in the amount of the value of the buildings be provided for the maintenance of the identified buildings prior to approval of the Plan of Subdivision;

AND THAT staff return the strategy for review at an upcoming meeting of the Committee of the Whole (Working Session) for public input prior to approval by Council.

Purpose

The purpose of this recommendation is to protect and preserve historical buildings located in the City of Vaughan.

Background - Analysis and Options

To develop a strategy with respect to any future development application, should it contain any historical buildings as determined by the City of Vaughan, which gives consideration to the preservation and protection of such buildings.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

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Conclusion

That the City of Vaughan ensures that consideration is given to the preservation of historical buildings in all future development applications.

Attachments

None.

Report prepared by:

Adele Panicali, Council Administrative Assistant

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Item 2, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

2

CITY OF VAUGHAN “PARK AMBASSADOR”

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Safe City Committee, dated February 7, 2005:

Recommendation

The City of Vaughan Safe City Committee through its Chair, Councillor Bernie DiVona, recommends:

1. That the “*Yellow Jacket*” volunteers be designated as “Vaughan Park Ambassadors”.
2. An appropriate member of the Safe City Committee be appointed to monitor the participation of the “Park Ambassadors” monthly from May to October, and on a year to year basis in accordance with the revised terms of reference.
3. The City of Vaughan Legal Department review, amend or modify as considered necessary or appropriate the attached “Terms of Reference” that outline the City of Vaughan’s expectations and responsibilities of the “Park Ambassador”.
4. The City of Vaughan Corporate Communications Department will provide the “park ambassadors” with any flyers, announcements, city maps or other information that will promote the City of Vaughan.
5. The City of Vaughan Corporate Communications Department and staff provide support for the launch of the “Park Ambassador” program for 2005 by using the City Page, and the website consistent with past practice.

Purpose

The purpose of these recommendations is to encourage residents of Vaughan to volunteer to be the “eyes and ears of their community” by volunteering to become a “Park Ambassador” in their neighborhood park. The Yellow Jacket program provides the opportunity for volunteers to report damage to parks, repairs required, concerns raised by users of the park, in a non-confrontational manner. The expanded program will also provide the opportunity for the volunteers, now “ Park Ambassadors” to relay information about City services, City events and City initiatives to the public and to report any illegal activity to the police, By-Law or to Parks. (The program was launched and funded primarily through corporate sponsorships. The Safe City Committee will continue to work with the corporate sector to fund the program.)

Background - Analysis and Options

At its meeting of July 27th, 1998, Minute No. 348, Council received a report from staff indicating that the Safe City Committee was prepared to launch a Parks watch programme based on a similar “Yellow Jacket” programme which was operating in the City of Toronto at the time. The City of Vaughan launches a yearly “Yellow Jacket Program” of its own that encourages resident volunteers to walk through their neighborhood parks wearing a distinctive yellow jacket bearing the words “Park Volunteer” on the back. Part of their mandate is to report any illegal activity in the park and the other part is to be a visible presence serving to discourage illegal behavior.

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The Safe City Committee, at its meeting of December 9th, 2004, agreed that the current program appears to reflect more of a patrol or authoritarian image than is desired. It was also agreed that there was a need for more volunteers, formal training, better, water repellent jackets, the addition of yellow golf shirts for hot summer months, a formal reporting system and an opportunity to relay good news about the City of Vaughan to local residents.

The Safe City Committee felt that if the volunteers were seen as ambassadors who are in the park to pass out helpful information about the City of Vaughan they would be viewed as more approachable and would still serve the purpose of being a visible presence in the park. The Committee also felt that anyone wishing to report an illegal activity would be more likely to approach them since no one would know if they were asking for City information or if they were reporting an illegal activity.

The Ambassadors would carry information such as the telephone numbers of City departments, numbers for local and regional councillors and the mayor's office, city maps, Road Watch pamphlets, advertisements for special events etc. They would be required to report on the dates and times they were in a specific park and any information that may be useful to expedite repairs or improvements to the park based on their conversations with Park users.

Ambassadors would be required to take a City sponsored course on "Tactical Communication" to learn how to deal with difficult people. They would also have to take a short class on City of Vaughan services, departments, special events and become familiar with the Mayor's and Members of Council contact numbers.

Ambassadors would have to agree to walk through their neighborhood park on an average of at least once per week in spring through to the fall to maintain their status as a Park Ambassador. This would be monitored via their reports by the Safe City appointee. Short status reports would be faxed, e-mailed or mailed to the Safe City Committee.

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007- 1.1 "Improve community safety through design, prevention, enforcement and education" and- 6.2 "Develop Innovative External Communications Initiatives".

This report recommends a change from the priorities previously set by Council and the necessary resources have not been allocated.

Conclusion

By changing the focus of the Yellow Jacket volunteers from patrollers of parks to that of Park Ambassadors who promote the City of Vaughan and by improving training and reporting, residents are more likely to join the program and the City is more likely to retain them for a longer term. This initiative is aimed at improved communication, a higher public profile for the City and the reduction of vandalism through the enhancement of a visible presence in the parks beyond By-Law and York Regional Police.

Attachments

Terms of Reference

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Report prepared by:

Tom Sudak, Manager of Parks

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 3, Report No. 7, of the Committee of the Whole, which was considered by the Council of the City of Vaughan on February 14, 2005, was dealt with by approving:

That this matter be referred to the Committee of the Whole (Working Session) meeting of February 15, 2005.

3 CITY OF VAUGHAN CITIZENS' CHARTER OF RIGHTS AND RESPONSIBILITIES

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated February 7, 2005:

Recommendation

Councillor Carella recommends the adoption and dissemination of the *City of Vaughan Citizens' Charter of Rights and Responsibilities* to households, businesses and elementary and secondary schools within the City of Vaughan; and to other municipalities in the Province of Ontario.

Purpose

To educate the citizens of Vaughan in respect of their rights and responsibilities vis-à-vis the municipal corporation and their fellow citizens.

Background - Analysis and Options

There is a concern over the collective decline in the sense of community, particularly in the notion of mutual obligation to respect the rights of others and meet one's own responsibilities to fellow citizens. To address this issue, Councillor Carella suggested the development of a document which would outline the rights of citizens vis-à-vis their municipal government, and their responsibilities vis-à-vis such government and fellow citizens. Councillor Carella presented this charter at the last budget committee meeting of 2004, in anticipation of any costs which might be connected to its publication. The final draft is attached for the consideration of this committee, and by Council at its meeting of February 14, 2005.

Relationship to Vaughan Vision 2007

The statement which begins Vaughan Vision 2007 reads: "The City of Vaughan will be a model community that places citizens first through service excellence." The creation and dissemination of a *City of Vaughan Citizens' Charter of Rights and Responsibilities* will establish Vaughan as a model in the field of citizenship education.

Conclusion

The *City of Vaughan Citizens' Charter of Rights and Responsibilities* will help those who live and work within the boundaries of the City of Vaughan to appreciate what are their rights and responsibility vis-à-vis their local government and fellow residents and co-workers.

Attachments

City of Vaughan Citizens' Charter of Rights and Responsibilities

Report prepared by:

Councillor Tony Carella

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 4, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

4 WALLACE HOUSE STEERING COMMITTEE – TERMS OF REFERENCE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated February 7, 2005, be approved;**
- 2) That the Terms of Reference (Attachment 1) be approved subject to Mayor Di Biase being added as a Regional & City Councillor Representative; and**
- 3) That the deputation of Mr. Jack Maynard, Wallace House Steering Committee, 33 Thistlewood Avenue, Suite 202, Woodbridge, L4L 8V8, and coloured photographs, be received.**

Recommendation

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

That the attached report on the Historic Wallace House be received for information.

Purpose

To provide Council with background information on the status and Terms of Reference of the Historic Wallace House Steering Committee (hereinafter referred to as the Steering Committee).

Background - Analysis and Options

Council at its meeting of October 12, 2004, requested that staff and the Wallace House Committee review the draft "Proposal of the Wallace House Task Force Steering Committee" prepared by Jan Poot and bring forward a report. (Attachment #2)

In May 2004, the Wallace House Task Force formed the Historic Wallace House Steering Committee to address organizational and program delivery structures appropriate for the adaptive re-use of the Historic Wallace House. On October 25, 2004, the Steering Committee met to review the proposal submitted by Jan Poot dated September 29, 2004 along with a draft terms of reference presented by staff based on this proposal.

The committee adopted the Historic Wallace House Terms of Reference (attachment #1) and have been meeting to develop an appropriate organizational structure, mandate, goals, objectives, policies and program/delivery system for the use of the house. Those items referring to governance, facility allocation, user fees, membership, staff support and operational costs as outlined in Jan Poot's report will continue to be reviewed as part of this process by the Steering Committee and staff.

Relationship to Vaughan Vision 2007

The Historic Wallace House Steering Committee will encourage the preservation and adaptive re-use of this significant historical structure to enhance the cultural fabric of the community. This benefits the City by supporting collaborative cultural resource management, community access to their cultural heritage and healthy community building.

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This report is consistent with the priorities previously set by Council and existing staff resources are in place to work with the Historic Wallace House Steering Committee. Any further resources will require Council approval.

Conclusion

The Mandate of the Steering Committee is to preserve the Nathaniel Wallace House in Woodbridge as a structure of heritage significance and investigate its adaptive re-use as a cultural heritage resource centre for the community.

The Steering Committee will make recommendations for and establish the organizational structure, mandate, goals, objectives, policies and a program delivery system for this heritage facility.

Attachment

1. Terms of Reference for Historic Wallace House Steering Committee.
2. The draft "Proposal of the Wallace House Task Force Steering Committee" prepared by Jan Poot.

Report Prepared By

Diane LaPointe-Kay,
Director of Recreation & Culture, ext. 8117.

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 5, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

5 EXTENSION OF LEASE AGREEMENT WITH ROYALCREST ACADEMY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services and the Director of Recreation and Culture, dated February 7, 2005:

Recommendation

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

1. That the City of Vaughan extend the lease agreement with RoyalCrest Academy for the use of the lower level multi-purpose room at the Maple Community Centre until the end of the 2005/2006 school year; and,
2. That a by-law be enacted to authorize the extension of said lease agreement.

Purpose

The purpose of this report is to obtain Council's authorization to extend the lease agreement with RoyalCrest Academy to lease space at the Maple Community Centre for the 2005/2006 school year for the purposes of operating children's programs.

Background - Analysis and Options

RoyalCrest Academy, a private school in Vaughan temporarily operating out of the Maple Community Centre, began their first year of operation in September of 2004 with 20 children.

The goal of the RoyalCrest proprietors is to locate a permanent location to house their growing school by the end of the current school year. Due to unforeseen circumstances they will not be able to finalize the arrangements for a permanent site by this date and will require an extension for one additional school year.

The Maple Community Centre recently opened its doors to an expanded fitness centre and new program rooms for pre-schoolers, youth and seniors. The lower level, which temporarily accommodated the fitness centre during construction, is vacant. RoyalCrest Academy has requested that they be allowed to extend their lease for this area as a temporary location for their school. They have agreed to assume the responsibility for any changes required for the site, returning the site to its original condition at the end of the lease and for paying the agreed upon rate(s) of all related expenses including but not limited to rent, permits, insurance, licenses etc.

Ultimately this lower level multi purpose room will be used as program space. By the end of 2005 the Department of Recreation and Culture will have completed a master plan review and it is anticipated that some of the service level gaps can be satisfied in this area. The launching of any new programs and services will begin in the summer of 2006.

As a result, there is an opportunity to extend the lease with RoyalCrest Academy for the purposes of operating children's programs in accordance with all required legal, financial, construction and risk management components; and in a form satisfactory to the Commissioner of Community Services and the Commissioner of Legal and Administrative Services, that will result in additional revenue for the city while having no adverse impact to the current programs and services.

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Relationship to Vaughan Vision 2007

One of the strategic priorities outlined in the Vaughan Vision is to improve services through value added, cost recovery and partnership initiatives. This unique form of partnership with RoyalCrest will ultimately benefit service to Vaughan residents. The in surge of revenue from the lease will be redirected towards customer needs and wants.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Extending the lease agreement with RoyalCrest Academy will continue to be mutually beneficial. RoyalCrest Academy will be able to operate a viable program for their participants who are most likely to be Vaughan residents, while allowing Vaughan to benefit from additional revenue for an area that has not yet been available to the residents.

Attachments

None

Report prepared by:

Mary Reali, Customer Service and Administration Manager, Ext 8234.

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Item 6, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

6

**AWARD OF TENDER T05-001
SUPPLY AND DELIVERY OF VARIOUS VEHICLES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated February 7, 2005:

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" of Tender T05-001, for the supply and delivery of one (1) 4x4 midsize pickup truck, be awarded to Maclver Dodge Limited, for a total price of \$27,808.15, project # 4999-0-04, and;
2. That Part "B" of Tender T05-001, for the supply and delivery of one (1) ¾ ton 4x2 pickup truck, be awarded to Addison On Dundas Limited. for a total cost of \$28,720.10, project #4876-0-04, and;
3. That Part "C" of Tender T05-001, for the supply and delivery of one (1) ¾ ton pickup truck mounted with a snowplow, be awarded to Maclver Dodge Limited for a total cost of \$38,189.20, project #4998-0-04, and;
4. That Part "D" of Tender T05-001, for the supply and delivery of three (3) ¾ ton cargo vans, be awarded to Northtown Ford Lincoln Sales Limited for a total cost of \$81,934.05, project #4918-0-04, #4991-0-04, #5049-0-04, and;
5. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

Purpose

To award tender T05-001 for the supply and delivery of various vehicles.

Background – Analysis and Options

Council approved funds to purchase various vehicles as part of the ongoing equipment program. Funds were approved in 2004, as part of the capital budget and are funded from the Vehicle Reserve Fund, Development Charges and Taxation.

This tender was advertised in the Liberal and the Electronic Tendering Network (ETN), with nine (9) bid documents issued and seven (7) received on closing date, January 18, 2005.

The result of the bids including GST and PST are as follows:

<u>Supplier</u>	<u>Bid</u>
Part A	
1. Maclver Dodge Limited	\$27,808.15
2. Dean Watson Auto Sales Ltd.	\$28,260.10
3. Addison On Dundas Limited.	\$28,985.75

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4. Pine Tree Ford Lincoln	No Bid
5. Northtown Ford Sales Limited	No Bid
6. Parkway Ford Sales (1996) Ltd.	No Bid
7. Summit Ford Sales Ltd.	No Bid

Part B

1. Addison On Dundas Limited	\$28,720.10
2. Summit Ford Sales Ltd.	\$29,322.70
3. Parkway Ford Sales (1996) Ltd.	\$29,806.85
4. Maclver Dodge Limited	\$29,826.40
5. Dean Watson Auto Sales Ltd.	\$29,998.90
6. Northtown Ford Sales Limited	\$30,243.85
7. Pine Tree Ford Lincoln	\$30,616.51

Part C

1. Maclver Dodge Limited	\$38,189.20
2. Northtown Ford Sales Limited	\$38,866.55
3. Dean Watson Auto Sales Ltd.	\$39,463.40
4. Addison On Dundas Limited.	\$39,489.85
5. Summit Ford Sales Ltd.	\$39,597.95
6. Pine Tree Ford Lincoln	\$39,850.29
7. Parkway Ford Sales (1996) Ltd.	\$39,862.45

Part D

1. Northtown Ford Sales Limited	\$81,934.05
2. Addison On Dundas Limited.	\$82,330.80
3. Parkway Ford Sales (1996) Ltd.	\$82,458.45
4. Pine Tree Ford Lincoln	\$87,955.50
5. Summit Ford Sales Ltd.	\$89,841.45
6. Maclver Dodge Limited	No Bid
7. Dean Watson Auto Sales Ltd.	No Bid

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

The purchase of the various vehicles will enhance the provision of effectiveness and efficient delivery of service to the community.

Conclusion

Staff has reviewed the submissions and based on the tender results, and the ability of the manufacturers to supply the required vehicles, it is recommended that the tender be awarded to the various bidders as noted in the recommendations.

There are sufficient funds available in the approved Capital Budgets to complete these projects.

Attachments

None

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Report Prepared by:

Alvin Boyce, Fleet Maintenance Supervisor, Ext. 6141.

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7

VAUGHAN HERITAGE PRESERVATION AWARDS

The Committee of the Whole recommends approval of the recommendation contained in the following report of Heritage Vaughan, dated February 7, 2005:

Recommendation

Heritage Vaughan recommends:

That the following individuals/organizations receive the 2005 Vaughan Heritage Preservation Awards:

1. Robert Colagiacommo – nominated for his development in the Kleinburg-Nashville Heritage Conservation District.
2. Linda Mae Maxey – nominated for her dedication to the history of Woodbridge.
3. Vaughan Township Historical Society – nominated for their initiative of republishing Reaman's *Vaughan Township* publication.
4. Robert Stitt – nominated for his dedication to the preservation of historic Thornhill.
5. Adam Birrell – nominated for his work as archivist for the Society for the Preservation of Historic Thornhill.
6. George Duncan – nominated for his publication on Thoreau MacDonald's Sketches of Rural Ontario.
7. Frank Rossi – nominated for his stewardship of a heritage property in Kleinburg.
8. Peter Mayer – nominated for his stewardship of the remainder of historic Carrville and the Carrville Dam.
9. Dr. and Mrs. MacMillan – nominated for their dedication to Vaughan's cultural heritage through a substantial donation of rural property to the Nature Conservancy for preservation.

Purpose

The purpose of this report is to approve the individuals/organizations receive the 2005 Vaughan Heritage Preservation Awards.

Background - Analysis and Options

In 1989, Council adopted the "Certificates of Appreciation" program to grant awards to individuals and organizations that have made an outstanding contribution to the preservation of heritage/cultural resources in the City of Vaughan. In an effort to better identify the scope and nature of the award program, the City renamed the awards at a Council meeting on February 9, 2004 the "Vaughan Heritage Preservation Awards."

The 2005 Vaughan Heritage Preservation Awards provides an excellent opportunity to thank individuals and organizations in the community that have helped preserve and promote Vaughan's cultural/heritage resources such as historic streetscapes, archival collections and heritage buildings.

This year, Vaughan Heritage Week will be celebrated the week of February 14 to 18, 2005. The awards will be presented at "Cultural Heritage Night," February 16, 2005. "Cultural Heritage Night" is celebrated every year during Heritage Week.

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Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, whereby the City of Vaughan recognizes the successes of community volunteer efforts, and is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Heritage Vaughan will host the Cultural Heritage Night on February 16, 2005 as part of Heritage Week. With the approval from Council, Heritage Vaughan will present awards to individuals/organizations who have made a positive contribution in 2004 to preserve, protect and promote Vaughan's cultural heritage.

Attachments

None

Report Prepared By

Diane LaPointe-Kay,
Director of Recreation and Culture, Ext. 8117.

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Item 8, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

8 **ASSUMPTION – VELLORE VILLAGE ESTATES – PHASE 2**
19T-89024 / 65M-3440, 65M-3441, 65M-3442

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 7, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plans 65M-3440, 65M-3441 and 65M-3442 and that the municipal services letter of credit be released.

Purpose

The subdivision has been completed and is ready to be assumed by the City.

Background - Analysis and Options

The 268 lot development is a residential subdivision. The development is located north of Rutherford Road, west of Weston Road, as shown on Attachment 1.

The Subdivision Agreement was signed on August 25, 2000. The municipal services in Plans 65M-3440, 65M-3441 and 65M-3442 were installed in June 2000 and the top course asphalt was placed in May 2002.

All the documentation required by the Subdivision Agreement for assumption have been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering Services, Public Works, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been met.

Relationship to Vaughan Vision 2007

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600 (4.7.1). OPA policies require that development take place in accordance with the requirements and standards of the City and relevant agencies.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

It is therefore appropriate that the municipal services in 65M-3440, 65M-3441 and 65M-3442 be assumed and the municipal services letter of credit be released.

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Attachments

1. Location Map

Report prepared by:

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461

VR/fc

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Regional Councillor Jackson declared an interest with respect to the foregoing matter, as she owns property within the area to be assumed, and did not take part in the discussion or vote on the matter.

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Item 9, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

9

**ASSUMPTION – ALDRIDGE ESTATES
19T-97V10 & 19T-97V04/ 65M-3394**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 7, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3394, and that the municipal services letter of credit be released.

Purpose

The subdivision has been completed and is ready to be assumed by the City.

Background - Analysis and Options

The 43 lot development is a residential subdivision. The development is located west of Dufferin Street, south of Rutherford Road, as shown on Attachment 1.

The Subdivision Agreement was signed on November 29, 1999. The municipal services in Plan 65M-3394 were installed in July 1999 and the top course asphalt was placed in October 2002.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering Services, Public Works, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been met.

Relationship to Vaughan Vision 2007

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600 (4.7.1). OPA policies require that development take place in accordance with the requirements and standards of the City and relevant agencies.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

It is therefore appropriate that the municipal services in 65M-3394 be assumed and the municipal services letter of credit be released.

Attachments

1. Location Map

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Item 9, CW Report No. 7 – Page 2

Report prepared by:

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461

VR/fc

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 10, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

10

**ASSUMPTION – NOVA STAR
19T-9V02/ 65M-3411**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 7, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3411, and that the municipal services letter of credit be released.

Purpose

The subdivision has been completed and is ready to be assumed by the City.

Background - Analysis and Options

The 42 lot development is a residential subdivision. The development is located south of Rutherford Road, west of Weston Road, as shown on Attachment 1.

The Subdivision Agreement was signed on March 2, 2000. The municipal services in Plan 65M-3411 were installed in October 1999 and the top course asphalt was placed in May 2002.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering Services, Public Works, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been met.

Relationship to Vaughan Vision 2007

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600 (4.7.1). OPA policies require that development take place in accordance with the requirements and standards of the City and relevant agencies.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

It is therefore appropriate that the municipal services in 65M-3411 be assumed and the municipal services letter of credit be released.

Attachments

1. Location Map

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 10, CW Report No. 7 – Page 2

Report prepared by:

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461

VR/fc

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 11, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

11

**ASSUMPTION – D & M SNIDER
19T-87060 / 65M-3354**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 7, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3354, and that the municipal services letter of credit be released.

Purpose

The subdivision has been completed and is ready to be assumed by the City.

Background - Analysis and Options

The 8 lot development is an industrial subdivision. The development is located south of Rutherford Road at Creditstone Road, as shown on Attachment 1.

The Subdivision Agreement was signed on August 25, 1999. The municipal services in Plan 65M-3354 were installed in June 1999 and the top course asphalt was placed in September 2002.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering Services, Public Works, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been met.

Relationship to Vaughan Vision 2007

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600 (4.7.1). OPA policies require that development take place in accordance with the requirements and standards of the City and relevant agencies.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

It is therefore appropriate that the municipal services in 65M-3354 be assumed and the municipal services letter of credit be released.

Attachments

1. Location Map

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 11, CW Report No. 7 – Page 2

Report prepared by:

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461

VR/fc

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 12, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

12

**ASSUMPTION – FIELDGATE TORVA
19T-98V06 / 65M-3406**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 7, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3406, and that the municipal services letter of credit be released.

Purpose

The subdivision has been completed and is ready to be assumed by the City.

Background - Analysis and Options

The 50 lot development is a residential subdivision. The development is located west of Bathurst Street, north of Worth Boulevard, as shown on Attachment 1.

The Subdivision Agreement was signed on March 27, 2000. The municipal services in Plan 65M-3406 were installed in September 1999 and the top course asphalt was placed in July 2001.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering Services, Public Works, Building Standards, Parks Development, Parks Operations and Forestry, Development Planning and Clerks. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been met.

Relationship to Vaughan Vision 2007

The development of this subdivision and the assumption of the municipal services is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600 (4.7.1). OPA policies require that development take place in accordance with the requirements and standards of the City and relevant agencies.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

It is therefore appropriate that the municipal services in 65M-3406 be assumed and the municipal services letter of credit be released.

Attachments

1. Location Map

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 12, CW Report No. 7 – Page 2

Report prepared by:

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461

VR/fc

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 13, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

13

**AWARD OF TENDER T04-141
SIDEWALK AND STREETLIGHTING INSTALLATION
VARIOUS LOCATIONS**

The Committee of the Whole recommends:

- 1) That this matter be referred to the Committee of the Whole (Closed Session) meeting of February 7, 2005; and**
- 2) That the deputation of Mr. Angelo Santorelli, Trisan Construction, P.O. Box 502, Schomberg, L0J 1T0, and correspondence submitted, be received.**

For disposition of this matter refer to Item 10, Report No. 8, of the Committee of the Whole (Closed Session) meeting of February 7, 2005.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 14, Report No. 7, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 14, 2005, as follows:

By directing that staff schedule a public meeting to consider appropriate locations for traffic calming measures; and

By receiving the report of the Commissioner of Engineering and Public Works, dated February 7, 2005.

14

**KING HIGH DRIVE AND AREA
TRAFFIC CALMING REVIEW/SURVEY RESULTS**

The Committee of the Whole recommends that this matter be referred to the Council meeting of February 14, 2005, as requested by the Local Councillor.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That this report be received for information.
2. That staff be given direction with regard to:
 - a) Construction of a sidewalk on the south side of King High Drive, and;
 - b) Commencement of the Class EA process should the installation of traffic calming measures be desired.

Purpose

To report on the survey results regarding the proposed speed hump location on King High Drive, Concord Road, and Lawrie Road.

Background - Analysis and Options

At its meeting of September 13, 2004, Council adopted:

“That staff provide a report with respect to alternatives for the installation of a sidewalk and on traffic calming for the area.”

Background

King High Drive, Concord Road, and Lawrie Road are within the area of the King High Drive Traffic Committee, which was formed as per Council direction at its meeting of May 13, 2002, to look at the installation of traffic calming measures on King High Drive, Concord Road, and Lawrie Road. One of the issues identified by the residents at the initial public meeting was traffic infiltration on King High Drive.

King High Drive, Concord Road, and Lawrie Road are designed to local road standards with a right-of-way width of 20.0 metres. Refer to Attachment No. 1 for area road network and possible speed hump locations.

Survey Results

Staff prepared a survey that was mailed out to 170 homes on Friday, December 17, 2004. The survey asked that residents return the completed forms by January 7, 2005. Staff have received

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 14, CW Report No. 7 – Page 2

60 responses either by telephone, email or facsimiles out of 170 mailed surveys or 35% of the initial surveyed area. There are 44 (73%) responses in favour of the proposed speed humps and 16 (27%) responses not in favour of the speed humps. Refer to Attachment No. 2 for the resident survey form.

Proposed Sidewalk

As per Council direction (Item 17, Report No. 59 of the Committee of the Whole as adopted by Council on September 13, 2004), staff have further investigated the feasibility of constructing a 1.5 metre wide concrete sidewalk on King High Drive between Dufferin Street and Vaughan Boulevard. Staff have determined that because of the topography and landscaping features on the boulevards, the South side of the road is more favourable to the construction of a sidewalk than the North boulevard. The estimated cost of the sidewalk is \$175,000. Sufficient funds have been included in the Draft 2005 Capital budget for this work. Subject to Council approval of the funds in the 2005 Capital Budget and direction to proceed, staff will commence design and undertake to construct the sidewalk on the South side of King High Drive in 2005.

Traffic Calming

As required under the Environmental Assessment Act, whenever traffic calming measures are installed or removed a Schedule B Environmental Assessment process must be followed. This process requires public notification and consultation, the identification of alternates, and the filing of a Notice of Completion with the Ontario Ministry of the Environment and publication in local media.

Should traffic calming measures be approved by Council for installation on King High Drive, Concord Road, and Lawrie Road, then the City would be required to publish a Notice of Commencement, develop a plan for review by the public and publish a Notice of Completion. The notices would also have to be filed with the Ministry of the Environment and published in editions of the Vaughan Citizen, Lo Specchio and Vaughan Weekly newspapers.

The estimated cost of the contemplated speed humps is \$25,000.00. Funds are presently available under project 1203-2-01.

Prior to construction, the City's normal practice is to mail letters to the residents of King High Drive, Concord Road and Lawrie Road should traffic calming measures be approved informing them of their installation.

Relationship to Vaughan Vision 2007

This traffic study is consistent with Vaughan Vision 2007 as to ensure that the enhancement of safety standards are adhered to (1.1.2).

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

It is recommended that the report be received for information.

Attachments

1. Location Map
2. Resident Survey

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 14, CW Report No. 7 – Page 3

Report prepared by

Mike Dokman, Supervisor, Traffic Engineering, ext 8031

:MD

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 15, Report No. 7, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 14, 2005, as follows:

By directing that staff meet with the Traffic Calming Committee to determine the types and locations of the traffic calming measures; and

By receiving the report of the Commissioner of Engineering and Public Works, dated February 7, 2005.

**15 THORNHILL WOODS DRIVE AND SUMMERIDGE DRIVE
TRAFFIC CALMING MEASURES**

The Committee of the Whole recommends that this matter be referred to the Council meeting of February 14, 2005, as requested by the Local Councillor.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That traffic calming measures not be installed on Thornhill Woods Drive; and
2. That traffic calming measures not be installed on Summeridge Drive.

Purpose

To review the feasibility of installing traffic calming measures on Thornhill Woods Drive and Summeridge Drive, in response to direction from Council.

Background - Analysis and Options

At its meeting on October 25, 2004 Council directed:

“In response to requests from local residents, Councillor Sandra Yeung Racco recommends:

1. ***That staff be requested to investigate the need for and the feasibility of installing traffic calming measures along Thornhill Woods Drive; and***
2. ***That staff investigate the need for and the feasibility of installing traffic calming measures along Summeridge Drive; and***
3. ***That staff report to a future Committee of the Whole meeting with respect to their findings as soon as possible.”***

Thornhill Woods Drive and Summeridge Drive are both primary feeder roads with a 23.0 metre right-of-way width and two travel lanes each. The existing speed limit on both streets is a statutory 50 km/h. Summeridge Drive will eventually extend from Dufferin Street to Bathurst Street, but presently Summeridge Drive is open from Bathurst Street to just west of Thornhill Woods Drive. The area is shown on Attachment No. 1.

Staff collected speed and volume data from Automatic Traffic Recorders over a 24-hour period. The recorders were installed at two locations on Summeridge Drive from October 25, 2004 to October 27, 2004. The recorders were also installed at two locations on Thornhill Woods Drive

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from November 17, 2004 to November 19, 2004. Both streets are designed to accommodate traffic volumes not exceeding 8,000 vehicles daily. The following table summarizes the results of this data.

Location	Direction	24-hour volume	Average Speed
Summeridge Drive west of Bathurst Glen Drive	Eastbound	2294	53 km/h
	Westbound	2138	53 km/h
Summeridge Drive east of Loire Valley Drive	Eastbound	3142	41 km/h
	Westbound	3016	43 km/h
Thornhill Woods Drive north of Canelli Heights Court	Northbound	2445	51 km/h
	Southbound	2576	52 km/h
Thornhill Woods Drive south of Seabreeze Avenue	Northbound	2572	43 km/h
	Southbound	2534	45 km/h

The average speeds on both streets range from 41 to 53 km/h on Summeridge Drive, and from 43 km/h to 52 km/h on Thornhill Woods Drive indicating a high level of compliance with the existing speed limit. As the speed limit is a statutory 50 km/h, no changes to the speed limit are recommended. The total volumes collected over a 24-hour period are well within the capacity designed for both Thornhill Woods Drive and Summeridge Drive.

In accordance with the Council's Neighbourhood Traffic Committee Policy and Procedure;

Warrant 1 - speed humps shall be considered only when the following three warrants are met; the street is not a primary emergency response route, the speed limit is 50 km/h or less, and the average speed is measured to be 10 km/h greater than the speed limit.

The collected speeds do not exceed the posted speed limit by 10 km/h. Based on the above warrant, the warrant for the installation of speed humps on either Summeridge Drive or Thornhill Woods Drive is not met. These roads would both be considered primary emergency response routes to the surrounding residential homes in the area.

Warrant 2 – the installation of medians, curb extensions or road narrowings shall be considered in existing areas only where the following two warrants are met; the speed limit is 50 km/h or less and the average speed on the street is measured to be 10 km/h greater than the speed limit.

Based on the above warrant, the warrant for the installation of medians, curb extensions or road narrowings on either Summeridge Drive or Thornhill Woods Drive is not met.

Environmental Assessment Act Requirements

As required under the Environmental Assessment Act, whenever traffic calming measures are installed or removed a Schedule B Environmental Assessment process must be followed. This process requires public notification and consultation, the identification of alternates, and the filing of a Notice of Completion with the Ontario Ministry of the Environment and publication in local media.

Should Council approve traffic calming measures for installation on Thornhill Woods Drive and/or Summeridge Drive, then the City would be required to publish a Notice of Commencement, develop a plan for review by the public and publish a Notice of Completion. The notices would also have to be filed with the Ministry of the Environment and published in editions of the Vaughan Citizen, Lo Specchio and Vaughan Weekly newspapers.

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Item 15, CW Report No. 7 – Page 3

Prior to construction, the City's normal practice is to mail letters to the residents of Thornhill Woods Drive and/or Summeridge Drive should traffic calming measures be approved informing them of their installation.

Relationship to Vaughan Vision 2007

This traffic study is consistent with Vaughan Vision 2007 as to identify and implement innovative traffic management alternatives to improve general traffic safety (1.1.3).

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Based on staff's review, it is recommended that traffic calming measures not be installed on either Thornhill Woods Drive or Summeridge Drive.

Attachments

1. Location Map

Report prepared by

Mark Ranstoller, Senior Transportation Technologist, ext. 8251
Mike Dokman, Supervisor, Traffic Engineering, ext. 8031

:MR

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 16, Report No. 7, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 14, 2005, as follows:

By receiving the petition from the residents of Dufferin Hill Drive.

16

**DUFFERIN HILL DRIVE
ALL-WAY STOP CONTROL**

The Committee of the Whole recommends:

- 1) That an all-way stop control be installed at the intersection of Dufferin Hill Drive and Forecastle Road;
- 2) That the speed limit on Dufferin Hill Drive between Dufferin Street and Confederation Parkway be reduced from the existing statutory 50km/h to 40 km/h;
- 3) That the enacting By-law be brought forward to the Council meeting of February 14, 2005; and
- 4) That the following report of the Commissioner of Engineering and Public Works, dated February 7, 2005, be received.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That an all-way stop control not be installed at the intersection of Dufferin Hill Drive and Forecastle Road; and
2. That the speed limit on Dufferin Hill Drive between Dufferin Street and Confederation Parkway not be reduced from the existing statutory 50 km/h to 40 km/h.

Purpose

To review the feasibility of implementing an all-way stop control at the intersection of Dufferin Hill Drive and Forecastle Road, as well as reducing the speed limit on Dufferin Hill Drive from Confederation Parkway to Dufferin Street, in response to direction from Council.

Background - Analysis and Options

At its meeting on October 25, 2004 Council directed:

“In response to requests from local residents, Councillor Sandra Yeung Racco recommends:

1. ***That staff be requested to investigate the need for and the feasibility of installing an allway stop control at Dufferin Hill Drive and Forecastle Road; and***
2. ***That staff investigate the need for and the feasibility of reducing the speed limit on Dufferin Hill Drive from Dufferin Street to Confederation Parkway from the statutory 50 kilometres per hour to 40 kilometres per hour; and***
3. ***That staff report to a future Committee of the Whole meeting with respect to their findings as soon as possible.”***

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Item 16, CW Report No. 7 – Page 2

Dufferin Hill Drive is a two lane primary feeder roadway with a 23.0 metre right-of-way and Forecastle Road is a local residential roadway with a 17.5 metre right-of-way. The existing speed limit on both streets is a statutory 50 km/h. The existing stop control is located on Forecastle Road at Dufferin Hill Drive. The area is shown on Attachment No. 1.

Staff conducted a turning movement count on November 16, 2004 at the subject intersection during peak travel periods. The traffic count was conducted from 7:00am to 9:00am and 3:00pm to 6:00pm. The collected traffic volumes compared to the Provincial Warrant for All-Way Stop Control are as shown below.

- Warrant 1 – Minimum Vehicular Volumes Warranted 15%
- Warrant 2 – Accident Hazard Warranted 0%
- Warrant 3 – Sight Restriction Warranted 0%

For an all-way stop control to be warranted, one or more of the 3 warrants must be satisfied 100% or more. The results of the turning movement count do not meet the requirements of the Provincial Warrant for All-Way Stop Control. The above results reflect the highest peak traffic hour at this intersection.

In addition, radar speed studies were conducted on November 18, 2004 from 7:45am to 8:45am and from 4:15pm to 5:15pm on Dufferin Hill Drive near Forecastle Road. The following table summarizes the results of this investigation.

DATE	TIME	LOCATION	DIRECTION	AVERAGE SPEED
November 18, 2004	7:45am – 8:45am	Near Forecastle Road	Eastbound	46.6
	7:45am – 8:45am		Westbound	46.0
November 18, 2004	4:15pm – 5:15pm	Near Forecastle Road	Eastbound	45.4
	4:15pm – 5:15pm		Westbound	47.0

The average speeds on Dufferin Hill Drive range from 45 to 47 km/h, which is in compliance with the existing 50 km/h speed limit. Therefore, staff does not recommend a reduction of the speed limit to 40 km/h on Dufferin Hill Drive from Confederation Parkway to Dufferin Street.

There are no sight distance restrictions noted at this intersection. Sidewalks are available on both sides of the street. There were also no reported vehicle collisions at this intersection. Dufferin Hill Drive is designated as a through street with the stop control located on the side street.

Relationship to Vaughan Vision 2007

This traffic study is consistent with Vaughan Vision 2007 as to identify and implement innovative traffic management alternatives to improve general traffic safety (1.1.3).

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Based on staff’s review, it is recommended that an all-way stop control not be installed at the intersection of Dufferin Hill Drive and Forecastle Road. It is also recommended that no changes be made to the statutory 50 km/h speed limit on Dufferin Hill Drive between Confederation Parkway and Dufferin Street.

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Item 16, CW Report No. 7 – Page 3

Attachments

1. Location Map

Report prepared by

Mark Ranstoller, Senior Transportation Technologist, ext. 8251
Mike Dokman, Supervisor, Traffic Engineering, ext. 8031

:MR

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

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Item 17, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

**17 EDGELEY BOULEVARD AND APPLEWOOD CRESCENT (SOUTH)
 PROPOSED ALL-WAY STOP CONTROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 7, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control be installed at the intersection of Edgeley Boulevard and the southern leg of Applewood Crescent.

Purpose

To review the feasibility of implementing an all-way stop control at the intersection of Edgeley Boulevard and the southern leg of Applewood Crescent.

Background - Analysis and Options

Edgeley Boulevard is a collector road with a 28.0 metre right-of-way width and 4 travel lanes, and Applewood Crescent is an industrial road with a 23.0 metre right-of-way width and 2 travel lanes. The existing speed limit on both streets is a statutory 50 km/h. Existing stop controls are located on Applewood Crescent at Edgeley Boulevard. The area is shown on Attachment No. 1.

A turning movement count was conducted on September 15, 2004 at the intersection during peak travel periods. The traffic count was conducted from 7:00am to 9:00am, 11:00am to 2:00pm and 3:00pm to 6:00pm. The collected traffic volumes compared to the Provincial Warrant for All-Way Stop Control are as shown below.

- | | |
|---|----------------|
| • Warrant 1 – Minimum Vehicular Volumes | Warranted 100% |
| • Warrant 2 – Accident Hazard | Warranted 100% |
| • Warrant 3 – Sight Restriction | Warranted 0% |

For an all-way stop control to be warranted, one or more of the 3 warrants must be satisfied 100% or more. The results of the turning movement count meet the requirements of the Provincial Warrant for All-Way Stop Control. The above results for Warrant 1 reflect the peak hourly average traffic at this intersection.

There are no sight distance restrictions noted at this intersection. There were 20 reported vehicle collisions at this intersection over a three-year period that would be correctable by installation of an all-way stop control. Therefore, it would be beneficial to implement an all-way stop control at the intersection until such time the installation of traffic signals occurs.

The installation of traffic signals at this intersection is proposed in 2005. Sufficient funds have been allocated in the Draft 2005 Capital Budget for Council's consideration.

Relationship to Vaughan Vision 2007

This traffic study is consistent with Vaughan Vision 2007 as to identify and implement innovative traffic management alternatives to improve general traffic safety (1.1.3).

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EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 17, CW Report No. 7 – Page 2

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Based on staff's review, it is recommended that an all-way stop control be installed at the intersection of Edgeley Boulevard and southern leg of Applewood Crescent.

Attachments

1. Location Map

Report prepared by

Mark Ranstoller, Senior Transportation Technologist, ext. 8251
Mike Dokman, Supervisor, Traffic Engineering, ext. 8031

:MR

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 18, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

18 SET OUT RESTRICTIONS FOR LEAF AND YARD WASTE MATERIAL COLLECTION & ADDITIONAL MATERIAL BAN FROM GARBAGE COLLECTION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 7, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends amendments to the City's Waste/Recycling Collection By-law 350-94 as follows:

1. That By-law 350-94, section 1, subsection (o), be amended to add 'Used Beverage Containers' to the list of materials defined as 'Non-Collectible Waste'.
2. That By-law 350-94, section 6 ('Approved Receptacles') be amended to add '*Leaf and yard waste material must be set out in kraft paper bags designed for leaf and yard waste and/or designated open top rigid containers with a size no greater than 0.5 m (18") in diameter and 0.9 m (2'7") in height. Other receptacles such as plastic bags and oversized containers shall not be used.*'

Purpose

The purpose of this report is to revise by-law 350-94 to reflect an additional non-collectible item and to amend set out restrictions for leaf and yard waste material.

Background - Analysis and Options

a) Used Beverage Containers banned from the garbage stream

The Region of York has entered into various contracts for the provision of waste disposal for municipally collected residential waste. As part of their contractual obligations, the Region is required to ensure that the waste hauled to various landfills, specifically the Michigan landfills, for disposal, is in strict compliance to all applicable Certificate of Approvals, local regulations, and contractual disposal agreements.

As of January 1, 2003, these landfills (2 landfills in the State of Michigan and 1 landfill near St. Thomas, Ontario) started receiving the Region's waste. In mid-2004, the State of Michigan brought in new legislation concerning the level of prohibited waste ("De Minimis Quantities") that would be accepted in each load. As a result of this new legislation, the Region of York had to submit an application of 'Certification of Equivalent Landfill Disposal Prohibitions'. The Michigan Department of Environmental Quality (MDEQ) approved the Region's application, which permitted the Region of York to continue to send its residential waste to Michigan. Although the Region is permitted to continue to send its residential waste to Michigan, there are new rules with respect to the inspection and enforcement to ensure that the Region's waste does not contain prohibited material. Prohibited waste includes the following 12 items:

1. Used deposit beverage containers
2. Whole motor vehicle tires
3. Used Oil
4. Lead Acid battery

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5. Yard Clippings
6. Medical Waste
7. Low-level radioactive waste
8. Hazardous waste
9. Liquid waste
10. Sewage
11. PCBs
12. Asbestos

Eleven of the twelve items on Michigan's prohibited list are currently banned in the City's garbage collection program. "*Used Deposit Beverage Containers*" is the only item on the list that is not specified as 'non-collectible waste' in the City's current waste/recycling collection by-law. The Region has defined Used Beverage Containers as "*Any container including, but not limited to: Aluminum, Steel, Glass, PET # 1 plastic containers used to store or contain beverages.*"

In accordance with the MDEQ enforcement requirements, a waste load will be considered out of compliance if they find one bag of prohibited waste. More specifically, a single bag, containing only prohibited waste in it, may result in the rejection for the entire load.

The impact of this change to the by-law should not be too significant if residents fully participate in the City's recycling collection program.

b) Ban of Plastic Bags in the Leaf and Yard Collection Program

In response to contractual obligations between the Region of York and Halton Recycling Ltd., the Region has banned plastic bags from the leaf and yard waste material stream effective January 1, 2005. This ban is region-wide and affects all municipalities in the Region of York.

The purpose of the ban is twofold: reduced processing costs for the Region of York and a higher value for the finished product for Halton Recycling Ltd. This ban has, in essence, already taken place in the Asian Long Horned Beetle (ALHB) Regulated Area in Vaughan, as the Region's temporary ALHB compost facility banned plastic bags at the start of the 2004 leaf and yard season. The affected residents in the Regulated Area amount to approximately 20,000 households – almost 30% of the total number of households in Vaughan. Many large municipalities, such as Toronto, have successfully banned plastic bags from their leaf and yard collection programs.

The options for residents will be to use either kraft paper bags designed for leaf and yard waste material, or a designated open top rigid container(s) within a specified size. Residents who express concern about the cost of kraft paper bags (a minimum of approximately \$0.60 per bag) will be encouraged to use a 'designated open top rigid container'.

In order to ensure that the rigid containers can be easily identified as leaf and yard waste by the collection crews, a program will be undertaken to educate residents to place their leaf and yard waste material in a designated pile, separate from their garbage. Public Works will be providing stickers to the residents that say "Leaf and Yard Waste" that the resident can adhere to their designated open top rigid container.

Staff is also making a concerted effort to educate residents on other ways to manage their leaf and yard waste. Grasscycling and backyard composting will be the primary options for managing the waste on site. Grasscycling encourages residents to leave their grass clippings on their lawn to decompose naturally, and Backyard Composting encourages residents to divert their organic material (kitchen and yard) through the use of a backyard composter.

CITY OF VAUGHAN

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c) Promotion and Education of the above changes

To inform residents of the additional material ban in the garbage and of the set out requirements for the leaf and yard material, the City of Vaughan and the Region of York will launch a vigorous education/promotion campaign. This will involve any or all of the following:

- a section in the 2005 garbage/recycling collection calendar highlighting the changes;
- the provision of “leaf and yard waste” stickers that can be adhered to the residents’ open top rigid containers (avail. Spring 2005). This will make it easier for the collection crews to identify a leaf and yard set outs;
- 39 mobile signs strategically located at major intersections throughout the City of Vaughan;
- updated information on the City’s web site;
- advertisements in local newspapers;
- the use of door hangers and/or fluorescent orange stickers to be placed on bags not in compliance;
- working with the Corporate Communications Department, and the Region of York on additional promotion/education literature; and,
- hosting public information sessions and displays at Vaughan Public Libraries

Conclusion

Due to disposal and processing restrictions at the facilities receiving the City of Vaughan garbage and compostable material, it is necessary for the City to ensure that the City’s waste/recycling collection by-law reflects the ban of “used beverage containers” from regular household garbage, and, specify the acceptable set out requirements for leaf and yard waste material. Revising the by-law as set out in the recommendations of this report will accomplish this.

Attachments

N/A

Report prepared by:

Caroline Kirkpatrick, C.E.T., M.C.I.P.
Supervisor of Solid Waste Management

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 19, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

19

**VAUGHAN TRANSFER AND RECYCLING INC. -
AMENDMENT TO CERTIFICATE OF APPROVAL NO.A680333**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 7, 2005:

Recommendation

The Commissioner of Engineering and Public Works recommends that:

1. The request from Vaughan Transfer and Recycling's to the Ministry of the Environment that would allow for an increase in the amount of tonnage received at their 650 Creditstone Road facility from 500 to 800 tonnes per day, and outbound tonnage increased from 300 to 600 tonnes per day, and storage be increased from 550 to 800 tonnes, should not be considered for designation under the Environmental Assessment Act; and,
2. Copies of this report and Council's resolution be sent to: Mr. Kevin Plautz, Project Officer, Environmental Assessment Project Coordination Section, Environmental Assessment and Approvals Branch, 2 St. Clair Avenue West, Floor 12A, Toronto, Ontario, M4V 1L5.

Purpose

To advise Council of Vaughan Transfer and Recycling Inc.'s proposal to increase the amount of tonnage handled at their facility located at No. 650 Creditstone Road.

Background - Analysis and Options

Vaughan Transfer and Recycling Inc. has submitted a request to the Ministry of the Environment (MOE) to allow for an increase in the amount of waste processed at their facility located at No. 650 Creditstone Road. The request, if granted by the MOE, would allow for an increase in tonnage received from 500 to 800 tonnes per day. Accordingly, the outbound tonnage would increase from 300 to 600 tonnes per day, and the storage would also increase from 550 to 800 tonnes.

Vaughan Transfer and Recycling inc. is located on a 6 hectare parcel of land fronting on Creditstone Road. The facility received approval for operation from the MOE in 1999 to process 500 tonnes of solid non-hazardous Industrial / Commercial / Institutional waste, including construction and demolition waste, per day. The facility is located in an "EM2" zone, which permits waste transfer and processing operations. All waste processing takes place inside the building, and the building is equipped with an odour control system.

Approximately 80% of the waste is received at this site arrives in roll-off trucks, and 20% arrives in front end trucks. The requested increase in tonnage would amount to approximately 60 additional collection vehicle movements at the site per day. In terms of transfer vehicles hauling out of the site, the increase would amount to 14 additional vehicle movements. In total, the increased tonnage would amount to 74 additional vehicle movements (both in and out), per day.

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During the City of Toronto strike in 2002, this facility received an emergency Certificate of Approval amendment from the MOE to allow for up to 800 tonnes per day of waste to be received and processed at this facility. During the strike, no objections or complaints were received. As a result, Vaughan Transfer and Recycling Inc. requested that this increased tonnage be made permanent. Vaughan Transfer and Recycling Inc.'s request was posted for 30 days on the Environmental Bill of Rights, and the MOE received no objections.

The MOE can require that this request be designated under the Environmental Assessment Act (EAA), as any site handling over 300 tonnes per day may be considered for such designation.

However, as this site has been in operation since 1999 with a tonnage limit above the 300 tonnes per day threshold without incident or complaint, there is no technical reason, from a City staff perspective, why this application should be designated under the EAA. As such, it is recommended that the City advise the Ministry of the Environment that the amendment to the Certificate of Approval No. A680333 – Vaughan Transfer and Recycling Inc., should not be considered for designation under the Environmental Assessment Act; and, copies of this report and Council's resolution be sent to the MOE.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

The site is an established waste processing and transfer facility in the City that operates in an enclosed building. With the closure of the Keele Valley Landfill, it provides a service to the many businesses located in and around Vaughan. The requested increase in tonnage would permit more materials to be processed for recycling at this site.

As the facility currently handles more waste per day than the current MOE threshold for designation, there appears to be no need to request that this amendment be designated under the Environmental Assessment Act, and the appropriate MOE staff should be notified of that.

Attachments

1. Location Map
2. Photograph

Report prepared by:

Brian T. Anthony, CRS-S, C. Tech
Director of Public Works

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 20, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

20 POWERSTREAM – PROMISSORY NOTE TO THE CITY OF VAUGHAN

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance and Corporate Services, dated February 7, 2005:

Recommendation

The Commissioner of Finance & Corporate Services recommends:

That PowerStream Inc. be advised that it is not the intent of the City to demand accelerated payment of the promissory note in accordance with section 3 of the amended and restated promissory note dated June 1, 2004 within a year from the date of this approval.

Purpose

For correct financial statement reporting, PowerStream must be aware of the intent of the City with respect to the repayment of the promissory note, particularly if any repayment of that note is to occur within one year.

Background – Analysis and Options

As part of the June 1, 2004 amalgamation the promissory notes with the shareholders were amended. The shareholders receive interest payments on the Note. There are provisions in the promissory note for accelerated re-payment; however staff is not aware of any need on the part of the City for an accelerated repayment, within one (1) year.

For financial statement reporting purposes at the end of 2004, PowerStream must either record the note as a long-term or short-term liability. A short-term liability is one that is due within one (1) year. If the city has no intention of requiring any repayment within the next year then PowerStream can record the Note as a long-term liability. This was contemplated when the Notes were put in place. By reporting the Note as a long-term liability PowerStream is able to meet its debt covenants and maintain its credit rating.

Conclusion

Staff recommends that the City acknowledge that there is no intent to require accelerated payments within the next year.

Attachments

None

Report prepared by:

Clayton D. Harris, CA
Commissioner of Finance & Corporate Services

CITY OF VAUGHAN

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Item 21, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

21 SIGNING AUTHORITY – CITY CORPORATE BANK ACCOUNTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance and Corporate Services, dated February 7, 2005:

Recommendation

The Commissioner of Finance & Corporate Services in consultation with the Director of Financial Services recommends:

That Council designate the Regional Councillor who received the highest number of votes in the previous election as signing authority for the City's Corporate Bank accounts.

Purpose

To provide for a second Council signing officer for the City's Various Bank Accounts and other related financial transactions.

Background - Analysis and Options

The City operates various Bank Accounts for the receipt, investment, transfers and disbursement of funds. When the City issues cheques, transfer funds or conducts other banking transactions, two signatures are required, one member of Council and one member of staff. In previous years the Regional Councillor that received the highest number of votes was the second Council signing officer.

Currently the signing officers are:

Michael Di Biase, Mayor
Clayton Harris, Commissioner of Finance & Corporate Services
Barry Jackson, Director of Financial Services

An additional signing officer from Council is necessary so that cheques and financial transactions can continue to be issued to meet the City's financial obligations. In the last election Regional Councillor Mario Ferri received the highest number of votes in the last election.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

To provide for a second Member of Council that being the Regional Councillor that received the highest number of votes as signing authority to the City's various bank accounts when the Mayor is unavailable.

Attachments

None

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

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Report prepared by:

Barry Jackson, Director of Financial Services
Ext. 8272

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 22, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

**22 REQUEST FOR FENCE HEIGHT EXEMPTION
29 RAYMOND ROAD**

Referred from the Council meeting of February 9, 2004

The Committee of the Whole recommends:

- 1) That the request for a fence height exemption for 29 Raymond Road be granted providing that the maximum height measured from finished grade shall be no greater than 6'6";
- 2) That the following report of the City Clerk, dated February 2, 2004, be received;
- 3) That the memorandum from the City Clerk, dated January 26, 2005, be received; and
- 4) That the deputation of Ms. Victoria Petrolo, on behalf of Mr. Domenico Petrolo and Mrs. Orsula Petrolo, 25 Raymond Road, Vaughan, L4L 2K9, be received.

Council, at its meeting of February 9, 2004, adopted the following:

That this matter be referred to a future Committee of the Whole meeting; and

That the deputation of Ms. Paola Capuano, 29 Raymond Road, Woodbridge, L4L 2K9, be received.

Report of the City Clerk, dated February 2, 2004

Recommendation

The City Clerk requests direction on this matter.

Purpose

To consider the granting of a fence height exemption pursuant to Section 3.5 of By-Law 80-90.

Background - Analysis and Options

The owner of the above noted property is requesting an exemption to the existing fence height restrictions pursuant to Section 3.5 of By-Law 80-90 to permit the maintenance of an existing side yard fence. The by-law permits a fence height of six feet. The subject fence ranges in height from six feet eight inches to seven feet four inches measured from finished grade. The applicant has indicated that the fence was built as such to ensure privacy from the adjoining neighbour. Attached as Appendix "A" are photographs of the subject fencing. Originals will be available at the meeting.

Relationship to Vaughan Vision 2007

This request is consistent with Section 1.0 – Service Delivery Excellence, sub-section 1.1.2 being the review of community designs to ensure enhanced safety standards.

Conclusion

Council direction is required on the fence height exemption request.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

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Attachments

Appendix “A” – photographs of the subject fencing.

Report prepared by:

Joseph A.V. Chiarelli
Manager Special Projects Licensing & Permits
Insurance-Risk Management

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

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Item 23, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

23

SIGN VARIANCE APPLICATION
FILE NO: SV.04-12
OWNER: SANDY MIROTTI/PAOLO AURELI
LOCATION: 7600 WESTON ROAD, UNIT 23
LOT 3, 65M-2339

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 7, 2005:

Recommendation

That Sign Variance Application SV.04-12, Sandy Mirotti/Paolo Aureli, be APPROVED as proposed.

Purpose

Request to install an additional wall sign located above the roofline as shown on the attached elevation.

Background- Analysis and Options

By-Law Requirements (203-92, as amended)

5.8 No person shall erect, install, post, display, maintain or keep on a premises any roof signs and signs erected in part or entirely above the roof of a building or structure.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

The applicant is requesting permission to install an additional wall sign located above the roof line of the building, as shown on the attached plan.

Members of the Sign Variance Committee agreed with the applicant that sign exposure for this property is difficult. It was further noted that there have been similar applications approved by the Sign Variance Committee and Council for other units on the same property.

Members had no objection to the application as submitted.

Upon approval of the sign variance application by Council, a Sign Permit is required to be issued by the Building Standards Department.

Attachments

1. Sketch of Sign

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 23, CW Report No. 7 – Page 2

Report prepared by:

John Studdy, Manager of Customer & Administrative Services

/as

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

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Item 24, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

24

**SIGN VARIANCE APPLICATION
FILE NO: SV.04-13
OWNER: 1619948 ONTARIO LIMITED
LOCATION: 100 AUTOPARK CIRCLE
LOT 4, CONCESSION 6**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 7, 2005:

Recommendation

That Sign Variance Application SV.04-13, 1619948 Ontario Limited, be APPROVED as proposed.

Purpose

Request to install two Pylon Signs, and a Directional Sign not in accordance with the locations shown on the approved Site Plan Agreement. The applicant is further requesting an enlargement to the Wall Signs shown on the approved agreement.

Background- Analysis and Options

By-Law Requirements (203-92, as amended)

6.2 (a) Where a site plan approved by the City provides standards for signage and the signs for the development comply therewith, such signs shall be deemed to comply with this By-Law.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Members of the Sign Variance Committee were of the opinion that the variances sought were minor in nature, and the intent of the approved site plan agreement is being maintained. It was further noted by the members, that the proposed signs are well within that maximum size limitations contained within the Sign By-law.

Committee members had no objections to the application as submitted.

Upon approval of the sign variance application by Council, a Sign Permit is required to be issued by the Building Standards Department.

Attachments

1. Sketch of Sign

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 24, CW Report No. 7 – Page 2

Report prepared by:

John Studdy, Manager of Customer & Administrative Services

/as

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 25, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

25

**SIGN VARIANCE APPLICATION
FILE NO: SV.04-15
OWNER: CADILLAC FAIRVIEW CORP. LTD.
LOCATION: 1 PROMENADE CIRCLE
BLOCK 10, PLAN 65M-2325**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 7, 2005:

Recommendation

That Sign Variance Application SV.04-15, Cadillac Fairview Corp. Ltd., be APPROVED as proposed.

Purpose

Request to install a wall sign having an area of 11.5 m² and located above the 1st floor, which the tenant occupies.

Background- Analysis and Options

By-Law Requirements (203-92, as amended)

- 8.2 (a) The area of a wall sign shall not exceed 0.75m per linear horizontal meter of the exterior wall of a building upon which such sign is located. In multiple occupancy buildings or shopping centers, the sign area for each business premises shall be proportional to the length of the exterior wall forming part of the premises. Notwithstanding the foregoing, the total area of a wall sign per business premises shall not exceed 20 sq m or be limited to not less than 2.0 sq m.
- 6.6 (f) Wall signs shall only be located at the storey having direct access to a street, except that where a premises occupies all stories in a multi storey building the wall sign may be erected on the next storey immediately above the storey having direct access to the street.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

The By-law permits a maximum sign area of 9.6 m² located within the storey occupied by the tenant. The applicant is requesting a wall sign having a total area of 11.5 m² and located above the 1st floor which the tenant occupies.

Members of the Sign Variance Committee noted that the proposed sign is located on a large exterior wall of the existing mall. The proposed sign is to replace an existing sign that is to be removed. Members concurred with the applicant's opinion that it is not practical to locate the sign in accordance with the by-law.

CITY OF VAUGHAN

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Members were of the opinion that the intent of the Sign By-Law is being maintained.

Upon approval of the sign variance application by Council, a Sign Permit is required to be issued by the Building Standards Department.

Attachments

1. Sketch of Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services

/as

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 26, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

26

**SIGN VARIANCE APPLICATION
FILE NO: SV.05-01
OWNER: DEELEY HARLEY DAVIDSON, CANADA
LOCATION: 830 EDGELEY BLVD, BLOCK NUMBER 5 & 6
REGISTERED PLAN NUMBER 65M-2854**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 7, 2005:

Recommendation

That Sign Variance Application SV.05-01, Deeley Harley Davidson, Canada, be APPROVED as proposed.

Purpose

Request to install an addition to an existing free standing pylon sign having a maximum height of 8.1m.

Background- Analysis and Options

By-Law Requirements (203-92, as amended)

6.5 (d) No ground sign shall exceed a maximum height of 7.5m from finished grade level at the base of the supporting structure of the said sign.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

The By-law permits a maximum height of 7.5m for a pylon sign. The applicant is requesting permission to allow the existing 8.1 m. high pylon sign to be maintained.

Committee members noted that the application was for a small increase to the maximum height of the sign and had no objections to the application as submitted.

Upon approval of the sign variance application by Council, a sign permit is required to be issued by the Buildings Standards Department.

Attachments

1. Sketch of Sign

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 26, CW Report No. 7 – Page 2

Report prepared by:

John Studdy, Manager of Customer & Administrative Services

/as

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 27, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

27

**SIGN VARIANCE APPLICATION
FILE NO: SV.05-02
OWNER: SCOTIA BANK
LOCATION: 9333 WESTON ROAD, UNIT A1, BLOCK 137
REGISTERED PLAN 3373**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 7, 2005:

Recommendation

That Sign Variance Application SV.05-02, Scotia Bank, be APPROVED subject to the applicant ensuring that none of the proposed signs face a residential area.

Purpose

Request to install two additional wall signs and projecting banners.

Background- Analysis and Options

By-Law Requirements (203-92, as amended)

6.2 (a) Where a site plan approved by the City provides standards for signage and the signs for the development comply therewith, such signs shall be deemed to comply with this By-Law.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

The Sign By-Law permits only those wall signs approved in the approved Site Plan Agreement.

The applicant is proposing to install additional wall signs onto the south and north elevations of the existing structure as shown on the attached drawings. The applicant is also proposing to install three banners on the west elevation as shown on the attached drawings.

Committee Members are of the opinion that the intent of the Site Plan Agreement is being maintained and had no objections to the additional signage provided that the signs did not face a residential area.

Upon approval of the sign variance application by Council, a Sign Permit is required to be issued by the Building Standards Department.

Attachments

1. Sketch of Sign

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 27, CW Report No. 7 – Page 2

Report prepared by:

John Studdy, Manager of Customer & Administrative Services

/as

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 28, Report No. 7, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 14, 2005, as follows:

By approving the following in accordance with the memorandum from the Commissioner of Planning, dated February 14, 2005:

1. ***THAT Zoning By-law Amendment Application File Z.03.064 (Carmela Greco) BE APPROVED, to rezone the subject lands from R1 Residential Zone to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone, with the following exceptions:***
 - a) ***a maximum building height of 9.5m; and,***
 - b) ***a minimum rear yard of 5m.***

2. ***THAT Site Development Application File DA.03.055 (Carmela Greco) BE APPROVED, subject to the following conditions:***
 - a) ***That prior to the execution of the site plan agreement:***
 - i) ***the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department and Cultural Services Division, in consultation with Heritage Vaughan and the Toronto and Region Conservation Authority;***
 - ii) ***the final site servicing and grading plan and stormwater management report shall be approved by the Engineering Department; and,***
 - iii) ***all hydro requirements shall be fulfilled to the satisfaction of Power Stream Inc.***

3. ***NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the Site Development Application DA.03.055, Carmela Greco, be allocated sewage capacity from the Kleinburg Water Pollution Control Plant and water capacity from the Kleinburg-Nashville Community Water System of the York Water Supply System for a total of 15 residential apartment units or an equivalent of 30 persons, following the execution of a site plan agreement to the satisfaction of the City.***

4. ***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 of \$2,200.00 per unit, whichever is higher 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.***

28

**ZONING BY-LAW AMENDMENT FILE Z.03.064
SITE DEVELOPMENT FILE DA.03.055
CARMELA GRECO
REPORT #P.2004.46**

(Referred from the Council Meeting of December 6, 2004)

The Committee of the Whole recommends:

- 1) That this application, as revised, be approved and that the revised application be deemed to be in keeping with the intent of the OPA in regard to the one building design due to the unique site and details of the application;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

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- 2) That the protection of mature trees be of the utmost consideration and that a tree preservation plan be provided;
- 3) That the building be permitted as per revised application at a 5m setback from top of bank;
- 4) That staff provide required conditions, for the Council meeting of February 14, 2005;
- 5) That staff review the location of the crosswalk to ensure it meets municipal standards for safety and engineering;
- 6) That the following report of the Commissioner of Planning, dated November 1, 2004, be received;
- 7) That the additional report of the Commissioner of Planning, dated February 7, 2005, be received;
- 8) That the following deputations be received:
 - a) Mr. Frank Greco, on behalf of the applicant;
 - b) Mr. Ian Mitchell, 245 Camlaren Crescent, Kleinburg, L0J 1C0; and
 - c) Mr. Robert Klein, Kleinburg and Area Ratepayers' Association, 8 Daleview Court, Kleinburg, L0J 1C0;
- 9) That the correspondence submitted by Mr. Frank Greco from G. S. Semaan, Forward Engineering & Associates Inc., 166 Disco Road, #110, Toronto M9W 1M4, dated February 1, 2005, be received; and
- 10) That the landscape rendering of the site plan submitted by the applicant, be received.

Council, at its meeting of December 6, 2004, adopted the following:

- 1) That staff review the revised application and bring forward a report to the Committee of the Whole meeting of January 17, 2005;
- 2) That staff submit the revised application to Heritage Vaughan for review;
- 3) That the following report of the Commissioner of Planning, dated November 29, 2004, be received; and
- 4) That the following deputations and written submission, be received:
 - a) Mr. Frank Greco, 10504 Islington Avenue, #204, Kleinburg, L0J 1C0, and written submission, on behalf of the applicant;
 - b) Mr. Iain Craig, Box 157, Kleinburg, L0J 1C0;
 - c) Mr. Ian H. Mitchell, Box 219, Kleinburg, L0J 1C0; and
 - d) Mr. Robert Klein, Kleinburg and Area Ratepayers Association, 8 Daleview Court, Kleinburg, L0J 1C0.

Council, at its meeting of November 8, 2004, adopted the following, and the Committee of the Whole recommendation of November 1, 2004:

That the submission from Mr. Frank Greco, Kleinburg Plaza, 10504 Islington Avenue, Suite 204, Box 772, Kleinburg, L0J 1C0, dated November 2, 2004, be received;

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Committee of the Whole recommendation of November 1, 2004

- 1) That this matter be referred to the Committee of the Whole meeting of November 29, 2004, to allow KARA to organize and hold a public meeting and that the applicant, members of Council and staff be invited;
- 2) That the following deputations, be received:
 - a) Mr. Ian H. Mitchell, Kleinburg and Area Ratepayers Association, 245 Camlaren Crescent, Kleinburg, L0J 1C0;
 - b) Mr. Robert Klein, 8 Daleview Court, Kleinburg, L0J 1C0;
 - c) Mr. Joe Caponio, 32 John Street, Kleinburg, L0J 1C0;
 - d) Mr. John A. Heddle, 11975 Kipling Avenue, RR 1, Kleinburg, L0J 1C0;
 - e) Mr. Frank Greco, on behalf of the applicant;
 - f) Mr. Paul De Buono; and
 - g) Mr. Iain Craig, 365 Stegman's Mill Road, Kleinburg, L0J 1C0; and
- 3) That the following written submissions, be received:
 - a) Mr. Steven Kindree, 22 Daleview Court, Kleinburg, L0J 1C0, dated October 25, 2004; and
 - b) Ms. Norma Curtis, 15 Cardish Street, Kleinburg, L0J 1C0, dated November 1, 2004.

Report of the Commissioner of Planning dated November 1, 2004

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.03.064 (Carmela Greco) BE APPROVED, to rezone the subject lands from R1 Residential Zone to RM2 Multiple Residential Zone and OS1 Open Space Conservation Zone, with the following exceptions:
 - a) a maximum building height of 9.5 m; and,
 - b) a minimum rear yard of 10 m.
2. THAT Site Development Application DA.03.055 (Carmela Greco) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan and building elevations shall be approved by the Development Planning Department and Cultural Services Division, in consultation with Heritage Vaughan;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Engineering Department;
 - iii) all hydro requirements shall be fulfilled to the satisfaction of Power Stream Inc.; and
 - iv) all requirements of the Toronto and Region Conservation Authority shall be satisfied.

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3. NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the Site Development Application DA.03.055, Carmela Greco, be allocated sewage capacity from the Kleinburg Water Pollution Control Plant and water capacity from the Kleinburg-Nashville Community Water System of the York Water Supply System for a total of 15 residential apartment units or an equivalent of 30 persons, following the execution of a site plan agreement to the satisfaction of the City.
4. 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 of \$2,200.00 per unit, whichever is higher 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.

Purpose

The Owner has submitted an application to amend the Zoning By-law to rezone a 0.44 ha site from R1 Residential Zone to RM2 Multiple Residential Zone (tableland) and OS1 Open Space Conservation Zone (valleylands). An application for Site Development has also been submitted to develop the tableland for 2 multiple residential buildings, with a total of 15 residential units and 30 parking spaces.

Background - Analysis and Options

The 0.44 ha property is located on the west side of Islington Avenue, south of Nashville Road, being Parts 4 and 5 on Plan 65R-22136 (10384 Islington Avenue), in Lot 23, Concession 8, City of Vaughan. The lands are currently vacant, and slope gently downwards away from Islington Avenue, and approximately two-thirds of the way back, drop off to the valley. There is a row of mature trees along the front of the property, and a hedge along the south side.

The lands are designated "Core Area" by OPA #601 (Kleinburg-Nashville Community Plan) and zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - detached residential (R1 Residential Zone)
- South - detached residential (R1V Old Village Residential Zone)
- East - Islington Avenue; McMichael Gallery (R1 Residential Zone)
- West - valley land (R1 Residential Zone, OS1 Open Space Conservation Zone)

Public Hearing

On February 6, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, and to the Kleinburg and Area Ratepayers Association. At the Public Hearing on March 1, 2004, 10 residents spoke or submitted written submissions with the following concerns:

- compatibility of the multiple family dwellings being surrounded by existing single detached dwellings
- the proposed development will set a precedent for similar development
- traffic and safety (proximity to school)
- scale of buildings

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The recommendation of the Committee of the Whole to receive the Public Hearing and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on March 8, 2004, and included the following resolution:

“That the applicant be requested to participate in a community meeting with staff, the Ward 1 Sub-Committee, and area residents to address the issues raised, prior to this matter being brought forward to a Committee of the Whole meeting.”

The applicant has met with the Local Councillor and ratepayers, and Staff was not present.

Official Plan

The lands are designated “Core Area” by OPA #601 (Kleinburg-Nashville Community Plan). Permitted uses include retail stores, personal service shops, professional and business offices, restaurants, and single-detached and multiple family dwellings.

Multiple family dwellings are permitted, provided there are at least 2 dwellings located on the same lot and are designed with a single residential character and scale. The proposed development consists of 2 buildings, each with multiple residential units. The rezoning to RM2 Zone would implement the policies of the Official Plan, and permit the proposed development.

Zoning

The lands are currently zoned R1 Residential Zone, which permits single-detached dwellings. A zoning amendment is required to permit the proposed multiple dwelling units. The appropriate zone to implement the proposed development is RM2 Multiple Residential Zone, which permits apartment and multiple residential dwellings. The valleylands would be zoned OS1 Open Space Conservation Zone.

Two exceptions to the RM2 standards are required. The maximum building height will be limited to 9.5 m, rather than 11 m. This is in keeping with the Official Plan requirements. The rear yard will be 10 m, rather than 4.5 m, in keeping with the Toronto and Region Conservation Authority's minimum setback requirement from the top-of-bank.

Site Design

The proposed development consists of 2 buildings on the site. The main building (Building 'A') is 2½-storey's and designed in the tradition of a 19th century inn, with 12 residential units, and underground parking. The rear building (Building 'B') is designed as a coachhouse and contains 3 residential units. The ground floor area also has 5 garage parking spaces.

Building 'A' has a front yard of 9 m, a southerly side yard of 2 m and a northerly side yard of 13.7m. Building 'B' has a rear yard to the valley of 10 m, and a side yard of 8.1 m to the south and 6.9 m to the north.

The rear portion of the subject lands are within a valley corridor. The Toronto and Region Conservation Authority has requested that the valley lands be zoned OS1 Open Space Conservation Zone to protect these lands. The valley lands will remain in private ownership.

Parking and Access

Access to the site will be from Islington Avenue. It is proposed in a location that will minimize any impact on the existing trees along Islington Avenue. The site plan identifies a total of 30 parking spaces, with 18 underground, 7 spaces within the garage area of Building 'B', and 7 surface parking spaces. A total of 27 parking spaces are required, yielding a surplus of 3 spaces.

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Servicing

The proposed development is to be fully serviced on the municipal system, including hydro, water, and sanitary and storm sewers. The Engineering Department has advised that both water and sewage capacity is available for the site. A recommendation has been included to provide the necessary allocation.

All hydro requirements are to be fulfilled to the satisfaction of Power Stream Inc.

Landscaping

A landscape plan has not yet been submitted, but will be required prior to registration of the site plan agreement. A tree survey and preservation plan is also required. The final landscape plan will be approved to the satisfaction of the Development Planning Department. Given the site location at the entrance to Kleinburg, it is recommended that the landscaping be based on a strong rural theme that incorporates the elements of a true 19th century landscape.

Heritage Conservation

The subject lands are within the Kleinburg-Nashville Heritage Conservation District, approved by Council under Part V of the Ontario Heritage Act (R.S.O. 1990) as amended, and is subject to review in accordance with the Heritage District Plan Controls, which guide heritage conservation issues and new development in the community. The site is also subject to the development policies within OPA #601 (Kleinburg-Nashville Community Plan).

The following motion was made at the Heritage Vaughan meeting of October 20th, 2004 with respect to 10360 Islington Avenue:

“Heritage Vaughan recommends:

1. That the proposed plan be forwarded to Council; and
2. That the building plan set of drawings and completed project shall be in full conformance with the approved site plan drawings.”

Elevations

Building ‘A’ is designed in the style of a 19th century inn. The front elevation features a main entrance with many windows along the first 2-storeys, and 2 dormer windows in the roofline. The remaining elevations feature many windows and balcony areas for the residential units. Garage doors are provided on the rear facade to gain entry to the underground parking.

Staff recommend the following to Building ‘A’:

- the back extension of Building ‘A’ (under Gambrel roof) should read like an addition to the main block (with a drop in the eave datum line relative to the main block) and should take the form of a different material that is lighter and more refined in appearance such as Board and Batten
- front elevation materials need to be carefully selected
- requires a high quality window to achieve heritage window effect
- dormer windows should be narrowed to a dimensional width that achieves a more refined appearance in elevation and detailed in accordance with historic precedent
- stone foundation should use a random rubble pattern to simulate an historic foundation wall rather than a linear coursed contemporary ashlar pattern. Stone must be authentic – simulated concrete stone is not appropriate

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Development Planning Staff encourages the applicant to consider ways in which these buildings may be further reduced in size, in terms of massing and scale in order to achieve compatibility with the Heritage District character and intent of the Official Plan respecting new development in the Kleinburg-Nashville Community.

The applicant has shown a willingness to work with Staff to accomplish the goals of the Heritage District. It is expected that these recommendations can be incorporated into the building.

Building 'B' is designed in the form of a barn/coach house that contains enclosed garages and dwellings units. The front (east) elevation is dominated by doors to the parking garages, that resemble barn doors. All the elevations of this building feature many windows, including dormers along the roof.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

Conclusion

The proposed development is consistent with the policies of the Official Plan, which permits multiple dwellings. The proposed rezoning of the tableland to RM2 Zone and the valley to OS1 Zone conforms to the Official Plan. Site-specific exceptions for rear yard and building height are required to satisfy the requirements of the Toronto and Region Conservation Authority and the Official Plan. Therefore, Staff can recommend approval of the zoning by-law amendment application.

The site plan represents an appropriate development of the subject lands. The two multi-unit residential dwellings conform to the policies of the Official Plan, and therefore, the site plan application can be approved. Staff are generally satisfied with the building elevations, subject to the applicant addressing the comments in the report for Building 'A'. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan – Building 'A'
4. Elevation Plan – Building 'A'
5. Elevation Plan – Building 'B'

Report prepared by:

Todd Coles, Planner, ext. 8634
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 29, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

29 **DRAFT PLAN OF SUBDIVISION FILE 19T-04V08**
1541677 ONTARIO LIMITED (LIBERTY DEVELOPMENT CORPORATION)
REPORT #P.2004.1

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 7, 2005, be approved;
- 2) That the following deputations be received:
 - a) Mr. Barry Horosko, Bratty & Partners, on behalf of the applicant; and
 - b) Mr. Terry Goodwin, 122 Thornridge Drive, Thornhill, L4J 1E3; and
- 3) That the written submission of Mr. John Burns, dated February 4, 2005, be received.

Recommendation

The Commissioner of Planning recommends:

1. That Draft Plan of Subdivision 19T-04V08 (1541677 Ontario Limited (Liberty Development Corporation)) prepared by Malone Given Parsons Ltd., dated May 25, 2004, and red-lined dated February 7, 2005, as shown on Attachment #3, BE DRAFT APPROVED, subject to:
 - i) the implementing Official Plan Amendment #621 shall be in full force and effect;
 - ii) the conditions of draft plan approval as set out in Attachment #1; and
 - iii) the subdivision agreement containing a provision that parkland shall be dedicated and/or cash-in-lieu of parkland shall be paid in accordance with the Planning Act and the approved "Cash-In-Lieu of Parkland Policy".
2. That the following resolution be passed allocating sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision Application 19T-04V08 (1541677 Ontario Limited (Liberty Development Corporation)) be allocated sewage capacity from the Maple and Bayview collectors, and water supply from Pressure District No. 6 of the York Water Supply System, for a total of 984 units, which is in addition to the 614 units previously allocated on April 14, 2003.

Purpose

The Owner has submitted a Draft Plan of Subdivision Application to permit, in addition to the previously approved 614 condominium apartment units on proposed Blocks 3 and 4, the following (Attachment #3):

- 891 condominium apartment units on Blocks 2, 5 and 7
- 93 townhouse units on Blocks 5, 6 and 7
- 1.94 ha park on Block 1
- east/west local road from Bathurst Street to New Westminster Drive (Streets "A" and "B").

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Background - Analysis and Options

The subject property is located west of Bathurst Street, through to New Westminster Drive, and south of Beverley Glen Boulevard, in Part of Lot 6, Concession 2, City of Vaughan. The 8.89 ha rectangular site has 290 m frontage on New Westminster Drive, and 370 m flankage on Beverley Glen Boulevard, and is centrally bisected by a north/south public road (Disera Drive). Treed areas are located in the east portion of the property, and along the south property line. The surrounding land uses are:

- North - Beverley Glen Boulevard; townhouse residential (RM1 Zone), future high density residential (RA3-H Zone)
- South - vacant/future development (A Zone, C4 Zone)
- East - vacant/future development (A Zone, C2 Zone), Bathurst Street
- West - New Westminster Drive; townhouse residential (RM1 Zone)

On November 8, 2004, the related Official Plan and Zoning By-law Amendment Applications (OP.03.024 and Z.03.084, respectively) were approved by Council, subject to conditions. Also approved was a Master Plan (Attachment #4), to guide future development of the Liberty community. The Amendments would permit in addition to the previously approved 614 condominium apartment units: 891 condominium apartment units; 93 condominium townhouse units; 1.94 ha park; and an east/west local road from Bathurst Street to New Westminster Drive. The total approved and proposed condominium apartment and townhouse unit count would be 1,598, and would include 7 condominium apartment buildings with building heights up to 22 storeys.

Public Hearing

On May 31, 2004, a Notice of Public Hearing to consider the Draft Plan of Subdivision application was circulated to all property owners within 120m on the subject lands. The recommendation of the Committee of the Whole to receive the Public Hearing report on June 21, 2004, and to forward a comprehensive report to a future Committee meeting, was ratified by Council on June 28, 2004.

Official Plan

The subject lands are currently designated "High Density Residential", "Open Space" and "Institutional" by OPA #210 (Thornhill-Vaughan Community Plan). On November 8, 2004, Council approved related Official Plan Amendment Application OP.03.024 to redesignate the residential portion for the proposed townhouses and apartment buildings (proposed Blocks 2-7 on Attachment #3) to "High Density Residential" and the park (proposed Block 1) to "Open Space". The implementing OPA #621 was adopted by Council on January 24, 2005. The Region of York is the approval authority for official plan amendments, and OPA #621 will be forwarded to the Region following Council's adoption of the Amendment. Upon OPA #621 coming into full force and effect, the notice of decision for the approval of the draft plan of subdivision can be issued by the City.

Zoning

The subject lands are currently zoned RA3 Apartment Residential Zone and subject to Exception 9(1153) and A Agricultural Zone by By-law 1-88. On January 24, 2005, Council passed related Zoning By-law Amendment Application Z.03.084 to rezone the following blocks within the draft plan of subdivision:

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- Block 1 from RA3 Apartment Residential Zone and A Agricultural Zone to OS2 Open Space Park Zone (park);
- Block 2 from A Agricultural Zone to RA3(H) Apartment Residential Zone (apartment);
- Block 5 from A Agricultural Zone to RM2(H) Multiple Residential Zone (townhouse) and RA3(H) Zone;
- Block 6 from A Agricultural Zone to RM2(H) Multiple Residential Zone;
- Block 7 from A Agricultural Zone to RA3(H) Apartment Residential Zone, and from RA3 Zone to RM2 Multiple Residential Zone – (H) Zone.

Blocks 3 and 4 will maintain the RA3 Zone. The zoning by-law also provides exceptions to the residential zone standards to implement the proposed condominium townhouse and apartment development shown on the Master Plan.

Subdivision Design

The draft plan of subdivision (Attachment #3) proposes the creation of 3 apartment blocks, 1 townhouse blocks, 2 blocks containing both residential types, 1 park block and an east/west local road from Bathurst Street to New Westminster Drive (Streets A and B). The draft plan of subdivision will facilitate the development of 1505 apartment units and 93 townhouse units.

The approved Liberty Master Plan (Attachment #4) shows street-related condominium townhouse units (minimum 6 m wide) fronting onto New Westminster Drive and Beverley Glen Boulevard, with the remaining interior townhouse units fronting onto a private landscaped amenity space area or internal private road, with resident and visitor parking accessed from private internal laneways. A total of 5 condominium apartment buildings (Buildings A, B, C, D and G) are shown along the south lot line, ranging in height from 15 to 22 storeys, and two condominium apartment buildings (Buildings E and F) are shown west of Disera Drive, on the north side of the proposed east/west local road, ranging in height from 6 to 18 storeys. The majority of parking is to be provided underground, with limited surface parking for visitors, however, additional visitor spaces will be required to be provided within the townhouse blocks, which the applicant has agreed to facilitate, with locations to be identified through the site plan process. This will be complemented by on-street parking to be provided on the north side of the east/west road, and on the west side of the park on Disera Drive, as supported by the Engineering and Public Works Departments.

A park block is proposed in the northeast portion of the property and is generally intended to be passive and to include landscaped gardens, pathways, a gazebo, amphitheatre, junior and senior play areas, and a 50 m radius unstructured open space area that could provide future opportunities for the municipality to implement sports fields. A tableland woodlot stand (0.425 ha) has been preserved and integrated with the Park Block (1.515 ha) to form one public open space centre piece with a total area of 1.94 ha in size as redlined on Attachment #3.

Urban Design

The final urban design guidelines report and accompanying landscape/streetscape/open space master plan will be approved to the satisfaction of the Development Planning Department, as conditions of draft plan approval included in Attachment #1 of this report.

Parkland Dedication

The preliminary parkland dedication for this plan is as follows:

Calculation is based on 1 ha/300 units:

Total Number of Units: Townhouse – 93 units
Apartment – 1505 units

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Total Parkland Dedication Required – 5.327 ha
Total Parkland Provided in plan – 1.515 ha

Total parkland under dedication – 3.812 ha

Based on the above parkland dedication calculation, the Owner shall pay to the City of Vaughan cash-in-lieu of parkland dedication equivalent to 1,144 units in accordance with the Planning Act and the City's cash-in-lieu policy (1 ha/300 units).

Vaughan Engineering Department

The Vaughan Engineering Department has reviewed the proposed draft plan and provides the following comments:

a) Environmental Site Assessment

On November 6, 2003, Terrapex Environmental Limited concluded its peer review of the Environmental Site Assessment (ESA) Phase 1 report, and recommended that the City accept the ESA, and agreed with the conclusion of the ESA that the land is suitable for residential use and development. A Phase II Environmental Site Assessment will be required for the park block in accordance with the City's policy regarding the dedication of parkland.

b) Roads

The site contains one primary road, Disera Drive, which has been constructed in conjunction with Draft Plan of Subdivision 19T-91018, and one local road, which will be constructed in conjunction with this development from Bathurst Street to New Westminster Drive.

Construction access to the subject lands will be via Beverley Glen Boulevard.

c) Engineering Servicing

The municipal services for this development shall be in accordance with the functional servicing report prepared by Counterpoint Engineering Inc. and the Master Servicing Report for the Vaughan Town Centre Lands prepared by Marshall Macklin Monaghan dated May 1995. This plan of subdivision depends on municipal services (sanitary, storm and watermain) constructed within Draft Plans of Subdivision 19T-90009 and 19T-89022, and the New Westminster Drive Capital Works Construction project.

d) Sanitary Servicing

The sanitary servicing for the subject site will split between the Maple and Bayview collectors. This draft plan of subdivision also includes lands, which were draft plan approved and registered under Plan of Subdivision 19T-91018, 65M-3709. On April 14, 2003, City of Vaughan Council allocated 614 units to Draft Plan of Subdivision 19T-91018. On September 13, 2004, Council reserved an additional 984 units of sanitary sewage capacity for this plan for a total of 1,598 units. Allocation as well as connections to the sanitary stubs located on Beverley Glen Boulevard and New Westminster Drive at the northern and western boundaries of the proposed plan of subdivision are required.

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e) Storm Drainage

Storm sewer connections to the storm sewer stubs located on Beverley Glen Boulevard and New Westminster Drive at the northern and western boundaries of the proposed plan of subdivision are required. The major flows will be conveyed through the Beverley Glen and New Westminster road allowances, and will ultimately outlet to Centre Street and under Bathurst Street to the Janesville Pond. This plan must control the major and minor system flows, up to the 100 year storm, to 72 l/s/ha.

f) Water Supply

The subject lands are located within service area Pressure District No. 6 of the York Water Supply System and shall be serviced through watermains on Disera Drive as well as the new east-west local road within the plan.

g) Traffic Impact

The applicant submitted a Traffic Impact/Phasing report, prepared by Cansult Limited, dated August 2004, in support of the Liberty applications. The study findings and recommendations are as follows:

- Intersections along Bathurst Street are currently operating at or near capacity and improvements to increase capacity are required;
- The widening of Bathurst Street adjacent to the Liberty site is not identified in the Region's current 10 year Capital Works Program, however, plans to widen the section of Bathurst Street between Centre Street and Highway #407 may be rescheduled to be in conjunction with the rapid transit initiative;
- The Region of York has identified Bathurst Street and Centre Street as designated transit corridors with a dedicated median transitway. The intersection of Bathurst Street with proposed Street "B" will be right-in/ right-out;
- Although not essential, Disera Drive should be extended to Centre Street to provide an alternate route into the Liberty community;
- The following local road improvements are required:
 - 2005 Signalization of Beverley Glen Boulevard and Bathurst Street intersection.
 - 2005/2006 Centre Street (at Bathurst Street intersection) improvement to include dual northbound left-turn lanes in support of the proposed developments in the area.
 - 2007 Widening of Bathurst Street to accommodate 3 through travel lanes in each direction for the section south of Highway #407 to Atkinson Avenue.
- In order to facilitate the Liberty proposal, Cansult has recommended that the development be initiated in phases as transportation improvements are undertaken in the area. The proposed development schedule/traffic phasing for the Liberty community is as follows:

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- 2005 As-of-right 3 residential tower buildings “A”, “B”, and “C” (614 units).
- 2005 55 townhouse units.
- 2006 250 apartment units (1 tower) with construction in 2006 and occupancy in 2007.
- 2007/beyond Remaining development of 38 townhouse units, and 641 apartment units.

The Vaughan Engineering Department and the Region of York Transportation and Works Department have reviewed the Cansult report and are supportive of the recommendations. The final traffic report is to be approved by the Vaughan Engineering Department and the Region of York Transportation and Works Department, as a condition of subdivision approval. The implementing zoning by-law will include a Holding provision that will be lifted in part as individual site plans are approved in accordance with the above-noted phasing plan identified in the Traffic Impact/Phasing report by Cansult.

Region of York

The Region of York has reviewed the draft plan and has no objection to the approval of the plan, subject to the conditions set out in Attachment #1.

Other Comments

The Toronto & Region Conservation Authority (TRCA), Canada Post and Bell Canada have reviewed the proposed draft plan of subdivision and have no objection to the approval of the plan, subject to the conditions outlined in Attachment #1.

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

Conclusion

Staff has reviewed the proposed Draft Plan of Subdivision Application 19T-04V08 in accordance with the amendments to the Thornhill Community Official Plan (OPA #210) and to Zoning By-law 1-88, and the approved Master Plan for the Liberty community within the Thornhill Town Centre.

Staff is of the opinion that the proposed draft plan of subdivision will facilitate an appropriate development of the subject lands, and is consistent and compatible with the existing and planned development in the vicinity of the subject lands.

For these reasons, Staff recommends approval of the draft plan of subdivision, as red-lined on Attachment #3. Should the Committee concur, the recommendation in this report can be adopted.

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Attachments

1. Conditions of Subdivision Approval
2. Location Map
3. Draft Plan of Subdivision 19T-04V08 (as red-lined dated February 7, 2005)
4. Liberty Master Plan (Council Approved-November 8, 2004)

Report prepared by:

Grant A. Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 30, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

30

**ONTARIO MUNICIPAL BOARD HEARING
VARIANCE APPLICATION FILE A273/04
ANN & JAMES MACHAN**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 7, 2005:

Recommendation

The Commissioner of Planning recommends that this report BE RECEIVED for information.

Purpose

To provide information concerning an appeal of the Committee of Adjustment's refusal of Variance Application A273/04, scheduled for an Ontario Municipal Board Hearing on February 28, 2005.

Background - Analysis and Options

The subject lands shown on Attachment #1 is located southwest of Yonge Street and Highway 407, at the northeast corner of Shasta Drive and Bunker Road (19 Shasta Drive) being Lot 141 on Registered Plan M-681, in Part of Lot 34, Concession 1, City of Vaughan. The lands are designated "Low Density Residential" by OPA #210 (Thornhill Community Plan) and zoned R1V Old Village Residential Zone by By-law 1-88.

On September 9, 2004, the Committee of Adjustment refused a variance to permit an increase maximum lot coverage requirement from 23% to 26.9%. However, the Committee did approve variances to permit a minimum front yard of 7.5m and a minimum exterior side yard of 8.18m, whereas 9.0m is required for both.

At the Committee of Adjustment meeting, Committee informed the applicant of Council's passing of a By-law with respect to the R1V Zone, which restricts lot coverage to a maximum of 23% for one-storey (bungalow type dwellings). The applicant was not willing to reduce the lot coverage to comply.

In the applicant's letter of appeal to the Ontario Municipal Board, they indicated that the Committee of Adjustment did not consider the following special merits of the application:

1. Variance Application V-74-31 for 15 Shasta Drive allowed 30% lot coverage.
2. Variance Application A64/99 for 11 Shasta Drive allowed 25.2%.
3. The letters of support from three immediate neighbours agreeing that the proposed dwelling would not have any negative impact on the neighbourhood.
4. The R2 Zone adjacent to the east property line permits 40% lot coverage.

The letter also noted that the Committee of Adjustment approved a 25% lot coverage for 15 Bunker Road (File A220/04) on August 26, 2004. The applicant concluded that his property was surrounded with sites that had been granted lot coverage between 25% to 40%, which still met the general intent and purpose of the By-law while conforming to the Official Plan. In his opinion, the requested 26.9% lot coverage met the same requirements.

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Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

The Development Planning Department advised the Committee of Adjustment that in April 2004, Council passed a by-law amending the R1V Old Village Residential Zone standards of By-law 1-88 with respect to maximum lot coverage and building height for one-storey (bungalow type) dwellings affecting all R1V zoned lots, City-wide. The By-law was amended to provide an increase in the maximum lot coverage from 20% to 23% for one-storey dwellings only, with a corresponding decrease in maximum building height from 9.5 metres to 7.0 metres. In regards to the requested front yard and exterior side yard variances, this Department had no objections.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Glenn White, Planner, ext. 8213
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Please also refer to Item 8, Report No. 8 of the Committee of the Whole (Closed Session).

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Item 31, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

31

**ONTARIO MUNICIPAL BOARD HEARING
VARIANCE APPLICATION FILE A288/04
NADIA SORTINO**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 7, 2005:

Recommendation

The Commissioner of Planning recommends that this report BE RECEIVED for information.

Purpose

To provide information concerning an appeal of the Committee of Adjustment's refusal of Variance Application A288/04, scheduled for an Ontario Municipal Board Hearing on February 21, 2005.

Background - Analysis and Options

The site is located southeast of Major Mackenzie Drive and Jane Street, on the east side of Kale Crescent (11 Kale Crescent) being part of Block 222 on Registered Plan 65M-3543, in Part of Lot 20, Concession 4, City of Vaughan (Attachment #1). The lands are designated "Medium Density Residential" by OPA #350 (Maple Community Plan), and zoned RVM1 (A) Residential Urban Village Multiple Zone One by By-law 1-88, subject to Exception 9(1104).

On October 14, 2004, the Committee of Adjustment refused a variance to permit the maintenance of an existing wooden deck located at the rear of the property (Attachment #2). The applicant requested a rear yard setback of 0.45m to the existing deck, whereas the by-law requires a minimum setback of 5.5m. The deck is presently built with a zero rear yard setback.

The deck was built at the extreme rear portion of the rear yard measuring 5.8m (19ft) across the full width of the rear yard, 3.6m (11.8ft) in depth and 0.38m (1.25ft) above the ground. The applicant's dwelling is a townhouse. The rear yard is enclosed with a 1.8m (6.0ft) high wooden fence. Between the deck stairs and the rear of the townhouse is an area consisting of patio stones and a small elevated deck (about 1.5m) located adjacent to the sliding glass doors to the dwelling.

On August 20, 2004, Committee of Adjustment Staff in the Clerk's Department received a petition of support from the applicant's abutting neighbours at 9 and 15 Kale Crescent in Maple. The neighbour at 35 Macbridge Crescent, abutting the applicant's rear yard, appeared at the Committee of Adjustment meeting in opposition of the proposed variance.

The Committee of Adjustment expressed concerns regarding the proposed 0.45m rear yard. The Committee asked the applicant if she would be agreeable to increasing the rear yard variance to 2.6m. The applicant explained to the Committee that the requested 0.45m rear yard setback would reduce the deck to the existing rear support columns, and that any further reduction would affect the entire deck structure.

In the letter of appeal, the applicant referred the application to the OMB on the grounds that the Planning Department supported the application, that the impact of this request is minor in nature, and that the impact of other permitted accessory structures would not be any less intrusive than this structure.

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Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

Conclusion

Given that the deck is 0.38m above grade, the Development Planning Department had no objection to Variance Application A299/04. The matter is scheduled to proceed to the OMB on February 21, 2005 and it is recommended that this report be received for information purposes.

Attachments

1. Location Map
2. Site Plan

Report prepared by:

Glenn White, Planner, ext. 8213
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Please also refer to Item 7, Report No. 8 of the Committee of the Whole (Closed Session).

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EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 14, 2005

Item 32, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

32

**SITE DEVELOPMENT FILE DA.04.004
RICETON HOLDINGS LIMITED AND DUFFERIN INVESTMENTS LIMITED**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 7, 2005:

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.04.004 (Riceton Holdings Limited and Dufferin Investments Limited) BE APPROVED, subject to the following conditions:

- a) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan, and elevation plan, shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans and stormwater management report shall be approved by the Engineering Department;
 - iii) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department; and
 - iv) all requirements of PowerStream Inc. shall be satisfied.
- b) That the site plan agreement include the following provision:
 - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 42 of the Planning Act, prior to the issuance of a building permit.

Purpose

The Owner has submitted a Site Development Plan Application to develop a 2.19 ha site with a 2-storey, 619.5m² motor vehicle sales establishment (Toyota), with the outdoor parking display and storage of 408 motor vehicles, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northwest corner of Dufferin Street and Viceroy Road, being Block 3 on Plan 65M-2085, in Part of Lot 1, Concession 3, City of Vaughan.

The subject lands are designated "General Commercial" by OPA #450 (Employment Area Plan), as amended by OPA #585 and OPA #609, and zoned C1 Restricted Commercial Zone by By-law 1-88, subject to site-specific Exception 9(1158). The surrounding land uses are:

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North - Canadian National Railway line (M3 Transportation Industrial Zone)
South - Viceroy Road; commercial (C1 Restricted Commercial Zone)
East - Dufferin Street; vacant/proposed apartment residential (A Agricultural Zone)
West - employment (EM1 Prestige Employment Area Zone)

Official Plan

The site is designated “General Commercial” by OPA #450 (Employment Area Plan), as amended by OPA #585 and OPA #609. The Official Plan permits retail stores for the buying, leasing and exchanging of goods and services, including a motor vehicle sales establishment, and the outside storage and display of new and used vehicles. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to site-specific Exception 9(1158), which permits a motor vehicle sales establishment with the outdoor display and storage of new and used vehicles. The site-specific exception permits a reduced landscape strip width from 6.0m to between 3m and 5m along Dufferin Street, and the display of a maximum of 2 vehicles within the landscape strip at the corner of Dufferin Street and Viceroy Road. The proposed development complies with the zone requirements in By-law 1-88.

Site Design

The site plan (Attachment #2) shows an irregular-shaped building centrally located on the property, and surrounded by 400 parking spaces, a single width driveway access on Dufferin Street and Viceroy Road respectively. Landscaping is provided around the periphery of the site. A pedestrian walkway connection process access from the main entrance at the southeast corner of the building to the public sidewalk along Dufferin Street. Two vehicles display areas will be provided within the landscaped area at the southeast corner of the site, with two other vehicle display areas provided directly in front of the building opposite Viceroy Road, in compliance with the by-law requirements. A “Toyota” pylon sign is located in the landscape strip directly south of the Dufferin Street access.

Access and Parking

The site is to be served by two driveway access points, one being a 12m wide right-in/right-out only access on Dufferin Street, and the other being a 10m wide full movement access on Viceroy Road. The final location and design of the driveway access points will be subject to the approval of the Region of York Transportation and Works Department.

The required parking for the motor vehicle sales establishment use is 139 spaces, based on the following by-law standard:

- 4,619.5m² GFA @ 3 provided spaces, spaces/100m² = 139 spaces

The site plan proposes a total of 400 parking spaces, of which 150 spaces have been allotted for visitor and employee parking, including 4 handicapped spaces, with the remaining 250 spaces reserved for storage and display of new and used motor vehicles.

Building Elevations

The proposed building elevations shown on Attachment #4 consists of a flat roof with a parapet to

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a height of 7.9m. The main entrance which included a signage tower is slightly higher at 10.8m, faces the sight triangle of Dufferin Street and Viceroy Road. A prefinished aluminum canopy affixed to the sign tower is located above the main glass door entrance to the showroom. The showroom is located behind a convex curve in the building and is comprised of glass units creating a curtain wall effect. White coloured, prefinished aluminum blocks frame the glass curtain wall, as they do the main entrance. The Toyota name and signage are incorporated into the main elevation in a red colour.

The service areas are located along the west and north elevations, and part of the south elevation, and are comprised of white architectural block. These elevations include drive-in overhead doors associated with the service portions of the building. Upper level windows are also provided on the facades.

Staff are satisfied with the proposed building elevations. The final elevation plan is to be approved by the Development Planning Department.

Servicing

The site has access to municipal services including sanitary and storm sewers and water. The final site servicing and grading plan to be approved by the Engineering Department. All hydro requirements are to be addressed to the satisfaction of PowerStream Inc.

Landscaping

The site will be landscaped with mix of deciduous and coniferous trees and shrubs, along Dufferin Street and Viceroy Road, as shown on Attachment #3. Landscaping is also proposed along the north property line, and in the landscaped islands within the parking areas. Enhanced landscaping will be provided at the corner of Dufferin Street and Viceroy Road, opposite the main entrance to the building. An interlock walkway lined with deciduous trees, links the building to the public sidewalk through this enhanced landscaped area. The prominent feature at this corner is the display area designated for two motor vehicles, which is surrounded by planting. A 1.2 m decorative fence with columns is also proposed along Dufferin Street from the northern property line to the driveway access.

The final landscape plan must be approved to the satisfaction of the Development Planning Department, and is to include the provision of a few trees in the sodded strip along the west property line.

Parkland Dedication

The Owner will be required to pay to Vaughan, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 42 of the Planning Act, prior to the issuance of a building permit.

Canadian National Railway

CN requires a 1.83m high chain link fence to be installed and maintained at the expense of the Owner along the mutual northerly property line. The required fence is not shown on the site plan, but will be provided on the final plan. In addition, noise and vibration from the railway is to be considered in the building construction design to the satisfaction of the City.

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Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

Conclusion

Staff has reviewed the proposed Site Development application, in light of the Official Plan policies and the requirements of the Zoning By-law. The proposal implements the policies of the Official Plan and the requirements of the Zoning By-law, and is an appropriate development at this location. For these reasons, Staff can support approval of the site plan application, subject to conditions. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368
Arto Tikiryan, Senior Planner, ext.8212
Grant A. Uyeyama, Manager, Development Planning, ext.8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 33, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

33

SITE DEVELOPMENT FILE DA.02.036
ROWHEDGE CONSTRUCTION LIMITED

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 7, 2005, be approved; and
- 2) That the coloured renderings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations for Office Building "A" as shown on Attachment #5 for Site Development File DA.02.036 (Rowhedge Construction Limited), BE APPROVED.
2. THAT the existing Site Plan Agreement be amended to include the PHASE 2 Building developments, upon the required variances being final and binding.

Purpose

The Owner has submitted elevations for a proposed two-storey office building (Attachment #5), representing the second and final phase of construction, on a 3.1 ha site. Minor revisions to the Council approved site plan (File DA.02.036) are also proposed to address changes to the parking layout and landscaping in the immediate vicinity of the proposed office building (Building "A" on Attachments #2 and #4).

Background - Analysis and Options

Location

The subject lands are located on the southeast corner of Jane Street and Langstaff Road, as shown on Attachment #1, being Blocks 1 and 12 on Plan 65M-2696, in Lot 10, Concession 4, City of Vaughan.

Official Plan/Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which accommodates a wide range of industrial, office, business and civic uses. The proposed development conforms to the Official Plan.

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(526B). An office building is a permitted use in the C7 Zone. The Owner has submitted a Variance Application to the Committee of Adjustment (File A367/04) requesting relief to the provisions of By-law 1-88 with respect to the minimum front yard and minimum landscape strip width abutting the sight triangle at the intersection of Jane Street and Langstaff Road (3m abutting the sight triangle whereas a minimum 6m is required) and, the minimum exterior side yard adjacent to Jane Street (6m whereas a minimum 9m is required). The Committee of Adjustment has not yet considered the Variance Application.

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The height of the office building has been reduced from three to two storeys, however, the ground floor area has increased from 1134.1m² to 1476.4m². As a result, the northwest corner of the building projects closer to the intersection of Jane Street and Langstaff Road. Bringing the corner of the building 3m closer to the intersection as proposed, together with the provision of landscaping and walkway connections between the building and the intersection, will improve pedestrian movement and enhance the building's presence in terms of visibility. For these reasons, Staff has no objection to the proposed variances.

Existing/Phase One Development

On March 17, 2003, Council approved Site Development Application DA.02.036 (Rowhedge Construction Limited) to permit two multi-unit employment buildings, and also approved a footprint for a three storey office building (future phase), on a 3.1 ha site as shown on Attachment #3. The site plan agreement was registered on November 14, 2003. The first phase of development has been constructed and consists of the two multi-unit employment buildings, together with the associated parking and landscaping. Access is currently provided from Jane Street and Pippin Road.

Proposed/Phase Two Development - Office Building

In March 2003, the proposed office building was shown as a future phase of development on the Council approved site plan (Attachment #3). The elevations for the office building were not submitted at that time. On November 8, 2004, the Owner submitted the elevations for the office building (Phase 2) and a revised site plan, landscaping and site servicing/grading plans, reflecting minor revisions to the office building, and to the surrounding parking layout and landscaping. The revised site plan is shown on Attachment #2. More specifically, the revisions to the Council approved site plan are as follows:

- The height of the office building has been reduced from three storeys to two storeys.
- The office building's footprint has increased, and has been slightly modified in terms of location and configuration, and the gross floor area has decreased from 3402.3m² to 2904.4m².
- The parking layout and landscaped islands immediately adjacent to the office building have been modified, and the total number of parking spaces provided on the entire site has decreased from 334 spaces to 326 spaces.

The proposed revisions to the Council approved site plan are considered to be minor and appropriate. The landscape plan is shown on Attachment #4.

Building Elevations

The square-shaped building is two-storeys in height (10.5m). The building's main entrance, with canopy above, is located on the east elevation. A walkway is proposed along the east and south sides of the building, connecting to Jane Street and Langstaff Road. Entrance doors are also proposed on the north, west and south elevations.

The building materials consist primarily of beige architectural precast panels and green tinted windows and curtain wall. The building's main entrance and the northwest corner of the building (the portion facing the sight triangle of the Jane Street/Langstaff Road intersection) is differentiated from the remainder of the building with brown precast panels. Planning Staff is satisfied with the proposed building elevations.

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Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

Conclusion

Staff is satisfied with the proposed elevations for the office building, and the minor revisions to the site plan to facilitate the Phase 2 development. The registered site plan agreement for the entire subject lands will be amended to incorporate the site plan drawings for the Phase 2 office building development. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan (Showing Proposed Phase 2 and Existing)
3. Council Approved Site Plan - March 17, 2003
4. Landscape Plan
5. Elevation Plan – Proposed Office Building “A”

Report prepared by:

Duncan MacAskill, Planner, ext. 8017
Arto Tikiryán, Senior Planner, ext. 8212
Grant A. Uyeyama, Development Manager, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 34, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

34

**STREET NAME APPROVAL FILE 19T-95062
WOODVALLEY DEVELOPMENTS INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 7, 2005:

Recommendation

The Commissioner of Planning recommends:

THAT the following street names BE SUBMITTED for approval:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Federation Parkway
Street 'B'	Marc Santi Boulevard
Street 'C'	Thomas Cook Avenue
Street 'D'	Woodvalley Crescent
Street 'E'	Michael Fisher Avenue
Street 'F'	George Kirby Avenue
Street 'G'	Millhouse Court
Street 'H'	Littleriver Court
Street 'I'	Cook's Mill Street

Background

The applicant has submitted street names for approval. The draft plan of subdivision was approved on May 25, 2004. The Planning Department for the Region of York does not have any objection to the proposed names.

Staff considers the proposed street names to be satisfactory. Should the Committee concur, the above-noted street names can be approved.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #600.

Attachments

1. Location Map
2. Plan showing proposed streets

Report prepared by:

Jack McAllister, Senior GIS Technician, ext. 8209
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 35, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

35

**ZONING BY-LAW AMENDMENT FILE Z.04.52
SITE DEVELOPMENT FILE DA.04.060
RED BIRCH DEVELOPMENTS INC.
REPORT #P.2004.100**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated February 7, 2005:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.052 (Red Birch Developments Inc.) BE APPROVED, to reduce the minimum landscape strip width along Dufferin Street, from 6m to 3m; and to lift the Holding "H" provision on the subject lands shown on Attachment #1.
2. THAT Site Development File DA.04.060 (Red Birch Developments Inc.) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan, landscape plan and elevation plan be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, and noise report shall be approved by the Engineering Department;
 - iii) access and on-site vehicular circulation shall be approved by the Engineering Department and the Region of York Transportation and Works Department; and
 - iv) all requirements of PowerStream Inc. shall be satisfied.
 - b) That the site plan agreement include the following provision:
 - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 42 of the Planning Act prior to the issuance of a building permit..

Purpose

The Owner has submitted a Site Plan Application to develop a 0.53 ha parcel of land for a Sunoco gas bar, with an accessory 142.3m² convenience retail store, and a 302.1m² mechanical car wash, and 11 parking spaces, as shown on Attachment #3.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southeast corner of Dufferin Street

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and Summeridge Drive, being Block 391 on Registered Plan 65M-3757, in Part of Lot 12, Concession 2, City of Vaughan. The 0.53 ha site has 73m frontage on both Dufferin Street and Summeridge Drive. The site is designated "Medium Density Residential/Commercial" by OPA #600, and zoned C4 (H) Neighbourhood Commercial Zone with Holding "H" provision by By-law 1-88, subject to Exception 9(1063). The surrounding land uses are:

- North - Summeridge Drive; vacant/future residential (RVM2 Residential Zone)
- South - approved commercial (C4 Neighbourhood Commercial Zone)
- East - approved commercial (C4 Neighbourhood Commercial Zone)
- West - Dufferin Street; commercial (C7 Service Commercial Zone)

Official Plan

The site is designated "Medium Density Residential/Commercial" by OPA #600. This designation provides opportunities for a broad range of neighbourhood commercial uses, including automobile gas bar, car wash, and convenience retail stores. The proposed site development conforms to the Official Plan.

Zoning

The subject lands are zoned C4(H) Neighbourhood Commercial Zone by By-law 1-88, subject to site-specific Exception 9(1063). The C4 Zone permits a variety of commercial uses, including automobile gas bar, car wash, and convenience retail stores, with no open storage. The proposed site development complies with the requirements of the C4 Zone, except for the proposed reduction to the landscape strip width along Dufferin Street, from 6m to 3m, to match the 3m wide landscape strip width approved by Council on December 6, 2004, to facilitate the commercial plaza to the south and east, on lands also owned by the applicant. Upon Council's approval of the site plan application, the Holding "H" provision will be removed on the subject lands.

Site Design

The site is to be served by two driveway accesses, both 10m wide, as shown on Attachment #3. The access on Dufferin Street will be restricted to right-in/right-out movements, whereas the access on Summeridge Drive is intended for full movement purposes. The final location and design of the driveway accesses will be subject to the approval of the Region of York Transportation and Works Department.

The fueling station is centrally located on the square-shaped property, and consists of 6 self-service stations accommodating 2 vehicles at each station. The 142.3m² gas bar/convenience retail store is located east of the fueling station, with the main entrance facing the fueling station. The 302.1m² tunnel car wash is located south of the fueling station, with the car wash stacking lane forming a U-shape behind the building, eventually leading westward into the car wash building.

Parking is provided in front of the convenience retail store, along the north side of the car wash, and adjacent to the landscape strip on Dufferin Street. The parking spaces are proposed at 5.8m depth, whereas the by-law requires a minimum stall depth of 6m. There is sufficient opportunity on the site plan to increase the minimum parking space depth to 6m, and this should be reflected on the final site plan. A vacuum island for 2 vehicles is provided south of the convenience retail store building. Landscaping will be provided along the street frontages of Dufferin Street and Summeridge Drive, as well as, within the U-shaped area created by the stacking lane.

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Parking

The required parking for the proposed convenience store and vacuum island is 10 spaces. Also, 10 spaces are required for the stacking lane leading to the mechanical car wash. The requirements are based on the following by-law standards:

- Convenience Retail Store (142.3m² GFA @ 5.5 spaces/100m²) = 8 spaces + 2 required spaces for the vacuum island
- Mechanical Car Wash: minimum 10 car storage spaces for the stacking lane.

The site plan proposes a total of 11 parking spaces, including 1 handicapped space and 2 spaces for the vacuum islands, and 20 stacking spaces for the car wash, in compliance with the minimum by-law requirements.

Building Elevations

The convenience retail store and car wash elevations are shown on Attachments #5 and #6, respectively. The gas bar/convenience retail store building will be constructed with a pitched roof to a maximum height of 5.3m. The material used for the roof consists of cedar coloured asphalt shingles. Clear windows have been provided on the west elevation facing the fuel stations, and the main entrance is comprised of clear anodized aluminum double doors. Clear windows have also been provided on the north elevation of the tunnel car wash, facing the fuel pumps. Both the drive-in overhead entrance and exit doors to the car wash are also comprised of clear windows and aluminum framing. The materials used on the remainder of both buildings is a combination of light and dark beige coloured durock pebble coated finish.

The fueling station canopy is shown in Sunoco's corporate colours of blue and gold, as shown on Attachment #7. The canopy has been designed to a height of 6.03 m and incorporates the company logo at both the south and north ends of the structure.

Landscaping

The site will be landscaped with an extensive mix of deciduous and coniferous trees and shrubs, ground planting and sodded areas around the perimeter of the site and within the car wash stacking lane, as shown on Attachment #4. Specific attention has been given to the planting at the northeast corner of the site, to screen the stacking lane from Summeridge Drive.

Two 7.5 m high pylon signs have been proposed for the site. One sign is located within the landscaped area at the northern end of Dufferin Street. The second sign is located at the northeast of the site along Summeridge Drive. The pylon sign elevation is shown on Attachment #8.

Staff are reviewing the landscaping plan to ensure coordination in landscaping treatments and fencing between the Sunoco site and the other lands owned by Red Birch Developments, specifically, the continuation of the black metal fencing along Dufferin Street and Summeridge Drive, and Summeridge Drive, and the provision of the required entry feature wall at the northwest corner of the site, in accordance with the Thornhill Woods (Block 10) Urban Design Guidelines. The final landscape plan and detailed cost estimate must be approved to the satisfaction of the Development Planning Department.

Parkland Dedication

The Owner will be required to pay to Vaughan cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 42 of the Planning Act, prior to the issuance of a building permit.

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Servicing

The site has access to hydro, water and sanitary and storm sewer services. The applicant has submitted detailed engineering drawings, including site servicing and grading plans and a storm water management report, which must be approved by the Engineering Department. All hydro requirements must be addressed to the satisfaction of PowerStream Inc.

In addition, the Engineering Department requires an environmental noise impact report to be submitted for review and approval, as the lands are in close proximity to residential uses. Any required revisions to the site plan to address the recommendations in the noise report will be satisfied on the final plans.

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #600.

Conclusion

Staff have reviewed the Site Plan application in accordance with the Official Plan policies and requirements of the Zoning By-law. The proposed site plan would facilitate the construction of an automobile gas bar convenience retail store and car wash, which is considered to be an appropriate development at this location. For these reasons, Staff can recommend approval of the Site Plan application, subject to conditions. Staff can also recommend approval of the Zoning By-law Amendment application to permit the reduction to the landscape strip along Dufferin Street from 6m to 3m, and to lift the Holding "H" provision, which will facilitate the proposed site development and the requirements of the C4 Zone. Should the Committee concur, the recommendations in this report can be adopted.

Attachments

1. Location Map
2. Conceptual Plan
3. Site Plan
4. Landscape Plan
5. Retail Store
6. Car wash Elevations
7. Canopy Elevations
8. Building Elevations

Report prepared by:

Arminé Hassakourians, Planner, ext.8368
Arto Tikiryan, Senior Planner, ext.8212
Grant A. Uyeyama, Manager, Development Planning, ext.8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 36, Report No. 7, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 14, 2005, as follows:

By receiving the report of Councillor Carella, dated February 7, 2005.

36

ELECTED OFFICIALS IMMUNITY ACT, 2004

This matter was forwarded to the Council meeting of February 14, 2005 without recommendation.

Recommendation

Councillor Carella recommends that the following resolution be adopted by Council:

WHEREAS a Private Member's Bill entitled the 'Elected Officials Immunity Act, 2004' has been introduced in the Legislative Assembly of Ontario by Member of Provincial Parliament Jerry J. Ouellette;

AND WHEREAS the Bill, if passed, will provide elected members of municipal councils and school boards the same privilege, immunities, and powers presently granted to members of the Legislative Assembly;

AND WHEREAS the legislation is designed to assist elected officials and municipalities by allowing more freedom of speech and public debate in chamber settings without the reprisal of court action;

AND WHEREAS MPP Jerry J. Ouellette has written a letter to Council dated December 14, 2004 stating that any support or assistance that can be provided would be greatly appreciated, and requesting that the local MPP as well as Premier Dalton McGuinty be contacted with Council's endorsement of this Bill;

AND WHEREAS Council supports and endorses the Bill;

NOW THEREFORE BE IT RESOLVED THAT Council of the City of Vaughan hereby confirms its support and endorsement of the Private Member's Bill entitled the 'Elected Officials Immunity Act, 2004' that has been introduced in the Legislative Assembly of Ontario by Member of Provincial Parliament Jerry J. Ouellette.

AND that a copy of this resolution be forwarded to the Premier of Ontario, Dalton McGuinty, the local Member of Provincial Parliament, the Honourable Greg Sorbara, Minister of Finance, and the local Member of Provincial Parliament, Mario G. Racco.

Purpose

To provide Council with a resolution to confirm its support and endorsement of the Private Member's Bill entitled the 'Elected Officials Immunity Act, 2004' that has been introduced in the Legislative Assembly of Ontario by Member of Provincial Parliament Jerry J. Ouellette.

Background - Analysis and Options

A Private Member's Bill entitled the 'Elected Officials Immunity Act, 2004' has been introduced in the Legislative Assembly of Ontario by Member of Provincial Parliament Jerry J. Ouellette. The Bill, if passed, will provide elected members of municipal councils and school boards the same

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privilege, immunities, and powers presently granted to members of the Legislative Assembly. The legislation is designed to assist elected officials and municipalities by allowing more freedom of speech and public debate in chamber settings without the reprise of court action. MPP Jerry J. Oullette has written a letter to Council dated December 14, 2004 stating that any support or assistance that can be provided would be greatly appreciated, and requesting that the local MPP as well as Premier Dalton McGuinty be contacted with Council's endorsement of this Bill.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

This resolution confirms the support and endorsement of Council of the Private Member's Bill entitled the 'Elected Officials Immunity Act, 2004' that has been introduced in the Legislative Assembly of Ontario by Member of Provincial Parliament Jerry J. Oullette.

Attachments

1. Letter dated December 14, 2004 from MPP Jerry J. Oullette.

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 37, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

37 PUBLIC NOTICES OF SPEED BUMPS ON WIGWOSS DRIVE/MONSHEEN DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Carella, dated February 7, 2005, be approved; and
- 2) That the following deputations and written submission, be received:
 - a) Ms. Lina Crescenzi, 179 Wigwoss Drive, Woodbridge, L4L 4A7, and written submission dated February 7, 2005; and
 - b) Mr. Terry Goodwin, 122 Thornridge Drive, Thornhill, L4J 1E3.

Recommendation

Councillor Carella recommends that notices of the Wigwoss Drive/Monsheen Drive speed bump installations be mailed to the residents of Wigwoss Drive and Monsheen Drive.

Purpose

Councillor Carella's office has received several objections to the installation of the speed humps in the area and the mailing will ensure that all residents are notified of this matter.

Background - Analysis and Options

At the September 7, 2005 Committee of the Whole a petition was presented by some residents of the area requesting the installation of speed bumps. Council approved this request at the January 24, 2005 Council Meeting. Public notices will be displayed in the local papers to advise the residents of this matter. Councillor Carella wishes to ensure that residents are informed and therefore requests the notices be sent by mail.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Report prepared by:

Lucy Cardile, Assistant to Councillor Tony Carella

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38

**ZONING BY-LAW AMENDMENT FILE Z.02.073
DRAFT PLAN OF SUBDIVISION FILE 19T-02V08
DREAM WORKS PROPERTY INC.
REPORT # P.2002.74**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 7, 2005, be approved; and
- 2) That the confidential memorandum of the Solicitor/Litigation, dated February 2, 2005, be received.

Recommendation

The Commissioner of Planning recommends:

1. That the proposed public benefits meet the permissible bonussing provisions set out in OPA #332, as amended, to achieve the 399 units, and therefore, Draft Plan of Subdivision File 19T-02V08 (Dream Works Property Inc.) may proceed in conformity with the density policies of the Official Plan.
2. That the Ontario Municipal Board be requested to withhold its' Order pending the execution and registration of the bonussing agreement and the finalization of the zoning by-law.
3. That staff be directed to attend the OMB hearing and advise that Council endorses Zoning By-law Amendment Application File Z.02.073 (Dream Works Property Inc.), as follows:
 - a. rezone the subject lands (Attachments #2 and #3) from RM2-H Multiple Residential Zone with the Holding Symbol "H", to:
 - RD2 Residential Detached Zone – 15 metre frontage lots;
 - RD3 Residential Detached Zone – 12.0 - 14.99 metre frontage lots;
 - RD4 Residential Detached Zone – 9.0 – 11.99 metre frontage lots;
 - RT Residential Townhouse Zone – Street townhouse dwellings;
 - RM2 Residential Multiple Family Dwelling Zone - Medium Density Block;
 - OS2 Open Space Park Zone - Park Block (Block 312), Trans Canada Pipeline, and Blocks 313 and 358 (Buffer blocks);
 - provide the necessary zoning exceptions to implement the approved Draft Approved Plan of Subdivision; and,
 - OS5 Open Space Environmental Protection Zone including buffers, wetland and amphibian corridor as provided on the draft plan of subdivision (Attachment #3) being Blocks 314, 315, and 321-326 inclusive.
 - b. the implementing by-law shall:
 - place a "H" Holding Symbol on all Residential Zones permitting only the production of field crops or a use legally existing as of the date of enactment of the implementing by-law; and,

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- include a minimum 10m structural setback (including excavations such as swimming pools) abutting the TransCanada Pipeline Limited right-of-way.
- c. the implementing by-law shall require that prior to the removal of the “H” Holding Symbol on all or a portion of the subject lands, the requirements of OPA #332, as amended, shall be addressed to the satisfaction of Vaughan, and shall include:
 - the submission of urban design and architectural guidelines; and
 - the submission of a demographic/marketing study.
- 4. That Draft Plan of Subdivision 19T-02V07 (Dream Works Property Inc.) be included in the agreement and implementing zoning by-law for Draft Plan of Subdivision 19T-02V08 (Dream Works Property Inc.) pursuant to Section 37 of *The Planning Act* for the implementation of the bonussing provisions to the satisfaction of the City.
- 5. That staff be directed to attend the OMB hearing and advise that Council endorses the draft approval of Draft Plan of Subdivision 19T-02V08 (Dream Works Property Inc.) prepared by Weston Consulting Group Inc., dated as red-lined February 7, 2005 (Attachment #3), subject to conditions contained in Attachment No. 1.
- 6. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu be paid, within the plan in accordance with the Planning Act and conform to the approved “Cash-in-Lieu of Parkland Policy”.
- 7. That the disposition of the 0.130ha of required parkland dedication for adjacent Draft Plan of Subdivision 19T-02V07 (Dream Works Property Inc.) be considered within the context of Draft Plan of Subdivision 19T-02V08 (Dream Works Property Inc.).
- 8. That the following resolution be passed allocating sewage and water capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision 19T-02V08 (Dreamworks Property Inc.) be allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water capacity from Pressure District No. 9 of the York Water Supply System, for a total of 399 residential lots following the execution of a subdivision agreement. Said reservation to Draft Approved Plan of Subdivision 19T-02V08 shall be automatically revoked after a period of one year in the event that the Draft Plan has not been registered.”

Purpose

The Owner has submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision to facilitate a 39.732ha residential subdivision development comprised of single detached, street townhouse and medium density dwelling units, parkland, open space, wetlands, valleylands and storm water management ponds (Attachment #3). The Owner, in addressing environmental, engineering and design issues, has revised the original proposal. The current draft plan of subdivision consists of the following:

	<u>Frontage</u>	<u>Units</u>
Detached Dwellings:	15m+	71
	12m	101
	10.7m	57
	9.m	64

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Street Townhouse Dwellings: 6m/unit	91
Medium Density (Block Townhouse Dwellings):	<u>15</u> 399 Units
Park Blocks	0.577ha
Open Space (Pipeline Block)	1.432ha
Stormwater Management Ponds	1.435ha
Environmental Buffer	1.587ha
Linkage Corridor	0.586ha
Open Space/Wetland	12.486ha
Roads	6.239ha
Tableland Woodlot	1.012ha
<u>0.3m Reserves</u>	<u>0.017ha</u>
Total Area	39.732ha

Background - Analysis and Options

Site Description

The 39.732ha site is located southeast of Keele Street and Kirby Road, south of Village Vista Way within Part of Lot 29, Concession 3, City of Vaughan (Attachment #2). The topography is relatively flat with open grassed field for the west portion of the subject lands. A wetland and valleylands occupy the easterly portion of the subject lands. The TransCanada pipeline traverses the northerly portion of the site in an east-west direction.

The subject lands are designated “Special Residential Area”, “Oak Ridges Moraine Settlement Area - Special Residential Area”, and “Oak Ridges Moraine Natural Core Area - Open Space” by OPA #332, as amended by OPA #535 (Maple Valley Plan) and OPA #604 (Oak Ridges Moraine Conformity). The lands are zoned RM2(H) Multiple Residential Zone, with the “H” Holding Symbol and OS5 Open Space Environmental Protection Zone by By-law 1-88, subject to Exception 9(947) and By-law 242-2003 (Oak Ridges Moraine). The surrounding land uses are:

- North - existing residential, parkland, storm water management pond, valley lands (RV3, RVM1(A) and RVM2 Residential Urban Village Zones, OS2 Open Space Park Zone and OS5 Open Space Environmental Protection Zone)
- South - private school, water reservoir, Avondale Composting Facility, valley lands (A Agricultural Zone, OS1 Open Space Conservation Zone and OS5 Open Space Environmental Protection Zone)
- West - Keele Street; residential, agricultural (A Agricultural Zone)
- East - valley lands (OS5 Open Space Environmental Protection Zone)

Public Hearing

On October 11, 2002, a public hearing notice was circulated to all property owners within 120m of the subject lands. The November 4, 2002 Public Hearing recommendation of the Committee of the Whole, to receive the public hearing report and forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on November 11, 2002. No comments have been received to date.

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Ontario Municipal Board (OMB Appeal)

On March 19, 2004, the Owner appealed Zoning By-law Amendment Application Z.02.073 and Draft Plan of Subdivision 19T-02V08 to the Ontario Municipal Board under Sections 34(11) and 51(34) of *The Planning Act*, respectively, due to a decision not being made on the proposal. A hearing is scheduled to commence on February 9, 2005.

Dream Works Property Inc. (Formerly FJJ Holdings) - Townhouse Development (19T-02V07)

On June 23, 2003, Council approved, with conditions, Zoning By-law Amendment Application Z.02.071 and Draft Plan of Subdivision Application 19T-02V07 (Dream Works Property Inc.) for 39 street townhouse dwelling units on 0.888ha (Attachment # 4). The townhouse development in Plan 19T-02V07 represents the initial phase of Dream Works Property Inc.'s proposed development. This phase proceeded in advance of the subject draft plan of subdivision application to enable the development to connect to municipal services prior to the final completion of the road and therefore, minimize the disturbance that the construction activity may have on residents on the north side of Village Vista Way in the registered Maplewood Villages Ltd. Plan of Subdivision 19T-99V05.

The lands subject to the initial phase is designated "Special Residential Area" by OPA #332, as amended, and is allowed a base density of 12 units per net residential ha. The base density may be increased by 8.5 units per net hectare, subject to bonussing provisions in accordance with the policies of OPA #332. Based on these requirements, 11 units can be developed at the maximum base density (12 units/ha x 0.888ha). The proposed development yields a density of 44 units per net residential ha. The application of a density bonus is required for the initial phase of the development as it exceeds the allowable base density of 11 units per net residential ha by 28 units (39 proposed – 11 units permitted). The density and bonussing are to be addressed as part of the current draft plan of subdivision File 19T-02V08 (Dream Works Property Inc.). The parkland dedication for the townhouse development amounts to 0.130ha and is to be included as part of the parkland dedication required for Plan 19T-02V08. Accordingly, the density bonussing and parkland dedication requirements have been included as conditions of draft approval in Attachment No.1.

Official Plan

i) Land Use Designation

The subject lands are designated "Special Residential Area", "Oak Ridges Moraine Settlement Area - Special Residential Area", and "Oak Ridges Moraine Natural Core Area - Open Space" by OPA #332, as amended by OPA #535 and OPA #604. The Special Residential Area designation permits a self-contained adult lifestyle community, providing for a range of housing types and unit sizes, as well as a variety of on-site recreational, social and personal service facilities.

ii) Oak Ridges Moraine

The east part of the subject lands is located within the Oak Ridges Moraine and is designated "Settlement Area" and "Natural Core Area" by OPA #604. The lands are subject to Sections 3.4, 3.5, 3.6, 4 and 5 of OPA #604 and are subject to conformity with the *Oak Ridges Moraine Conservation Plan (ORMCP)*. The Owner submitted documents for the Zoning By-law Amendment and Draft Plan of Subdivision applications to demonstrate conformity of the proposal to the *Oak Ridges Moraine Conservation Plan* in accordance with OPA #604. The conformity of the proposal to the Plan will be discussed in further detail later in this report.

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iii) Development Form

The Special Residential Area policies in OPA #332 that apply to the subject lands were originally conceived on the premise that development on these lands would be a self-contained, adult lifestyle community, in a condominium form. This proposal provides for a range of housing types and unit sizes, as well as providing parkland to facilitate recreational facilities. This proposal provides for a similar residential form as approved and developed on the lands designated Special Residential Area to the immediate north. Further, the proposal, when considered within the overall context of the Special Residential Area, which includes the development of a long term health care facility and zoned lands for commercial (includes municipal meeting and recreation rooms) and institutional uses to the north, provides for the range of uses contemplated for the Special Residential Area. This proposal can be considered to be an appropriate form of development, which is compatible with the surrounding land uses.

iv) Comprehensive Development Plan

The policies in OPA #332 provide for the development of the lands to occur in a comprehensive manner and require that Council approve a comprehensive concept plan. The concept plan is based on such reports as an environmental impact study (includes ground and surface water management, valley and stream corridor management and restoration, and wetland protection), servicing report, phasing plan (includes servicing and phasing of lots for allocation of water and sewage), and a public trail system plan (includes connections from the plan of subdivision to the open space system). The development of the concept plan was supported with the submission of such reports as functional servicing, storm water management and traffic reports.

On March 20, 2000, Council adopted a concept plan (Attachment #5) for the Special Residential Area, which incorporated the Maplewood Villages Ltd. lands to the north and the subject lands. The proposed draft plan of subdivision has been modified from the concept plan in order to comply with the ORMCP by incorporating the wetlands and providing environmental buffers surrounding the wetlands and to the rear of the lots abutting the valley lands. The essential elements of the concept plan, comprising of the north/south road connections to the developed lands to the north and an east/west road connection to Keele Street, have been provided. Further, the proposal shows the location of the trail system within the valley lands and the opportunity through the single loaded road design to connect to the North Maple Park to the south of the subject lands. Therefore, the draft plan of subdivision is in accordance with the Council approved concept plan.

v) Study Requirements

OPA #332 requires that a number of studies be submitted in support of development in the Special Residential Area. The Owner has submitted the following reports as required:

- Phase 1 Environmental Report;
- Functional Servicing Report (Phase 2), dated September 2002, by Valdor Engineering Inc.;
- Geotechnical Investigation, dated March 10, 2003, by Shaheen and Peaker Limited;
- Environmental Impact Study, dated March 18, 2003, by Dillon Consulting Limited;
- Hydrogeologic Assessment for the Proposed Dream Works Subdivision by Beatty and Associates dated April 2004; and
- South Wetland Hydrologic Analysis Report, by Valdor Engineering Inc., dated October 2004.

The Owner is required to submit additional reports, to address the Official Plan requirements, prior to lifting the "H" Holding Zone on the subject property. Accordingly, this has been included as a condition of draft approval in Attachment No. 1. The required reports are as follows:

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- Urban Design Guidelines, supported by Architectural Control Guidelines to address the design criteria requirements of OPA #332; and,
- Demographic/marketing study to address the marketing of the proposed development in accordance with OPA #332.

vi) Density

OPA #332 establishes a maximum base density of 12 units per net hectare in the Special Residential Area designation. A net residential hectare is defined in OPA #332 as the lands used for residential development, public and private roads, and private recreational facilities. The Special Residential Area designation provides bonussing policies for the provision of public benefits to achieve a maximum additional density of 8.5 units per net hectare.

Plan 19T-02V07 (Attachment #4) is approved with 39 units on a 0.888ha site resulting in a density of 44 units per hectare, which is in excess of the maximum base density permitted of 11 units (12units/ha X 0.888ha). Accordingly, bonussing for 28 (39-11) units is required in order to permit 39 units on 0.888ha of developable land. The subject Plan 19T-02V08 (Attachment #3) consists of 399 units on 21.52ha of developable land and is allowed 258 units at the maximum base density (12 units/ha x 21.52ha). Density bonussing for 141 (399-258) units is required to facilitate the proposed Plan 19T-02V08. The two plans combined (19T-02V07 & 19T-02V08) result in total bonussing requirement of 169 (141+28) units in order to achieve the 438 (399 + 39) units proposed.

As Plan 19T-02V07 consisting of 39 units on 0.888ha of developable land was considered to be the north phase of the overall Dream Works Property Inc. holdings, the density calculations would be considered and incorporated into the same density bonus agreement for the subject lands.

Section 37 of *The Planning Act* provides for “the Council of a local municipality to, in a by-law passed under Section 34, authorize increases in the height and density of development otherwise not permitted by the by-law, that will be permitted in return for the provision of such facilities, services or matters as set out in the by-law”. To effect this bonussing provision, the municipality and the owner may enter into an agreement, which may be registered against the subject lands. Where the facilities cannot be provided, the municipality has the authority to accept a cash equivalent.

The Official Plan bonussing policies as established in OPA #332, as amended, are indicated below with the proposed density bonussing (indicated in bold), as follows:

- the conveyance of tableland woodlots or other developable tableland to a public authority for conservation purposes - density bonus is at a rate of 2 times the base density x the developable tableland;

the conveyance of a 1.012ha tableland woodlot (Block 326) is provided and has been credited for 24.28 units (1.012 ha x (2 x 12 units/ha)).

- an executed agreement to rehabilitate or restore ecological function to publicly owned lands in or adjacent to the Special Residential Area designation, in accordance with a study and plan approved by the City and other pertinent authorities - density bonus is at a rate of 1 times the base density x the rehabilitated or restored land; (A restoration plan, prepared by Strybos Associates Ltd. has been prepared and submitted for review by the City and the TRCA);

a plan to restore approximately 4.46 ha of the valley and buffer areas (Blocks 321, 322, 323, 324) totaling 2.078ha has been proposed and has been credited for 78.46 units (6.538ha x 12units/ha).

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The maximum density permitted on the site, utilizing permitted density and the maximum available bonussing is 441 units, comprised of 258 base density units (21.52 ha x 12 units/ha) and 183 (21.52ha X 8.5 units/ha) bonus density units. A total of 180 units (438 units – 258 maximum units permitted) of density bonussing are required in order to achieve the 438 units proposed for the two plans (19T-02V07 & 19T-02V08). The Owner is proposing to achieve 102.74 units through the conveyance of tableland woodlot and the restoration of lands within the valley and on the buffer lands as identified above. The applicant is proposing to achieve the balance of the 77.26 units (180-102.74) through a cash payment. The Owner is required to enter into an agreement, which shall be registered on title, outlining the fulfillment of the bonussing provisions to the satisfaction of the City.

On January 24, 2005, the Committee considered the principles for the basis of approving a density bonussing agreement. Council resolved that a by-law be enacted to authorize the execution of a density bonus agreement. The applicant has proposed a payment of \$9,000.00 per unit for 77.26 units for a total payment of \$695,340.00. On January 24, 2005, Council authorized the amount of \$9,000.00 per unit. At the time of preparation of this report the actual density bonussing agreement will not be executed. Accordingly, Staff has included a recommendation requesting that the Ontario Municipal Board withhold its' Order pending the execution and registration of a density bonussing agreement.

Zoning

The lands for Plan 19T-02V08 are currently zoned RM2 (H) Multiple Residential Zone, with the "H" Holding Symbol and OS5 Open Space Environmental Protection Zone by By-law 1-88, subject to Exception Paragraph 9(947) and By-law 242-2003, which does not provide the standards required to implement the proposal. Staff recommends that the site be rezoned using the City's new development standards as implemented by Schedule "A3" to By-law 1-88. The applicable residential zoning categories will include the following:

<u>Zone</u>	<u>Minimum Lot Frontage</u>	<u>Minimum Lot Area</u>
RD2 Residential Detached Zone	15m	450m ²
RD3 Residential Detached Zone	12m	324m ²
RD4 Residential Detached Zone	9m	243m ²
RT1 Residential (Street) Townhouse Zone	6m/unit	162m ²

The medium density block (Block 311) will be zoned RM2 Multiple Family Residential Zone to facilitate the block townhouse units.

The lands adjacent to the Life Science Area of Natural and Scientific Interest (ANSI), the valley lands, amphibian corridor and the Keele Street Locally Significant Wetland feature will be zoned OS5 Open Space Environmental Protection Zone including Blocks 314, 315 and 321 to 326 inclusive. The park (Block 312) will be zoned OS2 Open Space Park Zone.

The implementing zoning by-law will include TransCanada Pipelines' request that a 10m setback be established from the Pipeline right-of-way for the lands abutting the gas pipeline for all permanent structures and excavations (i.e. swimming pools). The pipeline lands will be zoned OS1 Open Space Conservation Zone.

In accordance with OPA #332, an "H" Holding Symbol will be placed on the overall subject lands to ensure that certain development issues such as urban design, marketing, servicing, storm water management, and transportation are addressed. The implementing zoning by-law shall zone the lands with an "H" Holding Symbol, which will remain on the subject lands and cannot be removed until the following occur:

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- the submission of urban design and architectural guidelines; and,
- the submission of a demographic/marketing study demonstrating that any phase of the Special Residential Area is meeting its intended market and is not imposing an excessive burden on municipal or other public services, to the satisfaction of the City.

In addition, a zoning by-law must be enacted to implement the density bonussing agreement needed to facilitate the proposed draft plan of subdivision.

Staff is satisfied that from a zoning perspective, the amendments required to implement the proposed plan of subdivision are appropriate and will result in development that is compatible with the surrounding land uses.

Subdivision Design

The 39.732ha draft plan of subdivision is comprised of 399 residential building lots consisting of single detached, street townhouse and block townhouse dwelling units as shown on Attachment #3. The westerly portion of the plan includes the proposed street and block townhouses, with a transition to detached dwelling lots increasing in frontage from 9m to 15m toward the valleylands on the balance of the developable tablelands. Access to the subdivision is provided via the southerly extensions of Ravineview Drive and Peak Point Boulevard from the existing development to the north, both of which have 23m right-of-way widths, with Peak Point Boulevard connecting to Keele Street. The local roads in the plan are proposed to have 17.5m right-of-way widths. The TransCanada Pipeline right-of-way corridor traverses the site in an east-west direction parallel to the north property line for most of the right-of-way, approximately 34m south of the proposal's north limit. Single loaded roads are proposed along the south limit of the plan thereby reducing the number of lots immediately adjacent to the future Regional Maple Valley Plan Park.

The easterly portion of the draft plan consists of the valley lands, between the north and south limits of the proposal. An environmental buffer ranging in width from 10m to 30m will separate the residential lots from the valley lands. The wetland feature (Block 315) is maintained and protected with a minimum 10m wide buffer area. The wetland is connected to the valley via an open space block (Block 324) having a minimum width of approximately 53m and which serves as an amphibian corridor. A 0.577 ha park block is proposed that is contiguous to the park block on the lands immediately north (Plan of Subdivision 19T-99V05) and has frontage onto the Trans Canada Pipeline right-of-way, through which a trail system is proposed. The draft plan of subdivision includes one storm water management pond, fronting onto Keele Street and abutting the TransCanada pipeline right-of-way.

Certain redline revisions are proposed by Staff in order to implement the final approved draft plan of subdivision including:

- The plan includes an Open Space Block (319) at its' northwest limit, which is not required by the City. Staff recommends that this block be red lined and combined with the adjacent easterly medium density block (311).
- The draft plan should be modified to include the location of all sidewalks in accordance with the City's Sidewalk Policy and illustrate the location of all telecommunication (WIC) and hydro switchgear facilities.
- The plan includes two blocks (313 and 358) that should be properly identified as "buffer blocks" and conveyed to the City.

Staff is satisfied with the proposed draft plan of subdivision as it is in keeping with the developed residential lands to the north. The proposal provides for the continuation and completion of land

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uses such as the park and trail system that originated to the north of the proposal, as well as provides for access to the developed lands to the north. Staff has no objection to the proposed subdivision design, subject to the redlined modifications to the draft plan as shown on Attachment #2, and which have been included as a condition of draft approval in Attachment No. 1.

Oak Ridges Moraine Conservation Plan (ORMCP)

The easterly portion of the subject lands is located on the Oak Ridges Moraine and therefore is subject to the Oak Ridges Moraine Conservation Plan (ORMCP), as well as Sections 3.4, 3.5, 3.6, 4 and 5 of OPA #604. The ORMCP designates approximately half of the lands within the Moraine as Settlement Area, which permits the residential development proposed on the westerly part of the property. The balance of the site is designated as Natural Core Area, which is focused on improving or restoring the ecological integrity of the Oak Ridges Moraine and permits uses such as fish, wildlife and forest management, conservation and flood/erosion projects, and agricultural uses subject to addressing specific requirements of the ORMCP. The Natural Core Area on the draft plan is shown as the valley lands (open space).

The Natural Core Area designation contains lands within the Landform Conservation Area - Category 1. The McGill Area Environmentally Significant Area (ESA), as adopted by the Toronto and Region Conservation Authority (TRCA), includes the Maple Uplands and Kettle Wetlands Regionally Significant Life Science Area of Natural and Scientific Interest (ANSI) and the Oak Ridges Moraine Maple Spur Regionally Significant Earth Science ANSI, as identified by the Ministry of Natural Resources, and Significant Woodlands. The subject lands are located within the Don River Watershed headwaters of the Oak Ridges Moraine, which includes the Keele Street Locally Significant Wetland and a tributary of the West Don River. Both the wetlands and tributary are located within the Settlement Area. The southerly portion of the Settlement Area and Natural Core Area are identified as Areas of Aquifer Vulnerability by the ORMCP. The maintenance and restoration for long-term preservation of the wetlands, which are close to the McGill Area ESA and Life Science ANSI, allows for the opportunity of continued habitat diversity.

The ORMCP requires that studies be prepared to assess compliance of the proposal with the requirements of the ORMCP. The Owner has submitted an Environmental Impact Study, dated March 18, 2003, by Dillon Consulting Limited, and supporting documentation to address the ORMCP. Staff and the TRCA have reviewed the documents and proposed plan in the context of the ORMCP and are satisfied that the applicable sections of the ORMCP have been addressed to their satisfaction and subject to the Conditions on Attachment #1. In addition, the applicant and the TRCA have entered into Minutes of Settlement acknowledging that the proposed draft plan of subdivision incorporates the Natural Heritage System that conforms to the ORMCP and includes all lands and buffers necessary to ensure the protection of the natural heritage features and functions on the property.

Development Planning Staff has reviewed the Oak Ridges Moraine compliance documents submitted in support of the application and revised draft plan of subdivision and provide the following comments:

1. The December 15, 2004 revision to plan B20 prepared by Weston Consulting Group Inc., together with TRCAs January 25, 2005 letter, satisfies the outstanding issues relating to the natural heritage protection on this property and conformity with the Oak Ridges Moraine Conservation Plan.
2. Dream Works Properties has revised the draft plan to incorporate the Ministry of Natural Resources staked limit of the southern wetland, in addition to a 10m buffer, and a wildlife

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corridor ranging from 96 to 53 metres in width. The limits of the Natural Core Area, the ANSI, and the tableland woodlot has been staked and protected by a buffer ranging from 10 to 30m. In addition, restoration works are proposed within the unvegetated portion of the ANSI, which will be subject to further review subsequent to draft approval.

3. In order to achieve conformity with the ORMCP Blocks 314, 315, 321, 322, 323, 324, and 326 should be zoned OS5 Open Space Environmental Protection Zone, and should be dedicated to either the TRCA or the City.

On this basis, Staff is satisfied that conformity with the Oak Ridges Moraine Conservation Plan has been achieved.

Engineering Department

The Engineering Department has reviewed the proposed draft plan and has provided conditions of draft approval, which are included on Attachment No. 1. The following comments are provided:

i) Environmental Site Assessment (ESA)

An ESA Phase 1 has been submitted, peer reviewed, and accepted by the City. The Owner has also reimbursed the City for the cost of the peer review. As a condition of draft approval, a clause stating that the Owner is not aware of any soil, groundwater or sediment contamination on or within the subject lands, is included in Attachment No. 1.

ii) Roads

The use of alternative road design standards is not being proposed in this development. Traffic calming has not currently been considered for this area. Construction access will be detailed on the Construction Drawings and subject to the requirements of the Subdivision Agreement.

iii) Engineering Servicing

This plan of subdivision depends on existing municipal services (sanitary, storm and watermain) on Keele Street as well as modifications to the existing Pressure District No. 9 water pumping station.

iv) Sanitary Servicing

The subject site will be serviced through the 375 mm sanitary sewer along Keele Street. Ultimately, the site will drain to the Bathurst Collector when available.

v) Storm Drainage

The minor and major flows will be conveyed through the proposed plan and drain into the stormwater management facility, to be constructed in conjunction with this development, adjacent to Keele Street. This stormwater management facility will outlet to a 1200 mm diameter culvert under Keele Street. The release rate will be controlled such that the peak flows at the culvert do not exceed the unit flow rates specified by the Toronto and Region Conservation Authority for the Upper Don River Watershed.

vi) Water Supply

The subject lands are located within service area Pressure District No. 9 of the York Water

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Supply System. It is anticipated that water supply will be from the 400 mm diameter watermain on Keele Street with connections to the 400 mm and 300 mm watermains in approved Draft Plan of Subdivision 19T-99V05.

The Functional Servicing report identified that minor adjustments to the existing pumping station located adjacent to the plan are required in order to supply sufficient water to the plan. The subdivision agreement will require that the necessary improvements be completed prior to the registration of the plan to the satisfaction of the City.

Parkland & Urban Design

Staff has reviewed the proposed draft plan of subdivision and has provided conditions of draft approval, which are included on Attachment No. 1. The preliminary parkland dedication calculation is as follows:

a) Parkland

The parkland dedication calculation based on 1ha per 300 units is as follows:

Total Number of Units:

399 (Plan 19T-02V08) + 39 (19T-02V07) = 438 units

Total Parkland at 1ha Per 300 Units:

Total Parkland Dedication = 1.460ha

Parkland Provided In Plan = 0.577ha

Total Parkland Underdedication = 0.883ha

The total combined parkland under-dedication for the subject lands, Plan (19T-02V08) and for the lands to the north (Plan 19T-02V07) is, 0.883ha. The proposal is providing 0.577ha (Block 312) of land, which is being combined with the 1.288ha parkland block in Plan 19T-99V05 to the north. To the south of the proposal is the future 80.37ha Maple North Park, which will function as a regional park to serve the Special Residential Area in OPA #332 and the Maple Area. The Maple North Park will help to offset the under-dedicated parkland in Plans 19T-02V07 and 19T-02V08 to serve the community.

b) Urban/Architectural Design Guidelines

Urban Design Guidelines are required for the proposal and are to comply with the policies of November 26, 2001, when Council approved the Design Standards Review Study. The Urban Design Guidelines are to include criteria to address urban design built form for townhouse development, boulevard and sidewalk design, community feature locations, and public realm landscape architecture. The Urban Design Guidelines document will be required for the proposal prior to the approval of the plan or a phase of the plan, to the satisfaction of the City. The requirement for the urban design guidelines has been included as a condition of draft approval in Attachment No. 1.

The residential development will also be subject to architectural control, whereby matters such as built form, massing, and elevations are addressed to create a visually pleasing community.

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Architectural Design Guidelines will be required for the proposal prior to the approval of the plan or a phase of the plan, to the satisfaction of the City. The Architectural Design Guidelines, as well as the selection of a control architect for the residential development, are to be approved by Council. The requirement for the Architectural Design Guidelines has been included as a condition of draft approval in Attachment No. 1.

Heritage

The Cultural Services Department requires that prior to the final approval of any subdivision agreement and prior to the initiation of any grading of lands, an archaeological evaluation is to be undertaken in accordance with the Ministry of Citizenship, Culture and Recreation's approved Archaeological Assessment Technical Guidelines for approval by the City and Ministry. The Cultural Services Department has advised that an archaeological assessment is required. A condition of approval has been included in Attachment No. 1 in this respect.

Agency Comments

The Region of York, Canada Post, PowerStream Inc., TransCanada Pipelines, and the York Region District School Board have no objections, provided the Owner satisfies their respective conditions of draft approval, which are included in Attachment No. 1.

Vaughan Vision 2007

This report is consistent with the priorities set-out in Vaughan Vision 2007, particularly with A-3 "Safeguard Our Environment" and A-5 "Plan and Manage Growth".

Conclusion

The Owner has proposed a zoning by-law amendment and draft plan of subdivision to facilitate a 39.732ha residential development comprised of single detached, street townhouse and medium density dwelling units, parkland, open space, wetland, valley lands and storm water management ponds. The proposal has been reviewed in the context of the Official Plan, the *Oak Ridges Moraine Conservation Plan*, and Vaughan Vision 2007. Certain lands in the proposal are to be rezoned to OS5 Open Space Environmental Protection Zone to address the conformity requirements of the *Oak Ridges Moraine Conservation Plan*. Staff is satisfied that the proposal complies with all applicable policies.

The subject lands are to be rezoned to RD2, RD3 and RD4 Residential Detached, RT1 Residential (Street) Townhouse and RM2 Multiple Family Zone to implement the proposed draft plan of subdivision. The zoning for the subject lands will include rezoning lands adjacent to the OS5 Open Space Environmental Protection Zone to incorporate the environmental buffers adjacent to the valley lands, the wetland, and amphibian corridor. The lands that abut the TransCanada Pipeline will be zoned OS1 Open Space Conservation Zone which will include a 10m setback from the pipeline right-of-way.

Several issues such as the submission of urban design and architectural guidelines, and submission of a demographic/marketing study are to be completed as conditions of draft approval. The subject lands are to be zoned with a "H" Holding Symbol on all or a portion of the subject lands, until the requirements of OPA #332, as amended, are addressed to the satisfaction of the City.

A condition of approval has been included requesting the Ontario Municipal Board to withhold its Order pending the execution and registration of the density bonussing agreement required to implement the proposed draft plan of subdivision. This will allow the City and the applicant time

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to prepare and finalize the final density bonussing agreement in compliance with the bonussing principles approved by Council. A condition of approval is included in this respect. The agreement will incorporate the density bonussing required to implement the initial phase of the development File 19T-02V07.

Subject to the comments and conditions in this report, Staff supports the proposal from a land use and development form perspective, as it is consistent with the overall pattern of development in the Special Residential Area. For these reasons, Staff recommends endorsement of the proposed applications to amend the zoning by-law and for draft plan of subdivision approval subject to the red lined modifications to the draft plan (Attachment #3), and the condition of draft approval a set out on Attachment No. 1, and that the OMB be so advised.

Should the Committee concur, Zoning By-law Amendment File Z.02.073 and Draft Plan of Subdivision 19T-02V08 (Dream Works Property Inc.) can be endorsed, subject to conditions, with the adoption of the recommendation of this report.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Proposed Draft Plan of Subdivision (As Red Lined February 7, 2005)
4. Draft Plan of Subdivision 19T-02V07 (Dream Work Property Inc.)
5. Comprehensive Concept Plan

Report prepared by:

Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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Item 39, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

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**PRESENTATION – TO MR. ANDREW MIZZONI
CERTIFICATE OF ACKNOWLEDGEMENT**

Regional Councillor Linda D. Jackson and Ms. Crystal Morton of The Vaughan Weekly, presented Mr. Andrew Mizzoni with a certificate in recognition of his accomplishments in raising money and awareness for cancer research through the Andrew Mizzoni Cancer Research Fund at the Hospital For Sick Children.

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Item 40, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

**40 DEPUTATION – MS. ERLINDA INSIGNE, PRESIDENT, LAKEVIEW ESTATE
 RATEPAYERS ASSOCIATION WITH
 RESPECT TO TRAFFIC CALMING**

The Committee of the Whole recommends that the deputation of Ms. Erlinda Insigne, President, Lakeview Estate Ratepayers' Association, and written submissions dated February 3, 2005 and January 21, 2005, be received, and referred to staff for a report.

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Item 41, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

41

**DEPUTATION – MR. RALPH CAPOCCI
WITH RESPECT TO PROPOSED FIRE/EMS STATION**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Ralph Capocci, on behalf of the Carrying Place Ratepayers' Association, and written submissions dated January 17, 2005 and January 15, 2005, be received;**
- 2) That staff schedule and attend an information session with the affected ratepayer associations and interested residents; and**
- 3) That staff provide the information requested to the Carrying Place Ratepayers' Association and that the deputant's comments be taken into consideration.**

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Item 42, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

42 NEW BUSINESS – SONOMA HEIGHTS NEIGHBOURHOOD TRAFFIC COMMITTEE MEETING

The Committee of the Whole recommends that staff be directed to attend the Sonoma Heights Neighbourhood Traffic Committee meeting.

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

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Item 43, Report No. 7, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 14, 2005, as follows:

By approving the follow resolution:

The Council of the Corporation of the City of Vaughan requests that the Boyd Conservation Area "Boyd Park" south of Rutherford Road and west of the original road allowance between Concessions 6 and 7, in the City of Vaughan be included in the Greenbelt Plan;

THAT the Council of the Corporation of the City of Vaughan supports the Infrastructure policies within the Draft Greenbelt Plan which recognize that existing infrastructure in the Greenbelt must be maintained, and may be expanded, and new infrastructure will be permitted in order to serve the existing and permitted land uses within the Greenbelt and surrounding the Greenbelt;

AND THAT the Province of Ontario, the Provincial Minister of Municipal Affairs and Housing (Hon. John Gerresten), MPP Mario Racco, MPP Greg Sorbara, the Provincial Opposition Critic of Municipal Affairs (MPP Tim Hudak), the TRCA, the Region of York and all other municipalities affected by Bill 135 be advised of this resolution immediately;

By receiving the report of Regional Councillor Jackson, dated February 7, 2005; and

By receiving the confidential memorandum from the Commissioner of Legal and Administrative Services, dated February 14, 2005.

43

**NEW BUSINESS – RESOLUTION
BILL 135 – THE GREENBELT ACT**

The Committee of the Whole recommends that this matter be deferred to the Council meeting of February 14, 2005 for staff to provide a report addressing the concerns raised.

Recommendation

Regional Councillor Linda D. Jackson recommends:

THAT Council adopt a resolution to support the inclusion of Boyd Conservation Area (Boyd Park) in the Greenbelt Plan and Bill 135 and,

THAT the Province of Ontario, the Provincial Minister of Municipal Affairs and Housing (Hon. John Gerresten), MPP Mario Racco, MPP Greg Sorbara, the Provincial Opposition Critic of Municipal Affairs (MPP Tim Hudak), the TRCA, the Region of York and all other municipalities affected by Bill 135 be advised of this resolution immediately.

Purpose

To ensure the soundness of the Greenbelt Plan and its enabling legislation, the Greenbelt Act.

Background - Analysis and Options

Whereas, this council recognizes the intent by the Province of Ontario to ensure long-term protection of significant agricultural, ecological and heritage resources in the Greater Golden Horseshoe, and

Whereas, it appears that justification for significant portions of the Greenbelt may be questionable from an ecological, economic, agricultural or land use planning perspective, and

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Whereas, still other areas of both heritage and ecological significance were left out of the proposed Greenbelt Plan entirely, and

Whereas, Boyd Conservation Area is owned by Toronto and Region Conservation Authority, who have supported the inclusion of Boyd in their submission to the Province of Ontario, and

Whereas, the Humber River, which runs through Boyd Conservation Area, was designated as a Canadian Heritage River by the Government of Canada in 1999, and

Whereas, portions of Boyd Conservation Area have been designated as Areas of Natural Scientific Interest (ANSI), and

Whereas, the conservation, planning and scientific communities believe that Boyd Conservation Area is a significant and irreplaceable environmental resource, and

Whereas, Boyd Conservation Area attracts approximately 75,000 visitors annually and is part of a larger recreation and education system known as the East Humber Valley Complex (inclusive of the Kortright Centre for Conservation, the McMichael Gallery, the William Granger Greenway and the Earth Rangers Wildlife Rehabilitation Centre).

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council through the Vaughan Vision 2007 insofar as it fiscally and environmentally places Vaughan residents FIRST.

Conclusion

It is recommended that the City of Vaughan supports the inclusion the Boyd Conservation Area in the Greenbelt Plan and Bill 135.

Attachments

None

Report prepared by:

Mirella Compagno, Council Administrative Assistant

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Item 44, Report No. 7, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 14, 2005, as follows:

By approving that the section of sidewalk on the south side of Orr Avenue, between Babak Boulevard and west of Colucci Drive, not be reinstated; and

By receiving the additional report of the Commissioner of Engineering and Public Works, dated February 14, 2005.

44

**NEW BUSINESS – REQUEST TO RECONSIDER THE
SIDEWALK ON ORR AVENUE/VILLAGE GREEN DRIVE**

The Committee of the Whole recommends that the request to reconsider the matter respecting the sidewalk on Orr Avenue/Village Green Drive, be forwarded to the Council meeting of February 14, 2005.

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

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Item 45, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 14, 2005.

**45 NEW BUSINESS – REQUEST FOR SET-UP OF EQUIPMENT/FACILITIES
 FOR WARD COMMUNITY MEETINGS SCHEDULED**

The Committee of the Whole recommends that staff be directed to provide assistance, as necessary, with respect to the set-up of equipment and permitting of facilities, if required, for the scheduled Ward community meetings.

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

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Item 46, Report No. 7, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 14, 2005, as follows:

By receiving the memorandum from the City Clerk, dated February 9, 2005.

46

**NEW BUSINESS – PROCESS ADOPTED FOR
ADDING REQUESTS FOR REPORTS UNDER NEW BUSINESS**

The Committee of the Whole recommends that staff provide a copy of the Council extract dealing with the process for adding requests for reports under new business.

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