

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 1, Report No. 61, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 14, 2005, as follows:

By approving the recommendation of Councillor Carella, dated November 7, 2005; and

By receiving the written submission from Mr. Antony Jordun, Chair, Sonoma Heights Traffic Calming Committee Phase III, dated November 10, 2005.

1 INSTALLATION OF THREE-WAY STOP AT SUNSET RIDGE/KISTLER STREET

The Committee of the Whole recommends that this matter be referred to the Council meeting of November 14, 2005, to provide an opportunity for the Local Councillor to contact the residents for their input.

Recommendation

Councillor Tony Carella recommends that a three-way stop sign at the intersection of Sunset Ridge and Kistler Street be installed.

Economic Impact

Nil

Purpose

To ensure the safe movement of vehicular and pedestrian traffic at the principal entrance to the Woodbridge Expansion Area District Park

Background - Analysis and Options

The Woodbridge Expansion Area District Park is bound by private homes on the west, Major Mackenzie Drive on the north (off of which there is a vehicular entrance to the park), Islington Avenue on the east, and Sunset Ridge on the south.

Speeding has always been an issue along Sunset Ridge. Prior to the opening of the park, when the north side of the street was not yet developed, those living on the south side complained about the situation from time to time, but there seemed to be only moderate concern over the matter, perhaps because the street was viewed as relatively remote in relation to the rest of the local community.

That has changed dramatically since the opening of the park, as the principal vehicular and pedestrian entrance to the park is at the intersection of Sunset Ridge and Kistler Street, which is also where the Sonoma Greenway ends, opposite the south side of the park. As well, since this is a district park, increased vehicular traffic along Sunset Ridge has also been noted, as those who live at a distance to the south of the park decide to drive to it. As there is no stop sign along any portion of Sunset Ridge in the vicinity of the park, and as the raised intersection at that point has proven ineffective as a traffic calming device in this context a three-way stop at Kistler, opposite the park entrance, is called for.

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 1, CW Report No. 61– Page 2

Conclusion

A three-way stop sign at the intersection of Sunset Ridge and Kistler Street is needed.

Attachments

Map of area surrounding the subject intersection, Sonoma greenway, park entrance

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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 2, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

2

2005 SUMMER HIATUS REPORT

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

Recommendation

The City Manager recommends:

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

Economic Impact

N/A

Purpose

The purpose of this staff report is to advise members of Council of those matters attended to by staff (City Manager) during Council's 2005 summer hiatus.

Background - Analysis and Options

By-law 332-98 provides authority for the execution of documents of an administrative nature by staff and/or the Mayor and Clerk, for certain matters during the hiatus of Council. Approvals made during the 2005 Summer Hiatus period are as follows:

1. T05-101
Approval – July 20, 2005
\$326,190.00 without GST (Capital Project)
C.P. Systems O/B 1460973 Ontario Ltd.
2. T05-187
Approval – July 20, 2005
\$1,527,209.00 (plus GST)
Furfari Paving Co. Ltd.
3. T05-113
Approval – July 26, 2005
\$410,235.00 (plus GST)
Tubro Contracting Ltd.
4. T05-050
Approval – August 12, 2005
\$160,580.00(excluding GST)
Zuron Construction Inc.
5. T05-132
Approval – August 23, 2005
\$93,625.00 (including GST)
MSO Construction Ltd.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 2, CW Report No. 61– Page 2

6. T05-145
Approval – August 23, 2005
\$254,316.45 (plus GST)
Furfari Pavin
7. T05-151
Approval – August 23, 2005
\$129,758.90 (including GST)
Vaughan Paving Ltd.
8. T05-180
Approval – August 30, 2005
\$595,909.44 (plus GST)
K.J Beamish Construction Co. Ltd.
9. CRFPO05-02
Approval – September 1, 2005
\$900,000.00 (3 year contract)
Lyreco Canada Inc.
10. T05-032
Approval – August 23, 2005
\$453,000.00 (including GST)
Anacond Contracting Inc.

The above reports are provided to the Mayor and Members of Council only. However, a copy is on file in the office of the City Clerk for public viewing.

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 above tenders were awarded based on qualifications and low bid. This report, which outlines those tenders that were authorized under By-law 332-98, as amended, is provided to Council for their information.

Attachments - MAYOR AND MEMBERS OF COUNCIL ONLY

1. Staff Report – T05-101
2. Staff Report – T05-187
3. Staff Report - T05-113
4. Staff Report – T05-050
5. Staff Report – T05-132
6. Staff Report – T05-145
7. Staff Report – T05-151
8. Staff Report – T05-180
9. Staff Report – CRFPO05-02
10. Staff Report – T05-032

The above reports are provided to the Mayor and Members of Council only. However, a copy is on file in the office of the City Clerk for public viewing.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 2, CW Report No. 61– Page 3

Report prepared by:

Lorena Marcucci
Executive Assistant to the City Manager

(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 NOVEMBER 14, 2005

Item 3, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

**3 AWARD OF TENDER T05-211 CONSTRUCTION OF FIRE HALL STATION NO. 79
EMS PARAMEDIC RESPONSE STATION AND REQUEST FOR ADDITIONAL FUNDS**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services and the Deputy Fire Chief, dated November 7, 2005, be approved; and
- 2) That this project be considered a priority and with utmost urgency.

Recommendation

The Commissioner of Community Services, and the Deputy Fire Chief, in consultation with the Directors of Purchasing Services, Reserves and Investments and Building and Facilities recommends:

1. That T05-211, award of tender for the construction of Fire Hall 79 and EMS Paramedic Response Station be awarded to Maystar General Contractors Inc. for the amount of \$3,860,000.00; and,
2. That additional capital funding in the amount of \$937,000 (rounded) be approved from City Wide Development Charges - Fire; and,
3. That notwithstanding Council's policies that no service category in a pre-financing position (deficit) be increased and that no commitment be more than 50% of anticipated revenues for any service category that is already in a pre-financed position, Council approve the request for additional funds in the amount of \$937,000 funded from City Wide Development Charges – Fire; and,
4. That the inclusion of the matter on a public Committee or Council agenda for the additional funding request identified as Award of Tender T05-211 Construction of Fire Hall Station No. 79 EMS Paramedic Response Station and Request for Additional Funds is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002; and,
5. That a contingency allowance of 5% be approved, within which the Commissioner of Community Services is authorized to approve amendments to the contract; and,
6. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

Economic Impact

Capital project #3136-2-04 WEA Fire Station 79 Construction design funding was approved in the 2004 budget. An annual operating cost of \$35,000.00 is required to operate this building once this project is completed, and is included in Building and Facilities Operating Budget.

Purpose

To award tender T05-211 for the construction of Fire Hall 79 and EMS Paramedic Response Station, and request additional funding.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 3, CW Report No. 61– Page 2

Background - Analysis and Options

Fire Hall 79 and EMS Paramedic Response Station will be located at the southeast corner of Islington Ave. and Canada Company Ave. in Kleinburg. This Fire Hall and EMS Paramedic Response Station is required to serve the rapidly expanding area in north Woodbridge and Kleinburg.

The construction of Fire Hall 79 and EMS Paramedic Response Station is in partnership with York Region Emergency Medical Services and an agreement is in place for York Region to pay for 50% of all actual certified costs (building and site remediation). This agreement was approved by Council on December 6, 2004.

Funding for construction of project #3136-2-04, Fire Hall 79 and EMS Paramedic Response Station (WEA Fire Station) was approved in the 2005 capital budget on February 21, 2005.

Nine (9) bid documents were issued on September 21, 2005, with the tender closing on Monday, October 17, 2005. Seven bids were received, and opened on Monday, October 17 at 3:30pm. The bid results are as follows:

<u>Contractor</u>	<u>Total Tendered Price</u>
Maystar General Contractors Inc. Concord, Ontario	\$3,860,000.00
Bondfield Construction Company Limited Concord, Ontario	\$3,975,000.00
Dineen Construction Corporation Toronto, Ontario	\$4,370,000.00
Jasper Construction Corp. Concord, Ontario	\$4,470,000.00
Frank Pellegrino General Contracting Ltd. Scarborough, Ontario	\$4,837,618.00
Ledcor Construction Limited Mississauga, Ontario	\$4,940,000.00
Struct-Con Construction Limited Brampton, Ontario	\$5,800,000.00

The additional funding request is required to offset the \$937,000.00 difference between the preliminary cost estimate generated, and the actual tendered price and for contingency purposes should unforeseen site conditions arise during construction. Costing has escalated due to a change in design in order to incorporate LEED standards, and additional site servicing requirements.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 3, CW Report No. 61– Page 3

Original Budget:

Construction: Capital 2005	\$1,400,000
Consultant: 2004	\$100,000
Furniture & Equipment:	\$200,000
Subtotal:	\$1,700,000

Total Construction Budget: \$1,500,000

Committed Amounts:

Tender Amount:	\$3,607,477
Architect Fees:	\$146,000
*LEED Consultant Fees:	\$102,000
LEED Canadian Green Building Council Registration & Certification Fees:	\$4,000
Relocation of Trees (Environmental Issue):	\$5,000
Site Servicing Engineering Fees:	\$28,000
Site Servicing Costs:	\$264,000
Building & Plumbing Permit Fees:	\$12,000
Phone Equipment:	\$20,000
Subtotal:	\$4,188,477
5 % contingency	\$209,424
Subtotal including Contingency:	\$4,397,900
3% Administration Fee:	\$131,937
Total Construction Budget:	\$4,529,837
Minus EMS Share:	\$2,093,205
City's construction Budget:	\$2,436,632
Shortfall:	\$936,632
Rounded	\$937,000

*Grant funding possible and will be applied to construction budget if and when received.

Relationship to Vaughan Vision 2007

In keeping with Vaughan Vision, this award of tender provides service delivery excellence for the community.

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

Conclusion

Additional funding in the amount of \$937,000.00 from the City Wide Development Charges – Fire is required in addition to the funds approved in the 2005 Capital Budget (Project # 3136) to award this tender.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 3, CW Report No. 61– Page 4

Should Committee of the Whole concur with the proposed additional funding request, this action would be considered an amendment to the Capital Budget. Pursuant to the Municipal Act 2001, Section 291(1)(c), before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. When a capital project has been subject to a meeting during the adoption of the approved capital budget and where additional funding is required to complete the approved works, inclusion of the matter in a staff report requesting additional funding on a public committee or Council agenda is deemed to be sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002. Therefore, no additional notice period is required.

The City of Vaughan and York Region Medical Services are satisfied that the lowest bid contractor, Maystar General Contractors Inc. meets the requirements of the contract. This project will commence immediately upon award by Council, and will be completed in the spring of 2007.

Attachments

None

Report prepared by:

Jeff Peyton, Director of Building and Facilities, Ext. 6173

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 4, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

4

**AWARD OF TENDER T05-153
SUPPLY AND DELIVERY OF A GARBAGE COMPACTOR UNIT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated November 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 Tender T05-153, for the supply and delivery of a garbage compactor unit, is awarded to Haul-All Equipment Ltd. for a total price of \$109,713.45, and;
2. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

Economic Impact

Project #5058 was approved in the 2005 capital budget and funded from Development Charges.

Purpose

To award tender T05-153 for the supply and delivery of a garbage compactor unit.

Background – Analysis and Options

Council approved funds for project #5058-0-05, to purchase the compactor unit as part of the ongoing equipment program. Funds were approved in 2005, as part of the capital budget and are funded from the Development Charges.

This tender was advertised in the Liberal and the Electronic Tendering Network (ETN), with three (3) bid documents issued and one (1) received on closing date, August 25th 2005.

The result of the bids including G.S.T and P.S.T are as follows:

<u>Supplier</u>	<u>Bid</u>
Haul-All Equipment Ltd	\$109,713.45

Relationship to Vaughan Vision 2007

This report is in keeping with Vaughan Vision 2007 as it strives to ensure that the municipality operations are undertaken in a responsible manner.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 4, CW Report No. 61– Page 2

Conclusion

Staff has reviewed the submission and based on the tender results, and the ability of the manufacturers to supply the required equipment, it is recommended that the tender be awarded to Haul-All Equipment Ltd.

There are sufficient funds available in the approved Capital Budget to complete this project.

Attachments

None

Report Prepared by:

Alvin Boyce
Fleet Maintenance Supervisor, ext. 6141

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 5, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

5

**AWARD OF TENDER T05 - 227
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 November 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 T05-227, for the supply and delivery of three (3) 2005 4x2 crew cab pickup trucks, is awarded to Milton Chrysler Dodge, for a total price of \$90,510.75.
2. That Part "B" of Tender T05-227, for the supply and delivery of two (2) 2005 ¾ ton 4x4 pickup trucks is awarded to Milton Chrysler Dodge for a total cost of \$72,362.60.
3. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

Purpose

To award tender T05-227 for the supply and delivery of various vehicles.

Economic Impact

Project #5058 was approved in the 2005 capital budget and the on on-going operating cost are funded from the Capital Fleet Reserve and the Development Charges funds, and can absorb the purchases of the trucks.

Background – Analysis and Options

Council approved funds for project #5058-0-05 to purchase various vehicles as part of the ongoing equipment program. Funds were approved in 2005, as part of the capital budget and are funded from the Vehicle Reserve Fund and Development Charges.

This tender was advertised in the Liberal and the Electronic Tendering Network (ETN), with twelve (12) bid documents issued and eight (8) received on closing date, September 22, 2005.

The result of the bids including G.S.T and P.S.T are as follows:

<u>Supplier</u>	<u>Bid</u>
Part A – Supply and delivery of three (3) 2005 4x2 crew cab pickup trucks	
1. Milton Chrysler Dodge	\$ 90,510.75
2. Colombo Chrysler Jeep Dodge Inc.	\$ 92,525.55
3. Maclver Dodge Limited	\$ 93,833.10
4. Performance Chrysler	\$ 93,984.90

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 5, CW Report No. 61– Page 2

5. Bramview Ford Inc.	\$ 97,283.10
6. Unionville Motors Ltd.	\$101,975.10
7. Addison On Dundas	\$102,275.25
8. Roy Foss Chevrolet/Alex Irvine Motors	\$103,092.90

Part B - Supply and delivery of two (2) 2005 ¾ ton 4x4 pickup trucks

1. Milton Chrysler Dodge	\$72,362.60
2. Maclver Dodge Limited	\$74,071.50
3. Colombo Chrysler Jeep Dodge Inc.	\$74,506.20
4. Performance Chrysler	\$74,796.00
5. Unionville Motors Ltd.	\$75,147.90
6. Bramview Ford Inc.	\$75,237.60
7. Addison On Dundas	\$76,964.50
8. Roy Foss Chevrolet/Alex Irvine Motors	Non-Compliant

Relationship to Vaughan Vision 2007

This report is in keeping with the Vaughan Vision 2007 as it strives to ensure that the municipality operations are undertaken in a responsible manner.

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

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 T05-227 Part A & Part B be awarded to Milton Chrysler Dodge.

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

Attachments

None

Report Prepared by:

Alvin Boyce, Fleet Maintenance Supervisor of, Ext. 6141

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 6, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

6

AWARD OF TENDER T05-242
TUDOR PARK – CONSTRUCTION OF WASHROOM FACILITY

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

Recommendation

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

1. That T05-242, Construction of a washroom facility at Tudor Park be awarded to Sam Velocci Construction Ltd. for the amount of \$188,320.00; and,
2. That a contingency allowance in the amount of 10% be approved within which the Director of Building and Facilities is authorized to approve amendments to the contract; and,
3. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

Economic Impact

Capital project #8048-0-04 was approved in the 2004 budget. The annual operating cost of \$9,000.00 is required to maintain this building once completed.

Purpose

The purpose of this report is to seek approval to award tender T05-242 for the construction of the washroom facility at Tudor Park.

Background - Analysis and Options

The project involves the construction of washroom facilities at Tudor Park on Jacob Keffer Parkway. Project #8048-0-04 was approved in the 2004 capital budget in order to provide washroom facilities at this site. Due to the high number of permitted events, demand at this location exceeds the availability provided by portable washrooms.

Funding for project #8048-0-04 was approved in the 2004 capital budget in the amount of \$250,000 for design and construction costs.

This tender was advertised in the Daily Commercial News and the Electronic Tender Network (ETN). Tenders were closed and publicly opened on Thursday, October 20, 2005 at 3:30pm. Ten (10) bid documents were received and two (2) were deemed non-compliant by the Purchasing Department. The bid results are as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 6, CW Report No. 61– Page 2

<u>Contractor</u>	<u>Total Tendered Price</u>
Sam Velocci Construction Ltd.	\$188,320.00
Dasd Contracting Inc.	\$309,551.00
Trustco Construction	\$310,300.00
A-Con Construction Ltd.	\$319,248.40
Varcon Construction Co. Ltd.	\$343,000.00
Johal Corporation	\$343,944.00
Ross-Clair Contractors	\$396,970.00
Dig-Con International Ltd.	\$398,000.00
Deciantis Construction Ltd.	non-compliant
Jeviso Contracting Ltd.	non-compliant

Relationship to Vaughan Vision 2007

Tudor Park washroom facilities will provide facilities that promote a safe, livable, and sustainable parkland environment for the local community.

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

Conclusion

Building and Facilities and Purchasing Department staff have reviewed the bid submissions and have determined that the low bid contractor, Sam Velocci Construction Ltd., have the requirements of the contract. The low bid is within the approved capital budget. This project will commence immediately after Council approval and the completion of the necessary documents.

Attachments

None

Report prepared by:

Jeff Peyton, Director of Building and Facilities, Ext. 6173

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 7, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

7

NAMING PARK IN HONOUR OF VETERANS

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

Recommendation

The Commissioner of Community Services, in consultation with the Director of Parks Development recommends:

1. That Committee of the Whole approve naming the open space parcel located on the west side of the Humber River, east of Wallace Avenue, south of the Terraces Condominiums and north of Highway #7, "Veterans' Park" in honour of veterans; and,
2. That Committee of the Whole approve the re-naming the open space parcel located on the east side of the Humber River, south of Highway #7, and west of Legion Court Road "Legion Park".

Economic Impact

There will be a \$1,000 impact in the current budget for signage.

Purpose

The purpose of this report is to seek approval from Committee of the Whole to name an open space parcel "Veterans' Park" in honour of veterans, and to re-name an existing open space parcel "Legion Park".

Background - Analysis and Options

At the Council meeting of April 25, 2005, Mr. John Thompson gave a deputation requesting the City of Vaughan to explore the feasibility of naming an open space in honour of veterans. This request was subsequent to the naming of an open space parcel "Veterans' Park" immediately north of the Royal Canadian Legion at 60 Legion Court Road.

As indicated in correspondence from Mr. Thompson and a group of concerned veterans, they felt that relocating the present "Veterans' Park" to a more prestigious location close to Memorial Hill would be appropriate (refer to Attachment 'A'). Two (2) open space parcels were identified by the group as preferable sites (refer to Attachment 'B'). These sites in order of preference are located at:

- 1.) The triangular open space parcel owned by the Toronto Region Conservation Authority on the west side of the Humber River immediately north of Highway #7 and south of the Terraces Condominiums; and,
- 2.) The open space parcel owned by the Toronto Region Conservation Authority on the south east corner of Islington Avenue and Willis Road.

Correspondence was received from the Royal Canadian Legion, Mackenzie Branch, (refer to Attachment 'C') indicating their support for the shifting of the "Veterans' Park" name to a more noticeable location within Vaughan and that the present park become known as "Legion Park".

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 7, CW Report No. 61– Page 2

The Woodbridge Core Ratepayer's Association and the Toronto and Region Conservation Authority have been contacted regarding this request and both groups support the name changes (refer to Attachments D and E).

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

That the Committee of the Whole approve naming the open space parcel located on the west side of the Humber River, east of Wallace Avenue, south of the Terraces Condominiums and north of Highway #7, "Veterans' Park" in honour of veterans and, approve the re-naming the open space parcel located on the east side of the Humber River, south of Highway #7, and west of Legion Court Road "Legion Park".

Attachments

Attachment 'A' – Location Map
Attachment 'B' – Mr. John Thompson Correspondence dated June 6, 2005
Attachment 'C' – The Royal Canadian Legion Correspondence dated June 30, 2005
Attachment 'D' – Ratepayer Group Correspondence
Attachment 'E' – Toronto Region Conservation Authority Correspondence

Report prepared by:

Paul Gardner, Director of Parks Development, Ext. 3209

(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 NOVEMBER 14, 2005

Item 8, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

8

ACCESS VAUGHAN RETENTION OF CONTACT CENTRE CONSULTANT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated November 7, 2005:

Recommendation

The Commissioner of Economic/Technology Development and Communications, in consultation with the Chief Information Officer (CIO), Manager of Access Vaughan and Director of Purchasing Services recommends:

1. That Council approve of having the incumbent Access Vaughan Contact Centre consultant (Marlene Perks & Associates) perform additional work for the Access Vaughan implementation project; and
2. That in accordance with the City's Purchasing Policy, the current Purchase Order limit for Access Vaughan Contact Centre consultant be increased to \$125,000, to include the additional Access Vaughan project deliverables.

Economic Impact

The total cost of the Access Vaughan Contact Centre consultant is estimated to be \$125,000. This amount is part of the total Access Vaughan implementation budget, which was approved in the 2004/2005 Capital Budgets.

Access Vaughan is a strategic corporate initiative intended to improve the overall quality and efficiency of interaction between the residents and City departments. A full business case and economic impact was presented to Council as part of the Access Vaughan strategy report in February of 2005.

Purpose

The purpose of this report is to receive Council approval to expand the Terms of Reference of the incumbent Access Vaughan Contact Centre consultant. This approval is urgently required, as the Access Vaughan implementation is progressing on-time, but under considerable time constraints.

Background - Analysis and Options

In February of 2005, Council received and approved the Access Vaughan Strategy report. Following the approval of the strategy report, a comprehensive implementation plan for Access Vaughan was developed. The plan identified all tasks and participants required to execute the plan with the objective to launch Access Vaughan on January 26, 2006.

A key resource requirement identified in the plan is a contact centre expert who is versed in best practices for delivery of "customer-centric" contact centre services. The principle role of the contact centre expert would be to mentor, guide, and facilitate the gathering of all business requirements, functional requirements, corporate policy, and supporting business tools requirements for Access Vaughan. The total scope of the expert's work was divided into 2 basic

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 8, CW Report No. 61– Page 2

phases: a) initial process flows and b) detailed business requirements definition for Access Vaughan. The total cost of all of the Access Vaughan implementation consultant's work was estimated to be \$125,000. This amount is part of the approved budget for this project.

In accordance with the City's purchasing policy, a Request for Quotes (RFQ) was issued to various contact centre experts for provisioning of initial project deliverables as defined in the project plan. An organization named "Marlene Perks & Associates" in collaboration with BCE Elix group provided the best value quotation. Marlene Perks & Associates was retained to document and deliver the departmental process flows – a critical project deliverable. The cost of this initial work was in the amount of \$32,550 (excluding taxes).

To-date, Marlene Perks & Associates demonstrated their ability to produce valuable and quality deliverables as required by the Access Vaughan implementation plan. It is the team's consensus that Marlene Perks & Associates in collaboration with BCE Elix should continue to add value to the project and be responsible for the delivery of Access Vaughan detailed business requirements, assist with the development of business knowledge content and tools, training material, guidance to department functional leads and on-going mentoring of Access Vaughan staff. Without this resource, the Access Vaughan implementation team would not have the necessary expertise to successfully complete the implementation.

Having been previously qualified through the RFQ process, and having performed the initial set of work for the Access Vaughan implementation team in a satisfactory manner, it is the team's consensus that Marlene Perks & Associates should continue to assist with the remaining key project deliverables.

Relationship to Vaughan Vision 2007

The Access Vaughan initiative supports the following objectives of the Vaughan Vision 2007:

Service Delivery Excellence

- establish and communicate service delivery standards
- review current customer service practices and implement enhanced and consistent customer service standards
- communicate established service levels to the community

Provide effective and efficient delivery of services

- develop and implement innovative alternatives for service delivery

Develop an effective service measurement system

- review and implement benchmarks and standards to manage and measure service delivery
- communicate service measurement results to the community

Technology and Innovation

- Utilize technology to enhance quality and effectiveness of services

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

Conclusion

Access Vaughan is a strategic corporate initiative. The implementation of Access Vaughan is

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 8, CW Report No. 61– Page 3

proceeding according to the established implementation plan with a launch date of January 26, 2006. An Access Vaughan Contact Centre consultant is a critical external resource on which the success of Access Vaughan is highly dependant. The expansion of the incumbent consultant's role to include assistance with the delivery of business requirements, development of business knowledge content and tools, training material, and mentoring is urgently required.

The total cost of the Access Vaughan Contact Centre consultant is estimated to be \$125,000. The funds are available from the approved 2004/2005 Capital Budgets.

Attachments

None

Report prepared by:

Dimitri Yampolsky, Chief Information Officer (CIO) – Ext. 8352
Rita Zuccaro, Manager – Access Vaughan – Ext. 8953

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 9, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

9

**GEOGRAPHIC INFORMATION SYSTEM (GIS)
EXTENDED WARRANTY AND SUPPORT AGREEMENT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated November 7, 2005:

Recommendation

The Commissioner of Economic/Technology Development and Communications, in consultation with the Chief Information Officer (CIO) recommends:

1. That the City's Geographic Information System (GIS) vendor of record, Munirom Technologies Inc. (MTi), provide extended warranty and support services for the City's Geographic Information System (GIS) applications at a cost not to exceed \$150,000 (excluding taxes) per year; and
2. That staff be authorized to negotiate the related agreement in consultation with Legal Services department; and
3. That the Mayor and City Clerk be authorized to sign related documents.

Economic Impact

The total cost of Extended Warranty and Support services for the City's GIS applications is estimated to be \$150,000 (excluding taxes) per year. This amount is included in the Information & Technology Management department annual operating budget.

GIS applications have been deployed in numerous City departments in support of service delivery to residents. Ensuring uninterrupted operation of the GIS applications through an Extended Warranty and Support agreement will enable City departments to provide effective and efficient services.

Purpose

The purpose of this report is to receive Council approval to enter into an Extended Warranty and Support agreement with the City's GIS vendor of record, Munirom Technologies Inc. (MTi) for maintenance and support of City GIS applications.

Background - Analysis and Options

Munirom Technologies Inc. (MTi) has been the City's vendor of record for delivery of Geographic Information System (GIS) applications since 2002. During the past 3 years, numerous GIS applications have been developed and deployed in several City departments in support of service delivery to residents. A more detailed GIS initiatives update and future roadmap will be reported to the Committee of the Whole on November 21, 2005.

The terms and conditions of previous GIS applications development agreements with MTi provided for twelve (12) months warranty for the developed and deployed applications. Many of

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 9, CW Report No. 61– Page 2

these warranties are now expiring. The Information & Technology Management department does not have sufficient in-house resources to effectively support the deployed GIS applications. An Extended Warranty and Support agreement with MTi is therefore required.

An Extended Warranty and Support agreement with MTi will ensure that timely and effective fixes are made to GIS applications in the event that a malfunction occurs. The agreement would also allow the City to receive functional enhancements of the GIS applications, as they become necessary.

It is the Information & Technology Management department objective to secure appropriate in-house resources to enable self-sufficiency in support of GIS applications as soon as practical. Once self-sufficiency is achieved, the need for an Extended Warranty and Support agreement with external service providers will be diminished.

Relationship to Vaughan Vision 2007

The Access Vaughan initiative supports the following objectives of the Vaughan Vision 2007:

Provide effective and efficient delivery of services

- develop and implement innovative alternatives for service delivery

Technology and Innovation

- Utilize technology to enhance quality and effectiveness of services

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

Conclusion

During the past 3 years, numerous GIS applications have been developed and deployed in several City departments in support of service delivery to residents. The original warranties for these applications are now expiring. An Extended Warranty and Support agreement with the City's GIS vendor of record, MTi, is required.

The estimated cost of services to be provided under the Extended Warranty and Support agreement is \$150,000 per year. This amount is part of the Information & Technology Management department's annual operating budget.

Attachments

None

Report prepared by:

Dimitri Yampolsky, Chief Information Officer (CIO) – Ext. 8352

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 10, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

10

AMALFI COURT, WOODBRIDGE

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole meeting of November 21, 2005 for additional information that has been requested of staff.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That winter road maintenance on Amalfi Court remain the responsibility of the Condominium Corporation; and,
2. That municipal waste management collection services continue to be provided in accordance with Section 15 (e) (ii) of the site plan agreement, and curbside collection services not be provided within this development.

Economic Impact

The costs to upgrade the municipal services would have an impact on the Capital Budget. In order for these municipal services to be brought up as close to possible, to the current municipal standards, these costs are estimated to be approximately \$75,000.00. Engineering Services staff have identified the following work as being required:

- The installation of subdrains under the curb-and-gutters
- The installation of new curb-and-gutters
- The installation of a new hydrant set

These costs do not include any changes to bring the sewerage system up to municipal standards.

The maintenance, repair and ultimate replacement of the municipal infrastructure within the development is the responsibility of the Condominium Corporation and therefore had no impact on future Operating budgets. The necessary resources have not been allocated and approved in the current budget.

Purpose

To report on the issues raised by the Amalfi Court residents as directed by Council.

Background - Analysis and Options

At its meeting on June 15, 2005 (Item 48, Report 39 of the Committee of the Whole) Council directed:

“That staff be directed to report on the issues raised respecting the 7.5 meter roadway including the provisions of the agreement signed at the time of development and the cost of an additional person on snow and waste removal vehicles.”

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 10, CW Report No. 61– Page 2

Amalfi Court is a 7.5 meter wide private thoroughfare constructed under the terms of the Development Agreement, DA 99-006 (see Attachment No. 2). The development is a private Condominium Corporation within the Regional Municipality of York under the Condominium Act. The City still holds a municipal services letter of credit with respect to this development in the amount of \$60,000.00.

The Site Plan Agreement stipulates the following in Sect. 15:

e (i), "All snow removal and other maintenance services shall be the responsibility of the Owner/Condominium Corporation".

e) (ii), "Garbage shall be picked up by the City provided a common garbage area is designated on the site in a vicinity near the entrance to the development. The exact location of the common garbage area shall be determined by the Public Works Department, Solid Waste Management Division".

g), "Snow storage shall be included on site".

h), "On street parking shall not be permitted on the 7.5m road and purchasers shall be advised by the inclusion of a warning clause to this effect in all purchase and sale agreements".

i), "The road allowance shall remain as a private road".

Engineering staff have conducted site inspections to determine if the municipal services within the boundaries of the development have been constructed in accordance with City of Vaughan Engineering Department Standards. Staff provide the following comments:

Operations and Maintenance Issues:

- There is no turning circle or hammerhead at the west limit of the road. Consequently, snowplows and garbage trucks would be forced to back into or out of the development, creating an unsafe situation. In accordance with the conditions of the site plan agreement, waste and blue box materials are currently collected at a common location by the City's contractors at the curb on Martin Grove Road. The estimated additional cost for door-to-door collection would be approximately \$4,000 for 2006. This cost represents the cost to provide an additional staff person to assist the drivers in reversing in/out of the development. These costs will increase in subsequent years with the full integration of organics collection.
- The narrow roadway would require smaller equipment for snow clearing and regular removal of snow from the site. This is because streetscaping features, private walkways, narrow lots and private ownership to the curb have eliminated the opportunity to use the standard sized snow ploughing equipment, and has resulted in no on-site snow storage. The cost to provide municipal winter road maintenance services to this location using smaller vehicles would be approximately \$9,000 per winter season.
- An easement in favour of the City would be required across the lots to access the storm and sanitary sewer systems. Easements would also be required to permit City access to the water shut off valves that are situated behind the curb. The costs associated with establishing easements are undetermined at this time and involve legal and registry issues.
- Utilities may or may not be designed and constructed in accordance with City Standards. The streetlight posts are leaning, and would require straightening. Luminaires would require ongoing City maintenance.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 10, CW Report No. 61– Page 3

Engineering Design Issues:

- The road has been constructed with barrier curb-and-gutter at a nonstandard width of 7.37m, curb-to-curb; the minimum City standard road width with parking on one side is 8.0m. The road has no City Standard sub-drains and no boulevards.
- There is no defined road allowance within the development. There is insufficient room to establish a minimum standard road allowance of 17.5 metres.
- The average boulevard width to the base of the steps to the homes is 1.6 metres on each side of the road pavement. Widening the existing pavement to the 8 metres required to provide for parking would reduce the boulevards by a total of 0.63 metres.
- Because Amalfi Court is private property, there was no requirement that the Engineering Department inspect road and municipal infrastructure construction. The City has not received certification from the Owner's Consultant as to the structural composition of the road, therefore, staff is unable to determine compliance with City standards at this time.
- An additional fire hydrant would need to be installed in order to meet current City Design Criteria for hydrant spacing.
- The existing Martin Grove Road pavement configuration presently accomodates the northbound left turn lane into the Weston Produce Plaza only. Road geometrics do not provide sufficient pavement width for a left turn vehicle lane for Amalfi Court. As well, a left turn lane is not warranted based on anticipated low volumes and may also impose operational conflicts with the nearby Weston Produce Plaza entrance.
- The sanitary and storm sewerage, water and electrical system may not be built to municipal standards, requiring costly changes to current maintenance procedures and practices.

Emergency Services Issues:

- As stated in the Site Plan agreement, there is no on-street parking allowed. There would be insufficient room for vehicles to access driveways with parked vehicles on the street. Six metres of clear roadway width is required for Fire and Rescue Services. Appropriate "No Parking – Fire Route" signage is required. Further EMS access could be impaired with on-street parking and lack of an adequate turnaround.

While it may be feasible to upgrade some of the deficiencies to City Standards (eg: new subdrains, additional hydrant) at an estimated cost of \$75,000.00, it is not possible to upgrade the other municipal services infrastructure, ie: watermain, sanitary and storm sewers, etc. to current City Standards.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities established by Council.

Conclusion

Based on staff's review, it is recommended that the City of Vaughan not provide municipal services i.e. waste collection or road maintenance, within the Amalfi Court development. Waste collection services will continue to be provided in accordance with the Site Plan Agreement.

Attachments

1. Location Map
2. Site Plan Agreement

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 10, CW Report No. 61– Page 4

Report Prepared by

Bill Gould, C.Tech., Senior Engineering Assistant, ext. 3112

Tom Ungar, P. Eng., Design Engineer, ext. 3110

Rob Meek, C.E.T., Manager of Environmental and Technical Services, ext 6100

:BG

(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 NOVEMBER 14, 2005

Item 11, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

11 **ANSLEY GROVE ROAD AND PINEDALE GATE U-TURN CONCERNS**

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

Recommendation

The Commissioner of Engineering and Public Works recommends:

That York Region Police be requested to continue enforcement and increase surveillance of the existing 'No U-Turn' prohibition signs at the intersection of Ansley Grove Road and Windflower Gate/Pinedale Gate.

Economic Impact

Not Applicable.

Purpose

To review the feasibility of three possible solutions to prevent U-Turning vehicles from entering Pinedale Gate in order to drive back to the Shoppers Drug Mart plaza at the northwest corner of Highway 7 and Ansley Grove Road, as offered by York Regional Police.

Background - Analysis and Options

At its meeting on September 12, 2005 Council directed:

“That the Engineering Department review the recommendations brought forth by York Regional Police regarding illegal U-Turns at the entrance to the Pinedale Gate community.”

Ansley Grove Road is a major collector roadway with a 26.0 m right-of-way and a reduced posted speed limit of 40 km/h. Pinedale Gate is a private roadway for access into the Pinedale Gate community and Windflower Gate is a local roadway with a 21.0 m right-of-way. The intersection of Ansley Grove Road and Pinedale Gate/Windflower Gate is under existing traffic signal control. There are existing 'No U-Turn' signs installed at this intersection already. The area is shown on Attachment No. 1.

The York Regional Police have offered three possible solutions to U-Turning vehicles at Pinedale Gate in the September 12, 2005 Council report as follows:

1. **Sign posted that states 'Local Traffic Only'. Under the Highway Traffic Act, police can enforce 'Disobey Sign' which is a \$110.00 fine; the only problem is that police can't be there all the time to enforce it, so there will be people still turning into the lot or making U-Turns.**
2. **Allow access into the pharmacy by creating an entrance from Ansley Grove Road; the problem is the traffic from Highway 7 will cause congestion thus resulting in more accidents.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 11, CW Report No. 61– Page 2

- 3. Gate off the front entrance to Pinedale Gate and have only the people who reside in that community to enter with a ‘swipe’ or ‘wand’ card; this would definitely work but it would be very costly.**

Solution 1 – The installation of ‘Local Traffic Only’ signs are not part of the Highway Traffic Act (HTA) or the Ontario Traffic Manual and do not have any legal authority. Installation of ‘Local Traffic Only’ signs would be a suggestive measure only for traffic and is not enforceable. ‘Local Traffic Only’ signs are advisory signs only. The existing ‘No U-Turn’ prohibition signs are enforceable by York Region Police at the intersection.

Solution 2 - A new inbound access for northbound traffic cannot be feasibly accommodated with a break in the existing centre median on the north leg of Ansley Grove Road and Highway 7. The proposed access would create safety and operational issues for northbound cars turning left into the new access, and southbound cars in the left and through lanes approaching Highway 7. The proposed left turn access would also be too close to Highway 7 creating safety issues as traffic could potentially queue into the intersection. In 2003, an earlier request was received and both the City of Vaughan and the Region of York opposed the introduction of a left-in access on Ansley Grove Road for these reasons.

Solution 3 - The installation of an electronic gate permitting access for residents of Pinedale Gate only would be the sole responsibility of the Condominium property owners. Installation of a gate would prevent U-Turning vehicles from entering the Condominium property, but would not prevent traffic from U-Turning on the City-owned portion of the access. This solution would be beneficial to eliminate those motorists traveling into the site, however, it would be the responsibility of the property owner.

Additionally, staff conducted observations of U-Turn movements (northbound to southbound) at the intersection of Ansley Grove Road and Windflower Gate/Pinedale Gate on July 19, 2005 and on August 4, 2005 from 11:30-12:30pm and from 4:00-5:00pm on both days. The following table summarizes U-Turn activity observed.

Study Times	# of U-Turns Observed
July 19, 2005 11:30-12:30pm (Tuesday)	5
July 19, 2005 4:00-5:00pm	18
August 4, 2005 11:30-12:30pm (Thursday)	3
August 4, 2005 4:00pm-5:00pm	8

The study confirms that U-Turn movements are occurring at this intersection, especially during the afternoon peak time period. The existing U-Turn prohibition signs are in good condition and highly visible.

Based on review of above options, staff does not recommend any of the three possible solutions provided by the York Regional Police. There are existing ‘No U-Turn’ prohibition signs installed at the intersection of Ansley Grove Road and Windflower Gate/Pinedale Gate which are enforceable by York Region Police under the Highway Traffic Act by means of increased/continued surveillance.

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).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 11, CW Report No. 61– Page 3

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

Conclusion

That York Regional Police be requested to continue enforcement and increase surveillance of the existing 'No U-Turn' prohibition signs at the intersection of Ansley Grove Road and Windflower Gate/Pinedale Gate.

Attachments

1. Location Map

Report prepared by

Mark Ranstoller, Senior Traffic 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 NOVEMBER 14, 2005

Item 12, Report No. 61, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 14, 2005, as follows:

By receiving the memorandum from the Commissioner of Engineering and Public Works, and the Commissioner of Planning, dated November 11, 2005, containing revised Priority Schedules 1, 2, and 3, and area maps;

By approving that a note be included in the table that non-participating landowners in the Bathurst & Langstaff servicing area remain subject to a further report regarding a cost sharing agreement;

By receiving the written submission from Mr. James Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated November 10, 2005; and

By receiving the written submission from Mr. Jeffrey Davies, Davies Howe Partners, 99 Spadina Avenue, Toronto, M5V 3P8, dated November 11, 2005.

Further, Council recommends:

That staff be directed to work with the applicant of DA.05.057, Bruno Lisi & Michael Andreatta to bring back their Official Plan and Zoning applications to a future Committee of the Whole as soon as possible.

12 STRATEGY FOR RESERVATION / ALLOCATION OF SERVICING CAPACITY

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Commissioner of Planning, dated November 7, 2005, be approved;
- 2) That the balance of the Draft Plan of Subdivision 19T-05V04 (7 units), be re-classified to Priority 2, in accordance with the memorandum from the Commissioner of Engineering and Public Works, dated November 4, 2005;
- 3) That the deputation of Mr. Robert Howe, Goodmans LLP, 250 Yonge Street, Suite 2400, Toronto, M5B 2M6, on behalf of participating landowners of Blocks 10, 11, 12, 18, 33 West and part of 39), and the draft recommendation submitted, be received and referred to staff for a report to a future meeting, addressing the requests;
- 4) That the confidential memorandum from the Director of Legal Services, dated November 4, 2005, be received;
- 5) That the memorandum from the Commissioner of Engineering and Public Works, dated November 4, 2005, be received;
- 6) That the deputation of Mr. James M. Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Suite 1B, Concord, L4K 3P3, on behalf of participating landowners of Block 39, be received; and
- 7) That the following written submissions be received:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 12, CW Report No. 61– Page 2

- a) Mr. Peter Weston, President, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated November 4, 2005;
- b) Mr. Mark N. Emery, Vice President, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated November 7, 2005;
- c) Mr. Robert P. De Angelis, Condeland Engineering Limited, 85 Irondale Drive, Suite 100, North York, M9L 2S6, dated November 7, 2005; and
- d) Ms. Vania Ottoborgo, History Hill Group, 8700 Dufferin Street, Vaughan, L4K 4S6, dated November 7, 2005 (4 submissions).

Recommendation

The Commissioner of Engineering and Public Works and the Commissioner of Planning, in consultation with the City Manager, recommend:

1. That the 'Servicing Capacity Distribution Protocol' included as Attachment No. 1 be adopted by Council;
2. That Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for the Draft Plan approved development applications listed below:

"IT IS HEREBY RESOLVED THAT the approved development applications 19T-89024 Phase 7 (688 Units), 19T-89081 Phase 4 (57 Units) and 19T-00V21 Phase 1 (446 Units) are allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 1,191 residential units."

3. That Council pass the following resolution with respect to the reservation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for the active development applications listed below, which may be allocated in the future by Council in conjunction with Draft Plan or Site Plan approval:

"IT IS HEREBY RESOLVED THAT the development applications DA.00.100, DA.02.057, DA.04.022, DA.04.050, DA.05.007, DA.05.010, DA.05.029, DA.05.038, DA.05.057, Z.99.057, Z.04.073, Block 4A of OPA 247, 19T-00V21 and 19T-04V16 are reserved sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 1,978 residential units. Said reservation to individual development applications shall automatically be revoked after a period of one year from the time of reservation of sewage capacity through Council, in the event that the Site Plan agreement has not been executed or that the Draft Plan has not been registered."

4. That as a result of the above noted servicing capacity allocation and reservation considered in Recommendations 2 and 3 respectively, zero servicing capacity from the York-Durham Servicing Scheme and York Water Supply System will remain available for allocation to further development applications, until such time that additional capacity is granted to the City of Vaughan by the Region of York.
5. That subject to the Region of York granting the City additional servicing capacity from the York-Durham Servicing Scheme and the York Water Supply System for 5,300 residential units (in accordance with the Region's Water & Wastewater Capacity & Servicing Assignment Protocol as adopted by Regional Council on June 23, 2005) and subject to the City being satisfied that adequate local sewage conveyance capacity and water distribution capacity is available, the City plans to assign this capacity as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 12, CW Report No. 61– Page 3

- i) 2,400 residential units be held for future assignment to Phase 2 and distributed equally amongst the four development Blocks party to the Bathurst and Langstaff Development Charge Credit Agreements, including 600 Units to Block 11, 600 Units to Block 12, 600 Units to Block 18, and 600 Units to Block 33 West,
 - ii) 1,900 residential units be held for future assignment to the City's projected Priority 3 development requirements, and
 - iii) 1,000 residential units be held for future assignment to other development requirements at Council's discretion.
6. That an annual review of the status of the available and unused servicing capacity and related Distribution Protocol be undertaken by Staff and brought forward to the Committee of the Whole.
 7. That a copy of this report including the related Servicing Capacity Distribution Protocol and Priority Schedules be forwarded to the Region of York.

Economic Impact

There are no immediate budgetary impacts resulting from the adoption of this report. However, due to the anticipated increase in development activity as a result of this allocation/reservation of capacity, there will be future impacts on staffing resources to process and administer these applications.

Purpose

The purpose of this report is to provide Council with an update on the status of available servicing capacity and to establish a protocol for the distribution of this capacity to developments throughout the City.

Background – Analysis and Options

Available Servicing Capacity

On June 24, 2004, the Region of York confirmed an available interim servicing capacity to the City of Vaughan for 31,111 persons equivalent. Of this interim capacity, 17,000 persons equivalent had been committed to Phase I of approved OPA 600 Blocks 11, 12, 18 and 33 West. An additional 2,800 persons equivalent had been committed to infill developments within the Maple Service Area. The distribution of this servicing capacity was formalized between the Region of York, the City of Vaughan and the Bathurst Langstaff Trustee Inc. through the execution of the Bathurst and Langstaff Development Charge Credit Agreements.

In keeping with past practice, and in order to continue processing development applications to accommodate the City's rapid development schedule, on October 12, 2004, Council adopted recommendations with respect to the allocation or reservation of servicing capacity to active and/or approved development applications expected to proceed to registration within a one year period. At that time, the majority of the City's remaining available servicing capacity was committed.

As a result, additional release of servicing capacity by the Region of York was deemed crucial to

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 12, CW Report No. 61– Page 4

ensure the City's short-term development requirements for infill applications within the Woodbridge, Maple and Thornhill Service Areas. Based on direct consultation and input from municipal staff, and the development community, the Region of York has been, and continues to work on improvements and refinements to their York-Durham Sewage System (YDSS) infrastructure modeling and projected population forecasts. Based on this on-going analysis, Regional Council on October 21, 2004 passed a motion increasing the available YDSS servicing capacity to the municipalities. Vaughan's available servicing capacity was increased from 31,111 persons equivalent to 38,614 persons equivalent. This resulted in a net gain of 7,503 persons equivalent.

In order to process development applications based on the City's current servicing capacity limitations, staff continue to track the remaining available servicing capacity throughout the City. Based on the previous recommended City strategies for allocation and reservation of servicing capacity, as adopted by Council on September 8, 2003 and October 12, 2004, and after taking into consideration all development applications that have been unconditionally allocated by Council, capacity for 7,995 persons equivalent remains available to date. A summary of the City's existing servicing capacity is presented in Table 1 below.

TABLE 1

EXISTING SERVICING CAPACITY SUMMARY

Description	Servicing Capacity (Persons Equivalent)
June 24, 2004	
Region Confirmed Total Capacity To Vaughan Based on Projected Population Forecasts & YDSS Modeling	31,111
October 21, 2004	
Region Confirmed Total Capacity Increase Based on Refinements to Population Forecasts & YDSS Modeling Net Gain of 7,503 Persons	38,614
Less: Capacity Committed Based On Bathurst & Langstaff Development Charge Credit Agreement Allocated to Phase 1 of Blocks 11, 12, 18, 33 West	17,000
City's Commitment to Infill Development Applications Allocated Within Maple Service Area	2,800
Allocated To Date To Other Active Infill Development Applications City-Wide	10,819
Current Servicing Capacity Remaining	7,995 *

** May not be assigned to development applications within the Maple Collector Service Area upstream of its future confluence with the Langstaff and Bathurst trunks.*

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 12, CW Report No. 61– Page 5

In addition to refining the current servicing capacity available to individual municipalities, Regional Council further directed staff to prepare a Regional protocol for the release of future servicing capacity above and beyond the current limit for each municipality. This protocol takes into consideration the construction schedules for critical infrastructure projects Region-wide within the YDSS and the availability of water supply to match Regional growth projections. In particular to Vaughan, the release of future servicing capacity is based on the completion of the Bathurst and Langstaff sanitary trunk sewers. On June 23, 2005 Regional Council approved a further assignment of future servicing capacity of 18,020 persons equivalent (5,300 units) to the City of Vaughan to be effectively released during the third quarter of 2007. This timing corresponds with one year prior to the in service target date of the Bathurst and Langstaff sanitary trunk sewers.

Furthermore, it is anticipated that the future expansion of the Duffin Creek Water Pollution Control Plant, together with the completion of other critical infrastructure projects throughout the Region, will allow for full accommodation of the Region’s sewage servicing capacity requirements (based on current growth projections) by 2010. A summary of the City’s future servicing capacity is presented in Table 2 below.

TABLE 2

FUTURE SERVICING CAPACITY SUMMARY

Description	Servicing Capacity (Persons Equivalent)
June 23, 2005	
Region Confirmed Anticipated Future Assignment To Be Released Third Quarter of 2007 Based on Completion of Bathurst & Langstaff Trunks 5,300 Residential Units @ 3.4 Persons Per Unit *	18,020
Additional Future Servicing Capacity Assignment Anticipated in 2010 Based on completed expansion of Duffin Creek Water Pollution Control Plant	To Be Confirmed

** 3.4 Persons per unit rate based on City-Wide average from available 2001 Census Data.*

Servicing Capacity Distribution Protocol

Given the current limitations placed on the available servicing capacity throughout the City, consideration for allocation to development applications must ensure that any availability of capacity is used efficiently. Any protocol must consider sufficient infrastructure (both at the Regional and Municipal level) including water supply and sewage capacity that is in step with the provisions for proper conveyance. Therefore, prior to allocation, in addition to any other requirements, the City must be satisfied that the necessary conveyance capacity is in place to deliver the flows to the YDSS and that adequate water supply capacity is available to the development areas for which allocation is to be granted.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 12, CW Report No. 61– Page 6

From a planning approval status perspective, immediate consideration should be given to those applications having Draft Plan or Site Plan approval. In sequential order of priority, consideration should also be given to those applications that have the appropriate Zoning in place for the intended use, followed by those that are Official Plan approved. The City shall recognize those applications that represent infill development or completion of partially built communities. Furthermore, the City may consider those applications where strategically it chooses to provide for its more deliberate growth areas, such as the Vaughan Corporate Centre.

Accordingly, it is recommended that the Servicing Capacity Distribution Protocol as included in Attachment 1 be adopted by Council to ensure:

- efficient allocation of limited servicing capacity supply,
- the prioritization of development applications based on specific qualifying criteria,
- fairness and equity amongst all development interests throughout the City,
- adequate Local and Regional infrastructure has been constructed, and
- consistency and cooperation with Regional initiatives.

Three priority categories have been established in the proposed Servicing Capacity Distribution Protocol. Formal allocation of servicing capacity to individual development applications will only be considered to those qualifying within one of the priority categories summarized below.

The **Priority 1** category includes all Draft Plan or Site Plan applications previously approved by Council without condition. Staff must be satisfied that the applications within this category will proceed to registration within the next 12 months. A summary of the development applications qualifying in this category has been included as Attachment No. 2. Accordingly, it is recommended that these applications be allocated unconditionally from the current remaining 7,995 persons equivalent.

The **Priority 2** category primarily accounts for active applications representing infill development or completion of a partially built community. Staff must be satisfied that the applications within this category will proceed to registration within the next 12 months. A summary of the development applications qualifying in this category has been included as Attachment No. 3. Accordingly, it is recommended that servicing capacity be reserved for a period of one year from the time of reservation of sewage capacity through Council to these applications. The reservation of servicing capacity shall automatically be revoked after a one year period if the plan has not formally been allocated by Council in conjunction with Site Plan or Draft Plan approval and subsequently registered.

The reservation of servicing capacity to the applications in the Priority 2 category will consume the balance of the City's current remaining capacity. Therefore, it is recommended that Council formally acknowledge the fact that zero servicing capacity will remain available for allocation to further development applications, until such time that additional capacity is granted to the City by the Region of York.

The **Priority 3** category essentially allows for development applications that will proceed to registration within the next 12 to 24 months. A summary of the development applications qualifying in this category has been included as Attachment No. 4. Allocation to these development applications will be subject to the anticipated future release of capacity for 5,300 residential units (18,020 persons equivalent) by the Region of York in 2007. Accordingly, it is recommended that this capacity be assigned for future allocation amongst the participants of the Bathurst & Langstaff Development Charge Credit agreements and for other active applications throughout the City.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 12, CW Report No. 61– Page 7

To ensure unused servicing capacity is reassigned efficiently, it is recommended that an annual review of the status of available and unused reserved capacity be undertaken and brought forward to the Committee of the Whole on an on-going basis.

Non-Residential Land Uses

Current Regional policy regarding servicing capacity assignments for land uses other than residential, states that servicing capacity for industrial/employment, commercial and institutional land uses is factored into the residential assignment to individual municipalities. The City's practice has been for Council to formally allocate servicing capacity to individual industrial/employment Draft Plans of subdivision in conjunction with Draft Plan approval. This allows the City additional control to ensure sufficient infrastructure is in step with the provisions for proper conveyance for potential high demand industrial/employment developments.

Relationship to Vaughan Vision 2007

In consideration of the strategic priorities related to planning and managing growth as established by Vaughan Vision 2007, the recommendations of this report will assist in staging growth to coordinate with available infrastructure and community facilities.

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

Conclusion

Staff will continue to work closely with the Region of York to ensure the City's future servicing capacity requirements will be met in a timely manner. It is anticipated that future update reports will be brought forward to Committee of the Whole on a regular basis so that the City's limited available servicing capacity may be distributed efficiently and fairly.

Attachments

1. Servicing Capacity Distribution Protocol
2. Priority 1 Schedule
3. Priority 2 Schedule
4. Priority 3 Schedule

Report prepared by

Michael Frieri, Development Supervisor, Engineering Planning & Studies, ext 8729

(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 NOVEMBER 14, 2005

Item 13, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

13

**PROCLAMATION REQUEST -
RESTORATIVE JUSTICE WEEK**

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

Recommendation

The City Clerk recommends:

- 1) That November 13 - 20, 2005 be proclaimed as "Restorative Justice Week" and
- 2) That the proclamation be posted on the City's website, published on the City Page, space permitting, and that staff issue a news release.

Economic Impact

N/A

Purpose

To respond to the request received from Correctional Service Canada.

Background - Analysis and Options

The correspondence received from Correctional Service Canada, dated October 11, 2005, is attached (Attachment #1).

The proclamation request meets the requirements of the City's Proclamation Policy: "*That upon request, the City of Vaughan issue proclamations if the event, campaigns or declaration is directly related to matters over which the City has jurisdiction or the City directly sponsors the event, campaign or other matter*".

Correctional Services Canada has requested the City publicize this proclamation to provide an opportunity to learn, educate and celebrate along with other communities across the country about restorative justice during the week.

The Corporate Communications Department posts proclamations issued by the City on the City's website under "Events – Proclamations". Publishing proclamations on the City Page depends on space availability. Corporate Communications will, given sufficient lead-time, issue news releases in support of the proclamation.

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 13, CW Report No. 61– Page 2

Conclusion

Staff is recommending November 13 - 20, 2005 be proclaimed as "Restorative Justice Week" and that the proclamation be posted on the City's website and published on the City Page, space permitting.

Attachments

Attachment #1 - Correspondence from Correctional Service Canada, dated October 11, 2005

Report prepared by:

John D. Leach, City Clerk

(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 NOVEMBER 14, 2005

Item 14, Report No. 61, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 14, 2005, as follows:

By replacing Clause i) contained in the Committee of the Whole recommendation with the following:

- “i) *FLAGS AT HALF-MAST: delete bullets 10 and 11 in Clause 1), and replace with:***
- *Employees of the City of Vaughan***
 - *Vaughan Fire and Rescue Services fire fighters”***

14

FLAG RAISING / HALF-MASTING POLICY

The Committee of the Whole recommends that the recommendation contained in the following report of the City Clerk, dated November 7, 2005, be approved subject to the following amendments:

- “i) *FLAGS AT HALF-MAST: delete bullets 10 and 11 in Clause 1), and replace with:***
- *Current employees of the City of Vaughan***
 - *Current Vaughan Fire and Rescue Services fire fighters; and***
- ii) *REQUESTS TO HOLD A RECEPTION FOLLOWING A FLAG RAISING CEREMONY: insert “for the facility” following the words “no charge” in the second line of Clause 1).”***

Recommendation

The City Clerk recommends:

- 1) That the attached Flag Raising / Half-Masting Policy (Attachment 1), be approved; and
- 2) That Council Policy No. 03.09, Flag Raising Policy (Attachment 2), be rescinded.

Economic Impact

There will be some impact on Building & Facilities and Corporate Communications operating budgets in terms of staff overtime associated with services provided with respect to flag raising ceremonies that are held after regular business hours, including weekends. Recreation & Culture’s user fee revenue will be impacted should Council approve requests to hold receptions at the Civic Centre at “no charge”.

Purpose

To respond to Council’s direction that staff provide a policy addressing when to lower the City’s flags to half-mast.

Background - Analysis and Options

In 2004 a request was received from the Labour Council, Toronto & York Region, to lower the City’s flags to half-mast in recognition of the “Day of Mourning for Workers Killed or Injured on the Job”. Council’s consideration of this request included direction for staff to provide a policy addressing when to lower the City’s flags to half-mast. A copy of the Council extract dealing with this matter is attached (Attachment 3).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 14, CW Report No. 61– Page 2

Council Policy No. 03.09, Flag Raising Policy, that was adopted by Council in 1994 does not address the lowering of flags to half-mast. Several municipalities and the Region of York were contacted with respect to their flag protocol. Summarized below is the information provided/comments received in this regard:

Region of York	Do not have a written policy. Flag raising requests are dealt with through the office of the Regional Chair. The protocol established by the government of Canada is used for lowering of flags to half-mast.
Town of Markham	Do not have a written policy. Flag raising requests are dealt with through the office of the City Clerk. Requests are seldom denied. The protocol established by the government of Canada is used for lowering of flags to half-mast.
Town of Richmond Hill	<u>Official flags – political – religious – other</u> Official flags on any political jurisdiction or of any religious, charitable or fraternal organization shall be permitted.
City of Mississauga	In 1995 Mississauga Council directed “no proclamations or raising of the flag”. The protocol established by the government of Canada is used for lowering of flags to half-mast.
City of Toronto	Will only fly the flags of nations recognized by the Federal Department of Foreign Affairs, on national days or on the anniversary of a special occasion, or the flags of non-profit or charitable organizations. Flags lowered to half-mast on the National Day of Mourning, Remembrance Day and the National Day of Remembrance and Action on Violence against Women.

Flag Raising and Flag Raising Ceremonies

Previously the City would raise the following flags at the Civic Centre upon the submission of a written request:

- Canadian Cancer Society
- Canadian Legion
- Canadian Red Cross
- Heart and Stroke Foundation
- Lung Association
- Salvation Army
- Terry Fox

However, over the last several years this practice was discontinued partly as a result of Council's resolution in November 1998, “That the City issue no proclamations”. This resolution is no longer applicable as a Council Policy addressing proclamation requests was adopted in 2004. In 2004 and 2005 the Filipino-Canadian Association of Vaughan requested that the Philippine flag be raised to commemorate the anniversary of the Philippine Independence. Council granted both these requests as well as a request received this year from the Russian Federation in Toronto to raise the Russian flag to commemorate the National Day of the Russian Federation.

Previously flag raising ceremonies were also held at the Civic Centre. Requests for flag raising ceremonies were processed and coordinated by the Mayor's office.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 14, CW Report No. 61– Page 3

Half-masting

For the most part municipalities are guided by the protocol established by the government of Canada with respect to lowering of flags to half-mast. The government of Canada observes the following special days:

- April 28, Workers' Mourning Day;
- November 11, Remembrance Day; and
- December 6, National Day of Remembrance and Action on Violence Against Women.

The City's practice has been to lower the flag to half-mast to commemorate special days such as Remembrance Day, November 11, and in recognition of the death of a prominent public figure. In 2004 and 2005 the Labour Council, Toronto & York Region requested the City's flags be lowered to half-mast on April 28th, Day of Mourning for Workers Killed or Injured on the Job. Council granted these requests and in the last two years the City has lowered the flags to half-mast on April 28, Day of Mourning for Workers Killed or Injured on the Job.

Proposed Flag Raising / Half-Masting Policy

The proposed Flag Raising / Half-Masting Policy incorporates guidelines for the raising and lowering of flags, requests received from ethnic groups or non-profit, charitable organizations, requests received for the Mayor and Members of Council to participate in a flag raising ceremony and requests to hold a reception at the Civic Centre following a flag raising ceremony.

The current practice of forwarding flag raising requests to Council will continue in the form of an information report from the City Clerk, rather than seeking Council direction. This provides for public awareness of activities such as charitable organization's fund raising drives, multi-cultural events and national and independence days.

Requests received by the City Clerk to lower the flags to half-mast will only be forwarded to Council for direction if the day requested is not included in the policy.

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

Staff recommend the proposed Flag Raising / Half-Masting Policy be adopted, recognizing that the Mayor and/or City of Vaughan Council may direct that a specific flag be flown/lowered, or not flown/lowered, on a specific date.

Attachments

- Attachment 1: Proposed Flag Raising / Half-Masting Policy
- Attachment 2: Council Policy No. 03.09, Flag Raising Policy
- Attachment 3: Council Extract, Item 24, CW Report No. 29, adopted by Council on March 29, 2004

Report prepared by:

Sybil Fernandes, Manager of Administrative Services/Deputy City Clerk (Ext. 8628)

(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 NOVEMBER 14, 2005

Item 15, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

15

VOTE TABULATING EQUIPMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk and Returning Officer, dated November 7, 2005:

Recommendation

The City Clerk and Returning Officer recommends:

That a RFP be issued to lease optical scan vote tabulating equipment for use in each voting location for the November 13, 2006 municipal election.

Economic Impact

There are sufficient funds in the election reserve account to cover the costs of leasing vote tabulating equipment.

Purpose

To report to Council on the use of vote tabulating equipment for use in the November 13, 2006 municipal election.

Background - Analysis and Options

In 1991, the City of Vaughan pioneered the use of central count optical scan vote tabulating equipment in the Region of York. This equipment has been a cost-effective way to conduct elections and produces quick accurate election results. The equipment has paid for itself many times over and has reduced election costs over the years. The equipment is now outdated and Council is desirous of having election results quicker on election night than can be provided with the use of this equipment.

The most cost effective, secure and accurate way to produce more timely election results is to utilize optical scan vote tabulating equipment at each voting location. The equipment would tabulate the results during the day but the results would not be released until after the polls close. At that time the results would be conveyed to City Hall and publicized. The election results would be available much earlier than they are using our current central count system that requires all ballots to be transported to City Hall, then counted and released.

There are other methods of conducting elections such as vote by mail, telephone voting, touch screen vote tabulators and internet voting. However, in a large municipality such as Vaughan, the most secure, accurate and cost effective way to produce election results is by the use of optical scan vote tabulators in each voting location.

As members of Council are aware, optical scan vote tabulators were used at all voting locations in the 2004 Ward 5 by-election. The use of the equipment was well received by the public and produced fast accurate results.

It is being recommended that similar equipment be used for the November 13, 2006 municipal

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 15, CW Report No. 61– Page 2

election. As vote tabulating systems technology is changing so quickly, it is not prudent to purchase equipment that most likely would quickly become outdated. As the cost to lease equipment will exceed \$100,000.00, a RFP would be in order. There are sufficient funds in the election reserve to fund this initiative. Therefore, it is being recommended that a RFP be issued for optical scan vote tabulators for use in the November 13, 2006 municipal 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

It is recommended that a RFP be issued for optical scan vote tabulators for use in the November 13, 2006 municipal election.

Attachments

None

Report prepared by:

John D. Leach, City Clerk

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 16, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

16

**REQUEST FOR FENCE HEIGHT EXEMPTION
93 GLENSIDE DRIVE, MAPLE**

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole meeting of November 21, 2005, to provide an opportunity for the Local Councillor to meet with the affected residents.

Recommendation

The City Clerk requests direction on this matter.

Economic Impact

Not Applicable

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 erection of a side yard fence. The by-law permits a fence height of six feet. The present grading of the property gradually slopes down from the roadway to the back of the property. Attached hereto as Appendix "A" is a sketch outlining the existing and proposed fencing for which an exemption is being requested. The first 12 feet of fencing is already built and ranges in height from 6' feet 8" inches to 7'feet 9" inches. The remaining proposed fencing ranges in height from 7'feet 9" inches at its highest point to 6' feet at the back of the property. All measurements are taken from existing grade level.

Also attached is a photograph of the partially completed fence and a survey of the property. 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.

Attachments

- Appendix "A" - photograph of existing fence
- survey of property
- sketch of existing & proposed fencing

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 16, CW Report No. 61– Page 2

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

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 17, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

17

**SIGN VARIANCE APPLICATION
FILE NO: SV.05-25
OWNER: THE MILESTONE GROUP
LOCATION: 2300 STEELES AVENUE WEST
LOT 1 CONCESSION 4**

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

Recommendation

That Sign Variance Application SV.05-25, The Milestone Group, be APPROVED, as proposed.

Economic Impact

None.

Purpose

Request to install 2 single faced logo box signs on the upper fascia, roof level, of the building each having an area of 3 sq m as shown on the attached drawings.

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.
- 6.6 (a) No wall sign shall extend above the top of the roof surface.
- 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 applicant is proposing to install an additional wall sign onto the south and east elevation at roof level of the existing building as shown on the attached drawings. Committee members had no objections to the application as proposed and are of the opinion that the general intent and purpose of the by-law is being maintained.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 17, CW Report No. 61– Page 2

Attachments

1. Site Plan
2. 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 NOVEMBER 14, 2005

Item 18, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

18

**SIGN VARIANCE APPLICATION
FILE NO: SV.05-22
OWNER: TERRA PINE VALLEY CORP.
LOCATION: 7611 PINE VALLEY DRIVE
LOTS 3 AND 4 65M-2167**

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

Recommendation

That Sign Variance Application SV.05-22, Terra Pine Valley Corp., be APPROVED, provided that the lettering and background colours are reversed.

Economic Impact

None.

Purpose

Request to install a 12m high pylon sign having a double sign face area of 18 sq m for the main sign face with a width of 5.4m and a single sign face area of 7.0 sq m for the portion of the steel spire as shown on the attached drawings.

Background- Analysis and Options

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

- 8.1 (a) Except as otherwise permitted in Section 8.7 and 8.8, no ground sign shall be larger than 10.0 sq m in area on a single sign face, or 20.0 sq m area for all faces combined.
- 6.5 (b) No ground sign shall exceed 5.0 metres in any dimensions of the sign face.
- 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

In response to comments made by Committee members during the September 21, 2005 Sign Variance Committee Meeting, revised drawings were received from the applicant reducing the overall sign height of the structure from 12.0 meters to 9.5 meters and reducing the overall mass of the sign structure. Committee members generally had no objections to the applicant's revised proposal as submitted, providing that the lettering and background colours are reversed.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 18, CW Report No. 61– Page 2

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 NOVEMBER 14, 2005

Item 19, Report No. 61, of the Committee of the Whole, which was considered by the Council of the City of Vaughan on November 14, 2005, was dealt with by approving:

That this matter be referred to the Committee of the Whole meeting of November 21, 2005.

**19 SITE DEVELOPMENT FILE DA.05.026
1567855 ONTARIO LTD.**

The Committee of the Whole recommends:

- 1) That this matter be referred to staff, to further review opportunities to modify the building architecturally;**
- 2) That the deputation of Mr. James Ridell, 91 Friuli Court, Suite 16, Woodbridge, L4L 4G5, on behalf of the applicant, be received; and**
- 3) That the coloured elevation drawings, submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.05.026 (1567855 Ontario Ltd.) BE APPROVED, to permit the development of a 2806m², multi-unit commercial building, subject to the following conditions:

- a) that prior to the registration of the site plan agreement:
 - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - iv) all hydro requirements of Power Stream Inc. shall be satisfied;
 - v) the Owner shall dedicate the lands designated and zoned Open Space into public ownership to the satisfaction of the Toronto and Region Conservation Authority;
 - vi) the Owner shall provide a trail corridor, within the subject open space lands, from the boulevard of Regional Road 7 to the satisfaction of the Parks Development Department. The said corridor shall be dedicated free and clear of all encumbrance and/or be in the form of an easement in favour of the City of Vaughan. The corridor shall be of sufficient area to implement a 5 metre wide level trail platform with a maximum fall of 8% on slope areas and be continuous through the subject open space lands; and,
 - vii) the required variances to implement the final site plan shall be approved by the Committee of Adjustment and such variances shall be final and binding; and,

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 19, CW Report No. 61– Page 2

- b) that the site plan agreement contain the following provision:
 - i) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development Application to permit the development of a 2,806.68m², two storey, multi-unit commercial building shown on Attachment #4, with the following site statistics:

Total Site Area:	1.09ha
Developable Site Area (tableland):	0.56ha
Remaining Site Area (valleyland):	0.53ha
GFA ground floor (retail):	1,810.00m ²
GFA second floor (office):	996.68m ²
	2,806.68m ²
Parking Provided	115 spaces

Background - Analysis and Options

The 1.09ha site is located on the south side of Regional Road #7, east of Martin Grove Road, being Block 42 on Plan 65M-2464 (5451 Regional Road #7), in Part of Lot 5, Concession 8, City of Vaughan, as shown on Attachment #1.

The surrounding land uses are:

- North - Regional Road 7; Rainbow Creek Park (A Agricultural Zone and OS1 Open Space Conservation Zone)
- South - open space (PB1 Parkway Belt Open Space Zone) and existing employment (EM1 Prestige Employment Area Zone)
- East - open space (PB1 Parkway Belt Open Space Zone)
- West - existing commercial (C7 Service Commercial Zone)

Official Plan

The subject lands are designated “Service Commercial” (tableland) and “Open Space” (valleyland) by OPA #240 (Woodbridge Community Plan), subject to site-specific OPA #331, which was further amended by OPA #624, as shown on Attachment #2.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 19, CW Report No. 61– Page 3

OPA #331 re-designated the subject lands (1.09ha) from “Public Open Space and Buffer Area” (Parkway Belt West Plan) to “Service Commercial”; provided development guidelines for the site; restricted development to a low-rise office building; and, restricted the permitted uses to: business and professional offices, day nurseries, parks and open space, and ancillary commercial uses to a maximum of 15% of the total gross floor area, with no outside storage.

The development guidelines in OPA #331 require the subject lands to be developed in accordance with a plan, which integrates the abutting lands to the west (25 Woodstream Boulevard), ensures the provision of proper access, internal traffic circulation and parking, appropriate urban design characteristics and building massing that is complimentary to the adjacent open space system, and a pedestrian connection through the valley portion of the site linking Rainbow Creek Park to the north of Regional Road #7 with the Vaughan Grove Sports Park to the south of the subject lands.

OPA #624 further amended OPA #331 to re-designate the valleyland portion (0.53ha) of the subject lands from “Service Commercial” to “Open Space”; and to maintain the “Service Commercial” designation on the tableland portion of the site. It also permits the full range of service commercial uses identified in OPA#240, in addition to the permitted uses in OPA #331, but excludes hotels, motor hotels, banquet halls, automobile service stations, car washes, public garages, and funeral homes.

OPA #240 identifies sites located on corner lots at the entrances to industrial parks as ideal locations to facilitate service commercial uses which serve the needs of the business employees in the adjacent industrial area and the traveling public. The “Open Space” designation in OPA #240 permits community parks, neighbourhood parks and pedestrian bicycle linkways. The site plan proposal to permit the development of a multi-storey, multi-unit commercial building conforms to the “Service Commercial” and “Open Space” policies of OPA #240. The property fronts onto Regional Road 7, is generally located at the corner of Woodstream Boulevard and Regional Road 7 abutting an industrial area to the south, and the valleyland portion will remain in a naturalized state.

Zoning

The subject lands are zoned in the manner shown on Attachment #2 as C7 Service Commercial Zone (tableland) and OS1 Open Space Conservation Zone (valleyland), and subject to Exception 9(1215). This exception requires a 2m wide landscape strip to be provided on the tableland portion of the site (C7 Service Commercial Zone) abutting the valley, the area of which cannot be used in computing the minimum 10% landscaping requirements of the By-law, and permits the full range of C7 uses excluding: hotel, motel, convention centre, automobile service station/gas bar, automotive retail store, banquet hall, place of entertainment, and parking garage.

The proposed office and retail uses are permitted by the By-law. However, in order to implement the proposed site plan the following variances are necessary, and are identified as follows:

	<u>By-law Requirement</u>	<u>Provided</u>
• Minimum Lot Area	8000m ²	5,644m ²
• Minimum Lot Frontage	65m	0.0m
• Minimum Interior Side Yard (West)	6m	1m
• Minimum Interior Side Yard (East)	6m	2m
• Minimum Rear Yard (South)	22m	19.5m
• Minimum Parking Spaces	169	115(32% deficiency)
• Minimum Landscaped Area	10%	3.75%

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 19, CW Report No. 61– Page 4

In addition, the building is proposed on a lot that does not front onto a public street, whereas, the by-law requires that all lots upon which a building or structure is to be created shall front upon a public street. The proposed parking areas require access from the adjacent westerly property, whereas, the by-law requires that access to parking areas shall be provided and maintained on a lot upon which a building or structure is maintained.

Most of the easterly portion of the subject lands is located within the valley corridor. The Toronto and Region Conservation Authority (TRCA) has established the limits of development for the tableland (0.56ha) and the valleyland (0.53ha) to their satisfaction as shown on Attachment #2. The zoning boundaries are based on these limits, and as such, the property was rezoned to C7 Service Commercial Zone and OS1 Open Space Conservation Zone, respectively. As a result, the required lot frontage, access to a public street and access to the parking areas cannot be achieved as the entire frontage of property is deemed valleyland. Accordingly, the required lot area on the tableland cannot be achieved due to the established limits of development. The reduced minimum and interior side yards and minimum landscaping requirement is satisfactory, given the size and configuration of the developable tableland. The parking reduction has been substantiated by a parking study that has been approved by the Engineering Department. The Owner will be required to obtain approval for the above-noted variances, from the Committee of Adjustment, which must be final and binding as a condition of site plan approval.

Site Design

The proposed site plan (Attachment #4) shows an L- shaped commercial building facing Regional Road 7. The site is served by existing accesses on Regional Road 7 comprised of one right-in/ right-out and left-in access and a full movement access on Woodstream Boulevard, each requiring access over the property to the west. The parking area is located between the proposed building and Regional Road #7, and additional parking spaces are located south of the building. A pedestrian walkway surrounds the building and provides access to the proposed commercial units. The final site plan shall be approved to the satisfaction of the Development Planning Department.

Access

OPA #331 states that direct access to Regional Road 7 is prohibited and is to be provided across the abutting lands to the west to Woodstream Boulevard. The adjacent parcel (25 Woodstream Boulevard) shown on Attachment #3 is developed with two drive-through eating establishments and a pharmacy.

Two access points serve the site by way a of a registered access easement over the lands to the west (25 Woodstream Boulevard); one right-in/ right-out /left-in access onto Regional Road #7 and a full movement access onto Woodstream Boulevard. The site plan agreement for the adjacent property states, "access to Regional Road 7 and Woodstream Boulevard must be provided for the lands to the east (subject lands), being Block 42 on Plan 65M-2462, in Lot 5, Concession 8, City of Vaughan". The proposed site plan conforms to these requirements of the Official Plan, and the Engineering Department and York Region are satisfied with these site accesses.

The YRT- Regional Road 7 Transitway is proposed to be an at grade bus rapid transit facility located in the centre median area of Regional Road 7 and within an exclusive right-of-way. As such, the Owner has been advised by the Region of York that upon implementation of the YRT- Regional Road #7 Transitway, the existing right-in/right-out/left-in access to/from the subject lands and Regional Road 7 will be restricted to right-in/right-out movements access only.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 19, CW Report No. 61– Page 5

The Region of York has requested to be party to the site development agreement, as the subject lands abut Regional Road 7, with conditions of approval to be included in the Agreement. As a condition of site plan approval, all requirements of the Region of York Transportation and Works Department shall be satisfied.

Parking

The minimum required parking for the site is calculated as follows:

Total GFA: 2,806.68m ²	
Total Parking Required (6 spaces/100m ² GFA)	= 169 spaces
Total Parking Provided	=115 spaces

The Owner is proposing 115 parking spaces, whereas By-law 1-88 requires that 169 spaces be provided, resulting in a 32% (54 space) deficiency. The applicant has submitted a parking study prepared by Mark Engineering addressing the proposed parking reduction, which concludes that the proposed parking supply is sufficient for the proposed development. The parking study and on-site vehicular circulation, has been approved by the Engineering Department.

Services and Utilities

The site has access to hydro, water and sanitary and storm sewers. The Owner has submitted a site grading and servicing plan and stormwater management report, which has been approved by the Engineering Department.

The Owner will be responsible to address all hydro requirements to the satisfaction of PowerStream Inc.

Building Design

The proposed building elevations are shown on Attachments #5 and #6. The single-storey commercial portion of the building is proposed to be constructed to a height of 4.79m and the two-storey office portion will be 7.96m. The building materials consist of clear glass windows, taupe banding and trim, sage stucco and bamboo coloured concrete block. The primary façades are located on the north, west and east elevations, all with views from Regional Road 7. The main entry to the second floor is located on the north elevation, with glass double doors and glass panels extending to the roofline, framed in concrete block. The ground floor has a series of glass windows and multiple glass unit doors, framed in concrete block, with stucco banding and signage above. The second storey is of similar design, with a series of glass windows along the west, north and east elevations, framed in stucco with banding along the roofline. Six of thirteen man-doors are located on the south elevation, with the remaining man-doors on the east elevation. The final building elevations shall be approved to the satisfaction of the Development Planning Department.

Landscaping

The proposed landscape plan is shown on Attachment #7 and includes a variety of deciduous and coniferous trees and shrubs along the easterly limits of the tableland portion of the subject lands and in the parking islands. The westerly portion of the valleyland has also been heavily planted. A 1.5m wide walkway surrounds the building, with the exception of the east side, where concrete pads are proposed in front of the man doors. The final landscape plan, including detailed drawings and a landscape cost estimate shall be approved to the satisfaction of the Development Planning Department.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 19, CW Report No. 61– Page 6

Parks Development Department/Toronto and Region Conservation Authority (TRCA)

The subject lands about the Rainbow Creek Valley Open Space System, a system that follows the Rainbow Creek through the Community of Woodbridge. The system affords a connection between Rainbow Creek Park on the north side of Regional Road 7 and the Vaughan Grove Sports Park to the south. In accordance with the development guidelines of OPA #331 and the draft Pedestrian and Bicycle Master Plan, a trail routing providing access between the two open space systems through the valley portion of the subject lands shall be provided to the satisfaction of the Vaughan Parks Development Department and the Toronto and Region Conservation Authority TRCA. The Parks Department has provided the following wording to be included as a condition of site plan approval:

“The Owner shall provide a trail corridor, within the subject open space lands, from the boulevard of Regional Road 7 to the satisfaction of the Parks Development Department. The said corridor shall be dedicated free and clear of all encumbrance and/or be in the form of an easement in favour of the City of Vaughan. The corridor shall be of sufficient area to implement a 5 metre wide level trail platform with a maximum fall of 8% on slope areas and be continuous through the subject open space lands.”

The TRCA has established the geotechnical limit of development on the subject lands as shown on Attachment #2 and has confirmed the tableland to be retained in private ownership and the valleyland to be dedicated into public ownership to either the TRCA or the City. The Owner shall dedicate the lands designated and zoned “Open Space” into public ownership to the satisfaction of the TRCA as a condition of site plan approval.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly ‘A-5’, “Plan and Manage Growth”.

Conclusion

The proposed Site Development Application has been reviewed in accordance with the policies in OPA #240, OPA #331 and OPA #624, the requirements of By-law 1-88, the comments received from City Departments and external public agencies and the area context. The Development Planning Department is satisfied that the proposed development of the subject lands for an office and retail commercial building is appropriate and will integrate and be compatible with the existing and permitted uses on the abutting lands (25 Woodstream Boulevard). Accordingly, the Development Planning Department can support the approval of the Site Development Application and the required exceptions to the zoning by-law that are necessary to implement the proposal, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Official Plan Designation and Zoning
3. Context Plan
4. Site Plan
5. Elevation Plan (North and South)
6. Elevation Plan (East and West)
7. Landscape Plan

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 19, CW Report No. 61– Page 7

Report prepared by:

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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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 20, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

20

**SITE DEVELOPMENT FILE DA.05.001
THE ROCK COMMUNITY CHURCH**

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

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.05.001 (The Rock Community Church) BE APPROVED, to permit the construction of a church building as shown on Attachment #2, subject to the following conditions:

- a) That prior to the registration of the site development agreement:
 - i) the final site plan, elevation plan, and landscape plan shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, access and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iii) all required road widenings and improvements to Mounsey Street and Clarence Street shall be approved to the satisfaction of the Vaughan Engineering Department;
 - iv) all hydro requirements of PowerStream Inc. shall be satisfied;
 - v) all requirements of the Toronto and Region Conservation Authority shall be satisfied and that a permit in accordance with Ontario Regulation 158 be obtained;
 - vi) all required variances shall be final and binding; and
- b) that the site development agreement contain the following provision:
 - i) all garbage shall be stored indoors until ready to be picked up.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development Application to develop the 2.2ha parcel of land with a 723.4m² church comprised of a main floor with a 250 seat sanctuary and a basement level. The existing residences on the subject lands (249 Clarence Street and 3 Mounsey Street) are to be maintained and incorporated into the development. The pertinent site statistics are as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 20, CW Report No. 61– Page 2

Site Area =	2.2ha
<u>Gross Floor Area</u>	
New Church Building =	723.40m ²
Existing Caretaker's Residence (249 Clarence Street) =	315.08m ²
Existing Residence (3 Mounsey Street) =	<u>181.60m²</u>
Total Gross Floor Area (New and Existing) =	1220.08m ²
Parking Provided =	86 spaces

Background - Analysis and Options

The subject lands shown on Attachment #1 are currently comprised of an assembly of 3 separate residential lots and are located on the southeast corner of Clarence Street and Mounsey Street, (249 Clarence Street and 3 Mounsey Street), in Part of Lot 9, Concession 7, City of Vaughan. The surrounding land uses are:

- North - Mounsey Street; Board of Trade Golf Course (R2 Residential Zone, OS2 Open Space Park Zone, OS1 Open Space Conservation Zone)
- South - valley (OS1 Open Space Conservation Zone), existing residential subdivision (R2 Residential Zone)
- East - existing residential dwelling (R2 residential Zone)
- West - Clarence Street; Board of Trade Golf Course (OS1 Open Space Conservation Zone)

Official Plan

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) which permits the proposed church building provided it is compatible with existing adjacent uses and located on an arterial or collector road. The subject lands are located at the corner of Clarence Street and Mounsey Street and surrounded by open space valley and golf course uses, and treed areas on the adjacent easterly lands and at the southwest corner. The proposed development conforms to the Official Plan.

Zoning

The subject lands are zoned R2 Residential Zone and OS1 Open Space Conservation Zone (valleylands) by By-law 1-88. The R2 Zone permits the proposed church use. The applicant has assembled 3 lots and is proposing to merge them into one parcel requiring an exception to the zoning by-law to permit two residential dwellings on the one lot, whereas only one residential dwelling is permitted.

The exception to the by-law is considered appropriate as the two dwellings are existing, and the merging of the lots into one property is required for the proper functioning of the site with respect to access and parking. The Owner is to obtain approval from the Committee of Adjustment for a variance to facilitate the final site plan.

Site Design

The subject lands include two residences, one of which has been identified as a Heritage Structure, as identified on the site plan on Attachment #2. The land is irregular in shape and

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 20, CW Report No. 61– Page 3

includes both tableland and open space valley lands. The north portion of the property is relative flat, and while the rear portion slopes considerably into a ponding area. The new church and the existing dwellings are all located on the tableland portion of the parcel closest to Mounsey Street.

The Heritage Structure at 249 Clarence Street, along with the dwelling at 3 Mounsey Street will be maintained and incorporated as part of the overall development. The main access to the site is from Mounsey Street and leads to a parking area serving all three buildings. The new church is centred between the existing homes and designed to act as the hub for this development.

An existing outside garbage storage area located south of the dwelling 3 at Mounsey Street should be relocated within the new church building or within one of the existing dwellings until it is ready to be collected. The site plan agreement will contain a condition that all garbage is to be stored indoors.

Parking and Access

The site plan provides a total of 86 parking spaces to serve the development, based on the following standards:

Church Building- 723.4m ² @ 11 spaces/100m ²	= 80 spaces
Two Detached Residential Dwellings- 3 spaces/ detached dwelling)	= <u>6 spaces</u>
	= 86 spaces

The proposed parking supply is sufficient for this development.

Elevations-New Church

The proposed elevations for the Church are shown on Attachments #4 and #5. The proposed building is one storey in height with a basement level slightly above ground. The shape of the building resembles a triangle, and is small in scale with a large facade spread along the north elevation (Mounsey Street) and then terminating into a point along the southern elevation in the rear.

The building will be constructed using prefinished wood cedar siding, reddish brown in colour as the predominant wall cladding material with elements of glazing, and wood panelling detailing. The use of different sized and shaped windows inserted in a random order adds character to the building. The applicant has incorporated a variation of the traditional hip roof type with the applicable roof pitch and finished with a bitumen modified roofing system. The applicant has indicated that the design and the material used for the building stems around the natural surrounding area, which is heavily treed and rurally isolated, and in consideration of the existing structures on the site. The structure, known municipally as 249 Clarence Street is a two storey dwelling and constructed using a heritage red brick and decorative detailing. The second structure, municipally known as 3 Mounsey Street is constructed with a wood siding finish in a dark brown colour scheme. The applicant has used elements from both of these homes in the design of the church.

The north elevation serves as the main face and entrance to the new church building with a glazed double door entry with large transom windows and highlighted with a prefinished wood panelling system. A prefinished cedar siding finish comprises a majority of the façade and is interrupted by various shaped and sized windows randomly located along the elevation adding character to the simple elevation.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 20, CW Report No. 61– Page 4

The east and west elevations are identical in shape, construction and design and are highlighted with a large picture window extending the full height of the building. These elevations are simple in appearance comprised with prefinished cedar wood siding as the main element and interrupted by various sized and shaped windows randomly inserted throughout. The building is setback from Clarence Street and is located between the two existing buildings, and the view of the church is obstructed from the street.

The Development Planning Department is generally satisfied with the development, but requires additional details with respect to the assessment of any trees to be removed and details regarding pedestrian access for the elderly and handicapped. The final elevation plans shall be approved by the Development Planning Department.

Landscaping

The proposed landscape plan is shown on Attachment #3. The subject lands are currently covered with an abundance of large trees and shrubs. The applicant proposes to complement the natural landscaping with additional landscape material including trees and shrubbery along Mounsey Street and within the interior of the site around the existing and proposed buildings. The landscape plan maintains many of the existing trees on the site and provides for replacement of the trees lost to development with comparable plantings.

The final landscape plan and cost estimate must be approved to the satisfaction of the Development Planning Department.

Servicing

The Vaughan Engineering Department has reviewed the second site plan submission and requires that the Toronto and Region Conservation Authority approve the Stormwater Management Report prepared by the applicant. The Owner is also required to enter into a separate development agreement with the City for the required road widenings and improvements to Mounsey Street, and to Clarence Street to the satisfaction of the Engineering Department.

All hydro requirements must be approved to the satisfaction of PowerStream Inc.

Parkland

The parkland dedication requirement under the Planning Act will not be required for this development as institutional uses are exempt.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has reviewed the proposed Site Development Application in accordance with the Official Plan and Zoning By-law, the comments provided by City Departments and external public agencies, and the area context. The proposed development is consistent with the policies of the Official Plan and the development standards in the Zoning By-law. The development of the church use is an acceptable development form for this site. The proposed building elevations and site plan layout are considered to be satisfactory, subject to the comments in this report. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions in this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 20, CW Report No. 61– Page 5

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. South & North Elevations
5. East & West Elevations

Report prepared by:

Eugene Fera, Planner, ext. 8064
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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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 21, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

21

**STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-89063
698069 ONTARIO LIMITED**

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

Recommendation

The Commissioner of Planning recommends:

1. THAT the following street name for industrial Draft Plan of Subdivision File 19T-89063 (698069 Ontario Limited) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Innovation Drive

Economic Impact

There are no requirements for new funding associated with this report.

Background

The subject lands shown on Attachment #1 are located south of Langstaff Road, on the west side of Regional Road, in Lot 10, Concession 9, City of Vaughan.

The subject industrial Draft Plan of Subdivision 19T-89063 was approved by Vaughan Council on June 25, 2001. The applicant has submitted a street name for approval. The Planning Department for the Region of York does not have any objections to the proposed name.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department has no objection with the proposed street name of "Innovation Drive" for approved Draft Plan of Subdivision 19T-89063.

Attachments

1. Location Map
2. Draft Plan of Subdivision

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 21, CW Report No. 61– Page 2

Report prepared by:

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(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 NOVEMBER 14, 2005

Item 22, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

22

**ZONING BY-LAW AMENDMENT FILE Z.02.066
NHD DEVELOPMENT LIMITED
REPORT #P.2002.067**

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

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.02.066 (NHD Development Limited) BE APPROVED, to rezone a portion (5.363 ha) of the subject lands as shown on Attachment #1, from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone, to permit prestige employment uses, subject to the inclusion of a minimum 14m setback for all buildings, structures and roads, from the future planned MTO Transitway Corridor in the implementing zoning by-law:

Economic Impact

There are no requirements for new funding associated with this report. The proposal will facilitate new assessment to the local tax base.

Purpose

The Owner has submitted an application to amend the Zoning By-law on the subject lands shown on Attachment #1 to rezone a portion (5.363) of the subject lands from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone, to permit prestige employment uses, as shown on Attachment #2. The (0.78 ha) will remain PB2 Parkway Belt Complementary Use Zone, to facilitate the future planned MTO Transitway corridor.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the northeast corner of Regional Road 27 and Steeles Avenue West (7233 Regional Road 27), south of Highway 407, in Part of Lot 1, Concession 8, City of Vaughan. The 6.1 ha site has 67 m frontage on Regional Road 27 and 217m flankage on Steeles Avenue West. A golf driving range and accessory building are located on the site, with a single access on Steeles Avenue West.

The site is designated "Prestige Area" by OPA #450, and zoned PB1(S) Parkway Belt Complementary Use Zone by By-law 1-88, subject to Exception 9(555). The surrounding land uses are:

- North - Highway 407; hydro corridor (PB1(S) Parkway Belt Linear Facilities)
- South - Steeles Avenue West; City of Toronto/Industrial
- East - employment (EM1 Prestige Employment Area Zone)
- West - Regional Road 27; vacant/planned MTO transitway station (PB2 Parkway Belt Complementary Use Zone)

On September 27, 2002, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands. At that time, the applicant had requested to rezone the subject lands

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 22, CW Report No. 61– Page 2

to C7 Service Commercial Zone (1.2 ha) and EM1 Prestige Employment Area Zone (4.9 ha) as shown on Attachment #3, to permit industrial/service commercial development. One comment was received expressing support for this proposal. The recommendation of the Committee of the Whole on October 21, 2002, to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting, was ratified by Council on October 28, 2002.

Since then, comments were received from the Ministry of Transportation (MTO) indicating that the above rezoning proposal would not be supported, and that the applicant would have to ensure that they protected for the Public Use Area-Inter Urban Transit as shown on Attachment #4. After discussions and meetings with the MTO, the applicant submitted a revised proposal to the City on June 16, 2005 reflecting the current rezoning proposal as shown on Attachment #2, which will allow for the developable portion of the lands to be rezoned from PB2 to EM1 Zone, and the lands to be protected for the MTO Transitway corridor to remain as PB2 Zone.

Official Plan

The site is designated “Prestige Area” by OPA #450 (Employment Area Plan), which permits a wide range of industrial, office, business and civic uses, with no outside storage. The proposed EM1 Prestige Employment Area Zone will implement the “Prestige Area” designation.

Zoning

The subject lands are zoned PB2 Parkway Belt Complementary Use Zone by By-law 1-88, subject to Exception 9(555). The site-specific exception facilitates the existing golf driving range and provides zoning standards for the buildings and structures on site. This site-specific exception would be eliminated upon enactment of the implementing zoning by-law, should Council approve the subject zoning application. The existing use could continue to operate as a legal non-conforming use in accordance with Subsection 1.6 of By-law 1-88, until such time as the site is redeveloped. The developable lands are to be pre-zoned to EM1 Zone, and the applicable development standards for the EM1 Zone will be applied to the future review of the required site development application.

Ministry of Transportation

The Ministry of Transportation (MTO) has reviewed the revised rezoning proposal and has no concerns with the portion of the subject property, south of the Transitway requirement. The applicant will need to obtain the necessary approvals from MTO when the lands are redeveloped. The following additional comments were provided, for the applicant to take into consideration at the time of a formal Site Development Application submission:

- i) Access to the subject site shall be through the existing entrance at Steeles Avenue. No entrance to or from Regional Road 27 will be permitted.
- ii) The Ministry will require that any new buildings, structures, roads or any other land use above and below grade be setback a minimum distance of 14m from the future Highway 407 Transitway corridor and all Ministry permits will have to be obtained.
- iii) The developer would be responsible for any issues that may arise due to the existing high mast lighting.
- iv) The developer would be responsible for erecting and maintaining on their property any required noise barriers.”

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 22, CW Report No. 61– Page 3

City of Toronto

The City of Toronto has provided comments advising that the access to Steeles Avenue West will be restricted to the extreme east limit of the site, and suggest that the Owner use their best effort to secure a joint access with the adjoining east property (ie. Sadr Investments-Window City).

At this time, the City of Toronto cannot allow for the servicing of the site. The City of Toronto's Steeles Avenue Sub-Committee has requested that Senior Toronto staff meet with the Region of York regarding servicing of the lands external to the City of Toronto. Until further notice, no new servicing agreement will be entered into. If and when this issue is resolved, the City will require a grading and servicing plan and a stormwater management report to be submitted. The City of Toronto has not received any drawings pertaining to the actual site design, and will reserve their right to make further comments when the plans are received through a formal site plan application.

Region of York

The Region of York Transportation and Work Department has indicated that the Region of York will be a participant in the future site plan agreement for the property, respecting any development proposed on the site. Additionally, the property is subject to the creation of a cross-border servicing agreement between the City of Vaughan, York Region and the City of Toronto.

Vaughan Engineering Department

The Engineering Department advises that they have no objection to the approval of the subject zoning amendment application and that the necessary approvals must be obtained from the City of Toronto for access and to extend municipal services to the property; from the Ministry of Transportation related to the Highway 407 Transitway corridor; and from the Region of York for any future requirements along Regional Road 27. A functional servicing report and servicing plan, stormwater management report, and site grading plan, will be required to be provided at the site plan stage for review and approval.

Planning Consideration

The Development Planning Department has reviewed the proposed application to rezone the subject lands from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone, in accordance with the policies in OPA #450; the zoning standards in By-law 1-88; the comments received from the Vaughan Engineering Department, Region of York Transportation and Works Department, Ministry of Transportation (MTO), and the City of Toronto; and the area context. The Development Planning Department is satisfied that the developable portion of the subject lands (5.36 ha) can be pre-zoned to EM1 Zone to allow for the future development of the site for prestige employment uses, which will implement the "Prestige Area" designation and policies in the Official Plan; and that the issues relating to access on Steeles Avenue West and the extension of services to the site from the City of Toronto, can be resolved upon the future submission of a site plan application.

In addition, the MTO is satisfied with maintaining the existing PB2 Zone on the northerly 0.78 ha of the property. These lands would be conveyed to the MTO, likely as a condition of site plan approval, to be included within their 30m wide Transitway corridor. A Transitway line is planned to extend through the PB2 lands, and grade-separated below Regional Road 27 to an MTO Transitway station and commuter parking lot to be located at the northwest corner of Regional Road 27 and Steeles Avenue West, as shown on Attachment #4.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 22, CW Report No. 61– Page 4

The proposed EM1 Zone will facilitate the future development of the site for prestige employment uses, in keeping with the industrial area context in both Vaughan and Toronto. Any future development proposed on the site will require appropriate integration of an upgraded architectural treatment of the building facing Steeles Avenue West, Regional Road 27 and Highway 407, and incorporation of high urban design and landscaping treatment throughout the site to complement this highly visible location.

For these reasons, the Development Planning Department can support the proposed rezoning of the site to EM1 Zone, with the future MTO Transitway Corridor lands being zoned PB2 Zone.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The Development Planning Department is of the opinion that the proposed rezoning of the subject lands from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone to permit prestige employment uses will implement the "Prestige Area" designation and policies in the Official Plan and is appropriate for the area. Accordingly, the Development Planning Department recommends approval of the Zoning By-law Amendment Application.

Attachments

1. Location Map
2. Draft Reference Plan with Proposed Zoning
3. Original Proposed Zoning
4. MTO Transitway Protection Corridor

Report prepared by:

Andrea Seca , Planner, ext. 8215
Arto Tikiryan, Senior Planner, ext. 8212
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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 23, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

23

**CITY'S PUBLIC PROPERTY SIGN BY-LAW 178-2003
BUILDERS "A" FRAME SIGNS**

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

Recommendation

The Commissioner of Planning recommends that the following report be received for information and that no changes be made to the City's Public Property Sign By-Law respecting Builders "A" Frame Signs.

Economic Impact

None.

Purpose

To provide a report to Council regarding possible problems associated with enactment of the City's Public Property Sign By-Law that permits Builders "A" Frame Signs on City streets.

Background - Analysis and Options

After considering reports from Staff and input from the public, on June 23rd 2003 City Council enacted By-Law 178-2003. This new by-law was enacted to regulate signs and other advertising devices on City property and is administered by the City's Public Works Department.

As part of the approval of the new by-law, City Council at that time directed Staff to monitor the revised provisions respecting the Home Builders "A" Frame Signs for a period of six (6) months, and provide a report at a future meeting.

The Public Property Sign By-Law permits builders to erect "A" Frame Signs on City streets in accordance with the following:

The following signs shall be permitted on road allowances under the jurisdiction of City of Vaughan, in accordance with requirements specified herein.

- 6.1 Home Builder "A" Frame Signs used to advertise the sale of new homes and used to direct traffic to sale trailers, sales pavilions, and model homes shall be permitted in accordance with the following:
- a) Shall be located within 1 kilometer from the construction/project site in which the new homes are located/to be built and shall be permitted to be displayed on Saturdays and Sundays only.
 - b) A maximum of three (3) signs shall be permitted per builder per project, or a maximum of three (3) signs per 'permitted' sales trailer or pavilion.
 - c) Shall be setback a minimum of 1.0 metre from the street curb and/or sidewalk or 3.0 metres from the edge of the pavement where there is no curb.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 23, CW Report No. 61– Page 2

- d) Shall have a maximum sign area of one (1) square metre per side, maximum height of 1.2 metres, and maximum width of 0.8 metres.
- e) Notwithstanding the above, where a sign is to be located within 20 metres of an street intersection the maximum sign height shall be reduced to 0.6 metres.
- f) Shall not be permitted on traffic islands
- g) No permit shall be issued until an agreement satisfactory to the City has been entered into indemnifying the City harmless from any liability related to the erection of the sign. The agreement shall be secured with liability insurance in the amount of (5) five million dollars naming the City as co-insured. Such insurance policies shall be kept current at all times with updated policies sent to the City.
- h) Shall not be located within the Special Sign Districts as shown on Schedules "A", "B", "C", "D" and "E" to City of Vaughan Sign By-law 203-92 as amended.

The Director of Public Works and the Manager of Enforcement Services advised that to date, there have been very few permits issued with respect to "A"-Frame signs on City streets and no serious problems or complaints reported.

Builders do erect numerous "A" Frame signs on regional roads that sometimes creates traffic safety concerns and other related problems. These problems are on regional roads where the regional sign by-law is in effect and the City's by-law does not apply.

It is recommended that the existing provisions for city streets remain unchanged and there be no changes to the existing City Public Property Sign 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

It is recommended that no changes be made to the City's Public Property Sign By-Law respecting Builders "A" Frame Signs.

Attachments

None.

Report prepared by:

John Studdy, Manager of Customer and Administration Services, Ext. 8232.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 24, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

24

STAFF ATTENDANCE AT COMMUNITY MEETING

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

Recommendation

Councillor Tony Carella recommends that staff of the Building Standards, Urban Design, and Planning Departments to attend a meeting to discuss outstanding issues in respect of the existing commercial plaza at 1160 Clarence Street (Site Plan File: DA.02.043), such meeting to include residents of Frini Court and those living on Avdell Road whose properties abut the subject site.

Economic Impact

Nil

Purpose

To facilitate the resolution of issues relating to the commercial plaza at 1160 Clarence Street

Background - Analysis and Options

Since it was first proposed, a number of issues have arisen relating to the commercial plaza at 1160 Clarence Street, some of which are still outstanding. These include issues relating to building placement, grading and drainage, roof-top mechanical equipment, fencing, landscape and gardening shed, and pylon-style signage. To facilitate the resolution of these matters to the reasonable satisfaction of the nearby residents, a community meeting will be convened in the near future. To ensure those in attendance at the meeting have the most up-to-date factual information in respect of this matter, the attendance of appropriate staff is required.

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

Staff attendance is required so that attendees at the meeting will have accurate and up-to-date information in respect to outstanding issues relating to this site.

Attachments

None

Report prepared by:

Councillor Tony Carella

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 25, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

25

**PROCLAMATION REQUEST -
WORLD AIDS DAY**

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

Recommendation

The City Clerk recommends:

- 1) That November 24 – December 1, 2005 be proclaimed as “World AIDS Week and December 1, 2005 as World AIDS Day; and
- 2) That the proclamation be posted on the City’s website, published on the City Page, space permitting, and that staff issue a news release.

Economic Impact

N/A

Purpose

To respond to the request received from Aids Committee of York Region.

Background - Analysis and Options

The correspondence received from Aids Committee of York Region, dated November 1, 2005, is attached (Attachment #1).

The proclamation request meets the requirements of the City’s Proclamation Policy: *That upon request, the City of Vaughan issue proclamations for events, campaigns or other similar matters: which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act*”.

Aids Committee of York Region has requested the City publicize this proclamation to recognize the impact of HIV/AIDS and the need for tolerance, understanding and prevention.

The Corporate Communications Department posts proclamations issued by the City on the City’s website under “Events – Proclamations”. Publishing proclamations on the City Page depends on space availability. Corporate Communications will, given sufficient lead-time, issue news releases in support of the proclamation.

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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 25, CW Report No. 61– Page 2

Conclusion

Staff is recommending November 24 – December 1, 2005 be proclaimed as “World AIDS Week and December 1, 2005 as World AIDS Day. and that the proclamation be posted on the City’s website and published on the City Page, space permitting.

Attachments

Attachment #1 - Correspondence from Aids Committee of York Region, dated November 1, 2005

Report prepared by:

John D. Leach, City Clerk

(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 NOVEMBER 14, 2005

Item 26, Report No. 61, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 14, 2005, as follows:

By approving the following in accordance with the written submission from Councillor Carella:

“That the permit fee of \$500 be waived for low-budget (\$20,000 or less) visual media productions (film, videotape, digital imaging, etc.) provided that the production be funded in whole or in part by a corporation or agency controlled in whole or in part by the provincial or federal governments; and that documentation to that effect be furnished to the City; and that external shots of the City of Vaughan are included in the end-product and that the producers agree to a final credit line to the effect that the production was “shot on location in the City of Vaughan, the City Above Toronto”, and that the producers agree to furnish at no charge a final copy of the end-product, for purposes of confirming the foregoing.”

By receiving the report of Councillor Carella, dated November 7, 2005; and

By receiving the confidential memorandum from the Director of Legal Services, dated November 11, 2005.

26 PROMOTING THE CITY OF VAUGHAN AS A SITE FOR VISUAL MEDIA PRODUCTIONS

The Committee of the Whole recommends that this matter be referred to the Council meeting of November 14, 2005, for a further report from the Commissioner of Finance & Corporate Services and the Commissioner of Legal and Administrative Services addressing the legal and financial implications.

Recommendation

Councillor Tony Carella recommends that the permit fee of \$500 be waived for low-budget (\$20 000 or less) visual media productions (film, videotape, digital imaging, etc), provided that external shots of the City of Vaughan are included in the end-product and that the producers agree to a final credit line to the effect that the production was “shot on location in the City of Vaughan, *the City Above Toronto*“, and that the producers agree to furnish at no charge a final copy of the end-product, for purposes of confirming the foregoing.

Economic Impact

In an average year, thirty permits are issued for visual media productions. Only a small portion of these qualify as “low budget”, probably less than five according to staff. Thus the impact in a typical year may be as low as \$2 500.

Purpose

To promote the City of Vaughan as a location for all types of visual media productions, and (because of the free publicity to be garnered from this arrangement), increase the total number of media productions within the City of Vaughan.

Background - Analysis and Options

Developments in video imaging technologies are rapidly lowering the costs of visual media productions of all kinds, promising, in turn, significant increases in the number of such productions world-wide. The Greater Toronto Area is already a leader in this field, and an opportunity presents itself for the City of Vaughan to become a production-friendly venue vis-à-vis

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 26, CW Report No. 61– Page 2

these types of productions. For purposes of this report, there will be a benefit to low-budget productions, but also the opportunity for the City to generate greater interest in Vaughan as a potential site for all types of these productions. Ultimately, the City can be assured of cost-free publicity in promoting itself as a friendly venue for all types of such productions (whether low-budget or high-budget), with only marginal loss of revenues.

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

By foregoing a marginal source of revenue (permits for low-budget visual media productions) the City can take advantage of an opportunity to promote itself as a venue for all types of such productions.

Attachments

None

Report prepared by:

Councillor Tony Carella

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2005

Item 27, Report No. 61, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 14, 2005, as follows:

By receiving the petition dated July 15, 2005.

**27 INSTALLATION OF AN ALLWAY STOP SIGN AT THE INTERSECTION OF
FOXCHASE AND POTTERY PLACE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Di Vona, dated November 7, 2005, be approved; and**
- 2) That the local councillor provide appropriate supporting documentation from the community to the Council meeting of November 14, 2005.**

Recommendation

Councillor Bernie Di Vona recommends the installation of an allway stop sign at the intersection of Foxchase and Pottery Place.

Purpose

The installation of this allway stop sign will ensure the safety of motorists and pedestrians at the intersection of Foxchase and Pottery Place.

Background - Analysis and Options

The residents of Foxchase and Pottery Place have requested an allway stop sign be installed at this intersection due to high volume and excessive speeding in this residential area. Residents are concerned for their safety and that of their children. They have expressed that they are very fearful when approaching this intersection whether it be as a motorist or pedestrian.

Relationship to Vaughan Vision 2007

3.3.1 Implement effective traffic calming measures.

Conclusion

The installation of an all way stop sign be installed at the intersection of Foxchase and Pottery Place will assist and secure the safety of all traveling this route. Motorists/pedestrians need to once again feel safe when traveling.

Attachments

Location map attached

Report prepared by:

Mrs. Laura Borello-D'Avino, Council Executive Assistant

(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 NOVEMBER 14, 2005

Item 28, Report No. 61, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 14, 2005.

28

NEW BUSINESS – UPDATING THE NOISE BY-LAW

The Committee of the Whole recommends that the Commissioner of Legal and Administrative Services and the Senior Manager of Enforcement Services, bring forward a report updating the Noise By-law, to a Committee of the Whole (Working Session) meeting in February 2006.

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