

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 1, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 11, 2006, as follows:

By receiving the memorandum from the Commissioner of Engineering and Public Works, dated September 11, 2006; and

By receiving the written submission from Ms. Deanna Cheriton, Project Manager, Land Management, Toronto and Region Conservation Authority, 5 Shoreham Drive, Downsview, M3N 1S4, dated September 6, 2006.

1 PIERRE AND JANET BERTON TRAIL AT BOYD CONSERVATION AREA

(Referred from the Council meeting of June 26, 2006)

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Carella, dated June 26, 2006, be approved;
- 2) That staff clarify the status of the road allowance and that detailed drawings of the proposed trail route be obtained from TRCA for the Council meeting of September 11, 2006;
- 3) That the memorandum from the Commissioner of Engineering and Public Works, dated August 31, 2006, be received; and
- 4) That the following deputations be received:
 - a) Mr. Iain Craig, Box 157, Kleinburg, L0J 1C0, on behalf of The Friends of Boyd Park and KARA; and
 - b) Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8.

Council, at its meeting of June 26, 2006, adopted the following:

That this matter be referred to the Committee of the Whole meeting of September 5, 2006, for a further staff report addressing Members of Council's comments.

Report of Councillor Carella, dated June 26, 2006

Recommendation

Councillor Tony Carella recommends:

- 1) That Vaughan Council endorse the establishment of the Pierre and Janet Berton Trail at Boyd Conservation Area as proposed in the attached letter (Attachment 1) received from Mr. Gary Wilkins, Humber Watershed Specialist, Watershed Management Division, Toronto and Region Conservation Authority (TRCA), dated June 15, 2006; and
- 2) That TRCA be advised that Vaughan Council are pleased to endorse the naming of the proposed trail route in honour of Pierre and Janet Berton.

Economic Impact

Nil

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Purpose

To respond to TRCA's request for confirmation in writing that the City of Vaughan supports the establishment of the subject trail route and the naming of the route in honour of Pierre and Janet Berton.

Background - Analysis and Options

Council, at its meeting of December 12, 2005, in considering the matter respecting the Pierre and Janet Berton Trail at Boyd Conservation Area (Attachment 2) adopted the following:

“That this matter be referred to staff to request TRCA to provide details on any potential trail locations”.

The TRCA has responded to staff's request (refer to Attachment 1) and have requested in writing the City's formal support of the establishment and naming of the subject trail route.

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 appropriate that Vaughan Council endorses the TRCA's establishment of a trail at Boyd Conservation Area and that the subject trail be named after two of the City of Vaughan's most prominent citizens.

Attachments

Attachment 1: Letter from Mr. Gary Wilkins, TRCA, dated June 15, 2006

Attachment 2: Council Extract December 12, 2005, Item 36, Committee of the Whole Report No. 68

Report prepared by:

Councillor Tony Carella

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

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Item 2, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

2 REQUEST FOR REGION OF YORK TO ALLEVIATE RUTHERFORD GO TRAIN INFILTRATION THROUGH RESIDENTIAL AREA ON THE NORTH

(Referred from the Council meeting of June 26, 2006)

The Committee of the Whole recommends that this matter be deferred to allow an opportunity for the community to go through the process of voting and reviewing proposals for the infiltration, and that a report be brought back to a Committee of the Whole meeting at the earliest opportunity.

Council, at its meeting of June 26, 2006, adopted the following:

That this matter be referred to the Committee of the Whole meeting of September 5, 2006, to provide an opportunity for the Ward Councillor to meet with the community and the Maple Village Ratepayers' Association and staff to determine the agreed upon solutions.

Report of Councillor Meffe, dated June 19, 2006

Recommendation

Councillor Peter Meffe recommends:

1. That City of Vaughan requests York Region to implement the following changes at the area around Rutherford Go Train Station to alleviate the traffic infiltration through the residential area to the north along Barrhill Road;
2. That the Region arrange to lengthen the left turn signal timing southbound on Keele Street to eastbound onto Rutherford Road to allow a longer turning period;
3. That the Region install a second left turn lane northbound on Westburne Drive going westbound onto Keele Street and add a left turn signal;
4. That the Region restrict traffic northbound from Westburne Drive to proceed only left or right onto Rutherford Road and not be permitted through the intersection northbound onto Barrhill Road;
5. That the Region and Go Transit install a right in and right out access on Rutherford Road for the Go Train Station.

Economic Impact

n/a

Purpose

To request that the Region of York assist in preventing unnecessary traffic infiltration through a residential area.

Background - Analysis and Options

Since the Rutherford Go Train Station has started to operate, we have had numerous complaints from the local residents in this area with respect to an unusually higher number of vehicles infiltrating through the subdivision in order to avoid traffic along Keele Street and Rutherford

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Road. It is not in the best interests of the local residents to have a higher volume of traffic going through their subdivision, its causes an extremely unsafe situation as the cars are traveling at excessive speeds. There are many young children that live in this subdivision along with a elementary school and neighbourhood park right on Barrhill Road which poses an even greater chance of a child being tragically hurt.

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 my belief that these changes are required in order to make this residential neighbourhood safe for the local residents.

Attachments

None

Report prepared by:

Peter Meffe,
Councillor

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Purpose

To develop a strategy to respond to the infringement of non-complementary activities in our residential neighbourhoods.

Relationship to Vaughan Vision

This report is consistent with the priorities previously set by Council.

Conclusion

The City of Vaughan needs to get a better understanding of the scope and impact of non-complimentary institutional and commercial activities taking place in its residential neighbourhoods. Once there is a better understanding, the City needs to devise a strategic approach to both preventing and where required, responding to these situations.

Attachments

none

Report prepared by:

Debi Traub, Council Executive Assistant

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Item 4, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

4 REQUEST FOR NO PARKING PROHIBITIONS ON CRESTWOOD ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Shefman, dated September 5, 2006:

Recommendation

Councillor Shefman recommends that no parking prohibitions be implemented on Crestwood Road 380 metres west of the west limit of Jacob Fisher Avenue to the east limit of Powell Road on both the north and south sides of the street.

Economic Impact

N/A

Background – Analysis and Options

Residents living on Crestwood Road have been dealing with various parking issues on their street. These issues include an overflow of vehicles parking at the road closure at Bathurst where there is a medical building and various commercial plazas. Furthermore, moving to the east, a residence being used for a place of worship has also resulted in too many non-residents parking on the street. Due to the fact that previous no parking prohibitions were not supported by a bylaw, this recommendation would establish the proper provision for such restrictions

Purpose

To alleviate the parking issues on Crestwood Road.

Relationship to Vaughan Vision

This report is consistent with the priorities previously set by Council.

Conclusion

In the past there were no parking signs placed on certain parts of Crestwood without approval from Council. Those signs were taken down in accordance to City policy. I would like to introduce the recommendation to legally establish these prohibitions at this time.

Attachments

Map attached

Report prepared by:

Debi Traub, 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.)

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Item 5, Report No. 40, of the Committee of the Whole, which was considered by the Council of the City of Vaughan on September 11, 2006, was dealt with by approving:

That this matter be referred to the Committee of the Whole meeting of September 18, 2006.

5

THE DEFACING OF PUBLIC SIGNS

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of Councillor Shefman, dated September 5, 2006, be approved; and**
- 2) **That a notice be affixed to all signs, stating that defacing of such signs is illegal and violators will be prosecuted.**

Recommendation

Councillor Shefman recommends:

1. That the City of Vaughan enact a bylaw that would make it illegal to deface either the front or back faces of public traffic, directional and any other sign, standard, pole or structure placed by a municipal authority;
2. That defacing would be interpreted to include any form of defacing, marking, placing stickers or any other object or mark;
3. That any person seen defacing a public sign, etc. shall be issued a notice of infraction;
4. That the minimum fine for each infraction would be set at \$50;
5. That any information that may appear on the defaced public traffic, directional and any other sign, standard, pole or structure placed by a municipal authority, may be used as a means to identify the perpetrator and once identified, the perpetrator shall be served a notice of violation;
6. That each incident of a defaced public traffic, directional and any other sign, standard, pole or structure placed by a municipal authority shall be considered an infraction; and
7. That upon being served a notice of infraction, if the perpetrator agrees to remove all incidents of City of Vaughan public signs, etc., being defaced, restoring those signs to a state acceptable to the City, any notices of violation being imposed would be put in abeyance. If the perpetrator is then found to have violated the bylaw once again, the violation notices that had been put in abeyance shall be reimposed, along with any further fines resulting from the current violation.

Economic Impact

There is potential for added revenue as a result of infractions.

Background – Analysis and Options

Directional, traffic and other signs in the City of Vaughan are being defaced primarily by what would seem to be commercial entities disregarding the important informational and safety aspects of municipal signage. Defacing of these signs may result in drivers being distracted, therefore leading to unsafe situations on our roads. This measure will work in concert with other initiatives taken by the City to address issues of the quality of our streetscapes.

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Purpose

To develop a method to address the defacing of public informational signage and to improve the level of safety on our streets.

Relationship to Vaughan Vision

This report is consistent with the priorities previously set by Council.

Conclusion

By implementing a bylaw to control the defacing of public signage, the City may improve traffic safety as well as rid our streetscapes of the proliferation of advertising materials.

Attachments

none

Report prepared by:

Debi Traub, Council Executive Assistant

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Item 6, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

6 CLEAN STREETS – LITTER AND RECYCLING IN PUBLIC AREAS

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Shefman, dated September 5, 2006:

Recommendation

Councillor Shefman recommends:

1. That the City of Vaughan review its current policy regarding the placement of waste/trash containers in public places, such as parks, boulevards and walkways;
2. That a new policy be implemented that will rationalize responsibilities for the placement and maintenance of public waste/recycling containers;
3. That one focus of the review will be to provide these containers more widely according to an established criteria throughout the City;
4. That the emphasis of the new policy be on encouraging residents to utilize recycling containers rather than trash bins;
5. That the City develop this policy in consultation and co-operation with York Region Transit and the Regional Municipality of York who also provide various types of trash/recycling bins in the City of Vaughan;
6. That the updated policy be presented to Committee in January 2007 for Council's recommendation.

Economic Impact

Some staff time will be spent on reviewing current policies and developing an updated approach to this issue. There is a possibility of a variety of costs arising from the new policy, including purchase of new trash/recycling receptacles, maintenance of this new street furniture, including clearing the receptacles on a regular basis. Certain costs may be lowered by developing a more rationalized approach to this issue.

Background – Analysis and Options

Currently there are two City departments that share the responsibility for the maintenance of trash receptacles. There are few, if any recycling receptacles in public spaces provided by the City. It would seem the only recycling containers are at certain transit stops. Not focusing on providing recycling facilities in public spaces at a time when we are very rapidly moving in this direction under Greening Vaughan may be seen as contradictory. Furthermore, if one were to do an audit of litter on our streets, a significant amount of that litter exists as plastic water bottles and soft drink cans, both being recyclable. Studies have been conducted regarding the distance a person will walk before disposing of a piece of litter. Residents complain that there are either not enough public trash receptacles or that the receptacles that exist are not emptied on a frequent enough basis.

Purpose

To develop an efficient and effective system of trash/recycling receptacles placed in public areas in the City of Vaughan.

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Relationship to Vaughan Vision

This report is consistent with the priorities previously set by Council relating to the quality of life and the environment in the City of Vaughan.

Conclusion

The City of Vaughan needs to develop a new approach to providing trash/recycling receptacles in public places that emphasizes recycling and encourage residents to stop littering.

Attachments

none

Report prepared by:

Debi Traub, Council Executive Assistant

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Item 7, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

7 NO PARKING PROHIBITION- CREDITSTONE ROAD

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated September 5, 2006:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That a No Parking prohibition be installed on the east side of Creditstone Road (northbound) between the Canadian National Rail crossing and MacIntosh Boulevard, during AM peak times, 7:00 am to 9:00 am, Monday to Friday;
2. That a No Parking Prohibition be installed on the west side of Creditstone Road (southbound) between the Canadian National Rail crossing and MacIntosh Boulevard, during AM and PM peak times, 7:00 am to 9:00 am and 4:00 pm to 6:00 pm, Monday to Friday; and
3. That staff no longer be required to review the on-street parking issues for Creditstone Road, MacIntosh Boulevard to Highway 7, and provide a status report in six months time.

Economic Impact

N/A.

Purpose

To deal with ongoing parking issues along Creditstone Road, from MacIntosh Boulevard to Highway 7.

Background - Analysis and Options

On June 26, 2006 Council approved that a No Parking prohibition from 4:00 pm to 6:00 pm, Monday to Friday, be implemented on the east side of Creditstone Road (northbound direction) between the Canadian National Rail Crossing and MacIntosh Boulevard and that staff provide a status report six months after implementation (See Attachment 1).

With the implementation of the above-noted No Parking prohibition, several businesses in the area have telephoned to raise concerns that the No Parking prohibition should also be required for AM peak travel times. Previous studies conducted by the Engineering Department on December 6, 2005 and June 5, 2006 show that 2 trucks were parked on the east side of Creditstone Road on both days during AM peak travel times.

Further concerns were also raised that No Parking prohibitions on the east side (northbound) of Creditstone Road would then increase parking issues on the west side (southbound) of Creditstone Road and that No Parking prohibitions are required on both sides of the street.

Additionally, with parking prohibitions in place for both sides of the street for both the AM and PM peak times, a status report from staff is no longer required six months after implementation.

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Relationship to Vaughan Vision 2007

A-2 – Promote Community Safety, Health & Wellness

A-5 – Plan & Manage Growth

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

Conclusion

In light of ongoing safety concerns on Creditstone Road, it would be appropriate to implement permanent No Parking prohibitions along both the east and west sides of Creditstone Road between the Canadian National Rail crossing and MacIntosh Boulevard, during both AM & PM peak travel times, Monday through Friday.

Attachments

1. Extract from Council Meeting Minutes of June 26, 2006

Report prepared by:

Cindy Furfaro-Benning, 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.)

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Item 8, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

8

MECHANISMS FOR REDUCING POLLUTION

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated September 5, 2006:

Recommendation

In response to concerns from students at Our Lady of the Rosary Catholic Elementary School, Councillor Sandra Yeung Racco recommends:

1. THAT the City of Vaughan endorse efforts by the school to promote environmentally friendly means of transportation, such as VIVA, subway, walking or riding a bicycle, and;
2. THAT the City of Vaughan endorse the efforts of the school to lobby car manufacturers to manufacture solar powered cars, and;
3. THAT a copy of this endorsement be sent to Mrs. Marenelli at Our Lady of the Rosary Catholic Elementary School.

Economic Impact

N/A

Purpose

To support the school's efforts to promote environmentally friendly means of transportation, especially the creation and manufacturing of solar powered vehicles.

Background - Analysis and Options

At the Council meeting of May 12, 2006 – a student from Our Lady of the Rosary Catholic Elementary School – Tony Nims – addressed Council on behalf of his Grade 5 Class. At the time, he requested that Council members consider promoting car manufacturers to build and market solar powered cars as a means of reducing pollution in our country.

Further to that, Mr. Nims requested that Council consider endorsing the school's efforts to get people to use other environmentally friendly means of transportation such as (but not limited to) VIVA transit, the subway, and walking.

Relationship to Vaughan Vision 2007

A-2 – Promote Community, Safety, Health & Wellness

A-3 – Safeguard our Environment

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

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Conclusion

Given the City of Vaughan's commitment towards promoting a healthy environment, as evidenced by our collective efforts working with Greening Vaughan, promoting the Spadina-York Subway extension, VIVA etc, it is appropriate that Council endorse the efforts of the school in promoting environmentally friendly means of transportation.

Attachments

N/A

Report prepared by:

Tanya Dubar, Council Executive Assistant

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Item 9, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

9 CURB EXTENSION – SOUTHVIEW DRIVE & JARDIN DRIVE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated September 5, 2006:

Recommendation

In response to resident concerns, Councillor Sandra Yeung Racco recommends:

1. That staff investigate the feasibility and cost of installing a curb extension on the east and west side of Southview Drive, north of Jardin Drive, and;
2. That staff investigate the feasibility and cost of installing a curb extension on the south side of Jardin Drive, east of Keele Street, and;
3. That staff report back with their findings to a future Committee of the Whole.

Economic Impact

N/A.

Purpose

To deal with ongoing parking issues on Southview Drive and Jardin Drive.

Background - Analysis and Options

The residents of the Concord West area have been raising concerns regarding on-street parking on Southview Drive, just north of Jardin Drive and on Jardin Drive, just east of Keele Street. During daytime hours, large tractor trailer vehicles use Southview Drive and Jardin Drive as a parking and/or stopping strip in order for the drivers to frequent the Country Style donut shop located at the southeast corner of Jardin Drive and Keele Street.

Currently No Stopping Anytime restrictions are in place on both sides of Keele Street, from the south limit of Highway 7 to the north limit of Jardin Drive. There are also No Stopping signs on Southview Drive, at the north limit of Jardin Drive. However, tractor trailer vehicles continue to turn into the Concord West neighbourhood and park and/or stop on Jardin Drive and Southview Drive for rest periods.

The residents of the Concord West area are asking for a solution to the ongoing stopping and parking of tractor trailers on these streets, and a curb extension would provide a barrier to tractor trailers entering the residential street. The residents have expressed a safety concern, as these tractor trailers take up a large portion of the road and block visibility of neighbourhood drivers, cyclists and pedestrians.

Relationship to Vaughan Vision 2007

A-2 – Promote Community Safety, Health & Wellness

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

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Conclusion

In light of ongoing parking issues and safety concerns on Southview Drive and Jardin Drive, it would be appropriate to investigate the need for and feasibility of installing a curb extensions on the east and west side of Southview Drive, just north of Jardin Drive and on the south side of Jardin Drive, just east of Keele Street.

Attachments

None

Report prepared by:

Cindy Furfaro-Benning, Council Executive Assistant

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Item 10, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

**10 CONCORD WEST RATEPAYERS ASSOCIATION – REQUEST FOR ACTIVITY SPACE AND
TO FORM THE CONCORD WEST SENIORS CLUB**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated September 5, 2006:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That staff of the Department of Recreation and Culture be directed to work with the Concord West Ratepayers Association to assist them in establishing the Concord West Older Adult Club; and
2. That staff from the Departments of Buildings and Facilities and Recreation and Culture be directed to find appropriate space in the community for the purposes of the Older Adult Club in the Concord west area.

Economic Impact

To be determined and provided by staff.

Purpose

To request that staff assist the Concord West Ratepayers Association in the establishment of the Concord West Older Adult Club and to prepare a report to Council on the availability of program space in the area for the establishment of the club.

Background - Analysis and Options

Concord West Ratepayers Association was established in 1984. To date they have hosted/organized events such as socials, garage sales, Communities in Bloom events, picnics, along with activities in the homes of local residents, on the street and in the neighbourhood park. For large scale events they use a local banquet hall. They are an active group, keenly interested in obtaining suitable meeting/activity space to hold and expand their various activities for older adults.

Local residents of the Concord West Ratepayers Association are interested in the establishment of an Older Adults Club in the neighbourhood along with appropriate activity space to conduct various activities for older adults.

Residents have identified that their access to recreation programmes and services is restricted by physical barriers such as the CN rail line and heavily traveled roads such as Keele Street, Hwy 407, and Hwy 7. As the community members are aging, residents have decreased mobility and feel they lack organized opportunities within their immediate community. Due to these barriers the organizers are requesting a space within their neighbourhood for organized programs and activities.

The neighbourhood is comprised of mainly light industrial complexes to the south (Jardin Street) and west on Keele Street. Within the boundaries are approximately 260 residential households. Amenities in the neighbourhood include a neighbourhood park (Southview Park) that includes

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outdoor bocce courts, playground equipment and a small gazebo. No schools and other community amenities exist in the neighbourhood. Retail and other services are located along Keele Street and Hwy 7.

Relationship to Vaughan Vision 2007

This report is consistent with the Vaughan Vision 2007 1.3 to provide effective and efficient delivery of services through the development and implementation of innovative alternatives for service delivery.

This report is consistent with the priorities previously set by Council and the necessary resources have not been allocated and approved.

Conclusion

The Concord West Ratepayers Association have requested assistance from the City of Vaughan in establishing the Concord West Older Adult Club along with finding adequate activity space in the neighbourhood to hold various recreation and social programs. The residents are located in an area of Vaughan with various physical barriers (CN rail line and heavily traveled roads such as Keele Street, Hwy 407 and Hwy 7) which makes access to other facilities in the area difficult due to mobility issues. Staff are requested to assist the group in establishing the Concord West Older Adult Club and report back to Council on appropriate activity space in the neighbourhood for their use.

Attachments

1. Letter and petition from Concord West Ratepayers Association dated February 7, 2006.

Report Prepared By

Councillor Sandra Yeung Racco

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

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Item 11, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

11

NO PARKING PROHIBITION- EDGELEY BOULEVARD

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated September 5, 2006:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That staff investigate the need for a No Parking prohibition on the east side of Edgeley Boulevard (northbound) between Portage Parkway and Pennsylvania Avenue, Monday through Friday;
2. That staff investigate the need for a No Parking Prohibition on the west side of Edgeley Boulevard (southbound) between Portage Parkway and Pennsylvania Avenue, Monday through Friday; and
3. That staff report back to a future Committee of the Whole in December 2006.

Economic Impact

N/A.

Purpose

To deal with ongoing parking issues along Edgeley Boulevard, from Portage Parkway to Pennsylvania Avenue.

Background - Analysis and Options

My office has been in receipt of complaints regarding the problem of tractor trailers stopping and parking on both sides of Edgeley Boulevard in order to load and/or unload their vehicles.

Our By-Law department has confirmed that over the years, numerous complaints have been called in regarding the parking of tractor trailers on Edgeley Boulevard, south of Pennsylvania Avenue. Currently, three hour on-street parking is allowed on Edgeley Boulevard between 6:00 am and 6:00 pm, so Bylaw is limited in the number of parking tags they can issue if the tractor trailers are parked for less than 3 hours.

However, complainants have expressed a safety concern with exiting driveways on Edgeley Boulevard when tractor trailers are parked along the roadway, and to address these safety concerns and since Edgeley is a high traffic street, it is felt that No Parking at anytime prohibitions would be better suited to this roadway.

Relationship to Vaughan Vision 2007

A-2 – Promote Community Safety, Health & Wellness

A-5 – Plan & Manage Growth

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

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Conclusion

In light of ongoing safety concerns on Edgeley Boulevard, it would be appropriate to implement permanent No Parking prohibitions along both the east and west sides of Edgeley Boulevard, between Portage Parkway and Pennsylvania Avenue, Monday through Friday.

Attachments

None

Report prepared by:

Cindy Furfaro-Benning, Council Executive Assistant

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Item 12, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

12 CAPITAL REQUEST RE BOCCE COURTS AT ALEXANDER ELISA PARK

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated September 5, 2006:

Recommendation

Councillor Tony Carella recommends that the attached petition requesting the development of indoor bocce courts (or, in the alternative, the enclosure of one or more of the outdoor bocce courts) at Alexander Elisa Park be received, along with a letter of support from the Pine York Seniors Club; and that this item be referred to the Budget Committee for its consideration, as part of the 2007 Capital Budget process.

Economic Impact:

To be determined by appropriate staff, and included with information provided to the Budget Committee, with various options (constructing enclosed courts or enclosing existing outdoor courts or a combination thereof) detailed.

Purpose:

To address the request of the petitioners in respect of a long-standing proposed capital improvement.

Background - Analysis and Options:

Alexander Elisa Park is the only such municipal facility within the Pine York subdivision (located in the southwest quadrant of the intersection of Pine Valley Drive and Regional Road 7, and bound by Jersey Creek to the west and Highway 407 to the south). It features outdoor bocce courts which are used by the local community during the warmer months, but are otherwise of no use in colder weather.

For some years (almost twenty according to the Pine York Seniors Club), the local community has wished to see indoor courts at this location. This request might be met by constructing a set of enclosed courts, or enclosing one or more of the existing (outdoor) courts. Details of such options need to be provided to the Budget Committee, to permit its full consideration of the petitioners' request as part of the 2007 Capital Budget process.

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:

Once appropriate staff address the feasibility of various options and their estimated costs, the attached petition regarding the development of indoor bocce courts at Alexander Elisa Park is to be referred to the Budget Committee, as part of the 2007 Capital Budget process.

Attachments:

1. Letter from the Pine York Seniors Club, August 3, 2006
2. Petition re Indoor/Outdoor Bocce Courts at Tall Grass Trail Park (Alexander Elisa Park)

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Report prepared by:

Councillor Tony Carella

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

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Item 13, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

13 TRAFFIC STUDY: VAUGHAN MILLS ROAD & HUMBERVIEW DRIVE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated September 5, 2006:

Recommendation

Councillor Tony Carella recommends that appropriate staff be directed to conduct a traffic study in the vicinity of Vaughan Mills Road and Humberview Drive, to establish the extent and nature of traffic related concerns reported by local residents, including but not limited to vehicular speeding along Vaughan Mills Road, resulting in danger to motorists entering the intersection from Humberview Drive; and that staff provide recommendations for addressing such concerns if the substance thereof is confirmed by the study.

Economic Impact

Nil.

Purpose

To address the concerns of local residents with respect to traffic safety issues.

Background - Analysis and Options

Residents of Humberview Drive, a cul-de-sac, report increasing difficulty in entering safely the intersection of that street and Vaughan Mills Road, the major collector road traversing Woodbridge Highlands in a north-south direction. When facing the intersection from Humberview Drive, the left portion of Vaughan Mills Road curves in an upward slope to the north; while the right portion curves in a downward slope to the south. As the curves clearly limit the sightlines of drivers entering the intersection from Humberwood Drive, the prevalence of speeding by drivers along this stretch of Vaughan Mills Road seriously compounds the danger to Humberview motorists.

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

Appropriate staff will conduct a study of traffic-related conditions at the intersection of Vaughan Mills Road and Humberview Drive, to determine what steps may need to be taken to address any safety issues which the study may identify.

Attachments

None

Report prepared by

Councillor Tony Carella

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Item 14, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

14 NEIGHBOURING MUNICIPALITIES FOCUSED AREA MEETINGS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Intergovernmental Relations Committee, dated September 5, 2006:

Recommendation

The Intergovernmental Relations Committee recommends:

That beginning January 2007, the City of Vaughan invite representatives from neighbouring municipalities to separate meetings to discuss issues of mutual concern if any.

Economic Impact

There is no economic impact.

Purpose

That the City of Vaughan invite representatives from neighbouring municipalities to separate meetings to discuss issues of mutual concern if any.

Background - Analysis and Options

The City of Vaughan and its neighbouring municipalities could have mutual concerns; therefore, in order to work together, separate meetings could be set-up to discuss these concerns, if any.

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 City of Vaughan invite representatives from neighbouring municipalities to separate meetings to discuss issues of mutual concern if any.

Attachments

No attachments.

Report prepared by:

Adelina Bellisario,
Assistant City Clerk

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Item 15, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

15

**AWARD OF TENDER T06-014
SUPPLY AND DELIVERY OF JANITORIAL SUPPLIES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 5, 2006:

Recommendation

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

1. That T06-014, Supply and Delivery of Janitorial Supplies be awarded to Mr. Chemical for the amount of \$195,469.98 (excluding G.S.T.); and,
2. That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

Economic Impact

Funding is included in the annual operating budget for this service.

Purpose

The purpose of this report is to seek approval to award tender T06-014 for the Supply and Delivery of Janitorial Supplies.

Background - Analysis and Options

This tender provides for the supply and delivery of janitorial supplies for City buildings, facilities and parks. This contract will begin immediately, and is for two years with provision for two one-year extensions.

This tender was advertised in the Vaughan Liberal, OPBA website and the Electronic Tender Network (ETN). Tenders were closed and publicly opened on May 9, 2006 at 3:30pm. Eight (8) bid documents were issued, six (6) bidders submitted and two (2) were deemed non-compliant by the Purchasing Department. The bid results are as follows:

<u>Contractor</u>	<u>Total Tendered Price</u> (excluding GST)
Mr. Chemical, Vaughan, ON	\$195,469.98
Morgan Scott, Mississauga, ON	\$249,962.61
Swish Maintenance, Barrie, ON	\$340,750.51
Chemsyn Chemical Corp., Concord, ON	\$379,800.65
Corporate Express, Mississauga, ON	non-compliant
Mr. Janitorial Supplies, Newmarket, ON	non-compliant

Relationship to Vaughan Vision 2007

This contracted supply service is in keeping with Vaughan Vision; A-2 Promote Community Safety, Health and Wellness, and D-1 Enhance Productivity & Cost Effectiveness, and the necessary resources have been allocated.

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Conclusion

Building and Facilities and Purchasing Department staff have reviewed the bid submissions, conducted an evaluation of the products and have determined that the low bid contractor, Mr. Chemical, is deemed to meet the requirements of the contract. The low bid is within the approved budget. This supply contract will commence immediately.

Attachments

None

Report prepared by:

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

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Item 16, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

16

BLUE COIN PARK – PROPOSED RENAMING

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 5, 2006:

Recommendation

The Commissioner of Community Services in consultation with the Directors of Parks Development and Parks Operations and Forestry recommends:

That the request from the Locilento family to rename Blue Coin Park to Anthony Locilento Park be approved.

Economic Impact

There is no economical impact as the Locilento family will contribute \$5,000 for the supply and installation of three (3) new 911 emergency parks signs.

Purpose

The purpose of this report is to obtain Council approval to rename Blue Coin Park in memory of Mr. Anthony Locilento.

Background - Analysis and Options

The City of Vaughan received correspondence from Mr. Angelo Locilento, dated August 16, 2006 requesting that Blue Coin Park be renamed in memory of his son, Mr. Anthony Locilento (refer to Attachment 1).

The City of Vaughan's Policy (No. 04.3.08) for Renaming City Parks, Open Spaces, Community Facilities and Other Municipal Buildings and Properties allows for name designation in honor of individuals or groups providing that the individual meets any of the following criteria:

3.3 **Criteria/Guidelines for Names Honouring Individuals or Groups**

"Names for consideration shall be those of distinguished persons, organizations, corporations, foundations or the families:

- 1 where there has been a significant contribution to the quality of life, well-being of the City of Vaughan and is consistent with Vaughan Vision; or,
- 2 to memorialize or otherwise recognize substantial gifts and significant donors, individuals designed by donors, or individuals who have made exemplary or meritorious contributions to the City of Vaughan; or,
- 3 where there is a strong historical or cultural connection to the City and has made a major contribution to the historical or cultural preservation of the City; or,
- 4 where there is a strong contribution toward the environmental preservation, conservation or enhancement of the City; or,
- 5 where there is a major contribution made to the acquisition, development or conveyance of land or building, in question and/or its subsequent development; or,
- 6 where there is a direct relationship or association that exists between the place or former place of residence of the person or group and the facility/park/street to be named.

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Mr. Anthony Locilento resided in close proximity to Blue Coin Park and his family continues to take his children to this park to play. The Locilento family has made a generous donation of \$35,000 that will be utilized to add play equipment to this park. In addition, it is evident, through the correspondence, that Mr. Anthony Locilento made significant contributions to the quality of life, well-being of the City of Vaughan and the Woodbridge community.

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

Anthony Locilento and his family have volunteered their time with community projects; fundraising events in the City of Vaughan and most recently have contributed \$35,000 for the installation of additional playground equipment. For these reasons, staff recommends that Council approve this report to rename Blue Coin Park to “Anthony Locilento Park”.

Attachments

Attachment "A" – Mr. Angelo Locilento 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.)

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Item 17, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 11, 2006, as follows:

By approving the following in accordance with the memorandum from Councillor Shefman, dated September 11, 2006:

“That staff prepare a plan, based upon the City of Toronto model of “Environment Days”, to hold five Greening Vaughan Days per year, one in each Ward, beginning in 2007. These events would offer residents the opportunity to receive mulch and compost without charge or for minimal cost and allow residents to purchase recycling containers at current prices. Furthermore, these days would allow residents to dispense with hazardous waste, electronics, clothing and other materials for disposal or recycling. Finally, materials explaining recycling, composting and other environmentally supportive information would be available; and

That the plan for Greening Vaughan Days be submitted to Council by February 15, 2007.”

17

FREE MULCH GIVEAWAYS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated September 5, 2006:

Recommendation

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

1. That staff and resources be allocated to support three free mulch giveaways, two within the Asian Long-horned beetle regulated zone on September 23rd, 2006 and one in the fall of 2007 as well as one in the non-regulated zone in the spring of 2007.
2. That the cost of \$1,500 be absorbed within the 2006 Parks and Forestry Department Operating budget and the other two events will be budgeted for in the 2007 budget.

Economic Impact

There is no economical impact as it is anticipated that the \$1,500 will be absorbed in the current approved 2006 operating budget and staff will budget for the remaining two events through the 2007 budget process.

Purpose

The purpose of this report is to provide the feasibility of hosting one free mulch giveaway and to obtain Council's approval to host the event.

Background - Analysis and Options

On November 20, 2004, and October 29th, 2005, The Parks and Forestry Department held a free mulch giveaway days at Woodbridge Yard within the Asian Long-horned Beetle regulated area and another on May 14th, 2005 at the Joint Operations Centre located outside of the regulated area. The event was very successful and staff received very positive feedback from the residents. The City of Vaughan Parks and Forestry section have an extensive mulching program and supports this initiative as there are many benefits to mulching which includes:

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- Increased moisture retention around trees
- Lessens trunk damage from grass cutting mowers and weed eaters
- Recycles woody brush instead of paying for unnecessary disposal
- Improves soil fertility
- Controls weeds around the base of trees
- Enhances the appearance of trees

Parks and Forestry Staff recommends that a free mulch giveaway day, within the regulated zone, be held on **Saturday, September 23, 2006**. The event will be held at the Woodbridge yard located on Langstaff Road, between Pine Valley Drive and Islington Avenue, from 10:00 a.m. to 3:00 p.m.

Staff further recommends that the City continue the program for 2007, hosting a Spring and a Fall Free-mulch Giveaway, one of which will be in the regulated area and the other in the non-regulated area.

To advertise free mulch giveaway day, staff will ensure that notices are posted at the local community centres, as well as mobile signage to advertise the event. The events will be advertised on the City of Vaughan's City Page, as well as the corporate web site ad at the community centres.

Equipment for loading mulch, containers (donated bags) for transporting, the mulch material, staff time, and advertising costs are required to run these events will cost approximately \$1,500.

Relationship to Vaughan Vision 2007

Providing free-mulch and educating the public on the benefits of tree mulching has direct impact on safeguarding our environment.

This report is consistent with the priorities previously set by Council and the necessary resources have not been allocated and approved.

Conclusion

With the devastation to our trees due to the Asian Long-horned Beetle in Vaughan, this is one example that our urban forest has been significantly impacted. The longevity and health of our trees can be greatly improved by the application of mulch. This is another example of Vaughan's commitment to protecting the environment through responsible leadership, practices and education.

Attachments

None

Report prepared by:

Marjie Fraser, Director of Parks and Forestry Operations, Ext. 6137

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Item 18, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

**18 ECONOMIC & TECHNOLOGY DEVELOPMENT DEPARTMENT ACTIVITIES –
QUARTERLY UPDATE**

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 September 5, 2006:

Recommendation

The Commissioner of Economic/Technology Development and Communications, in conjunction with the Senior Manager of Business Development recommends:

That Council receive this report for information purposes only.

Economic Impact

The report has no economic impact.

Purpose

The purpose of this report is to apprise Council of the projects, activities and core areas of work undertaken by the Economic & Technology Development group from June to mid August 2006.

Background – Analysis and Options

Leading municipalities recognize that the ability to attract new investment and maintain a healthy business community is fundamental to ensuring both short and long-term stability of the local economy. Vaughan has embedded its commitment to a strong economic development function in its Vaughan Vision 2007 Corporate Strategic Plan.

In addition to the traditional mandate of economic development departments, Vaughan's Economic & Technology Development Department (ETDD) is responsible for tourism business development and assisting the City to develop initiatives that demonstrate environmental leadership, including developing environmental sector businesses.

Relationship to Vaughan Vision 2007

This report is in keeping with the Vaughan Vision goal of Serving our Citizens, by providing information regarding the Economic & Technology Development Department's execution of its mandate in such a manner as is in keeping with the spirit of A1 (Ensuring Excellence in the Delivery of Core Services) and A4 (Promoting Economic Development).

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

Conclusion

The Economic & Technology Development team works to ensure that Vaughan's economy retains its diversity and vibrancy. In so doing, the City maintains a business climate that creates and fosters innovation and entrepreneurship; thereby attracting a high calibre of firms that also provide quality skilled employment opportunities for residents. Through a commitment to quality

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service and innovative programmes, the ETDD supports and strengthens all segments of the business community as well as promote Vaughan as Ontario's premier community in which to invest, work and raise a family.

The ETDD will provide Council with regular updates on its activities, projects and initiatives.

Attachments

ETDD – Quarterly Report on Departmental Activities

Report prepared by:

Emilia Valentini, Senior Manager of Business Development
Shirley Kam, Supervisor/Senior Economic Developer

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

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Item 19, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

19

**PROPOSED SIGNAGE FOR CNR BRIDGES
RCC MEDIA INC. AND THE CANADIAN NATIONAL RAILWAY COMPANY**

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole meeting of September 18, 2006, to provide an opportunity for staff to address the concerns raised by Members of Council.

Recommendation

The Commissioner of Economic/Technology Development and Communications in consultation with the Commissioner of Planning, and Legal Services Department recommends:

- 1) That the proposal by the Canadian National Railway Company ("CN") to erect, install and maintain signage on the CN overpasses be approved, subject to CN obtaining all necessary approvals from the Region of York, and CN's execution of a Licence Agreement with RCC Media Inc., which includes the terms and conditions set out in the Agreement to be entered between CN with the City of Vaughan;
- 2) That a By-law be enacted to authorize the Mayor and the Clerk to execute an Agreement between the Canadian National Railway Company and The Corporation of the City of Vaughan, satisfactory to the Commissioner of Economic/Technology Development and Communications and the Commissioner of Legal and Administrative Services & City Solicitor.

Economic Impact

There is no economic impact to the City. Any additional custom signs will require monies that will be budgeted through the City's annual budget process.

Purpose

To consider a proposal by the Canadian National Railway Company (hereafter referred to as "CN") and RCC Media Inc., to permit City of Vaughan Logo and Special Events Signage and Third Party Advertising Signage on overpasses owned by CN at certain locations in the City of Vaughan.

Background - Analysis and Options

Previously, Council received a deputation from RCC Media Inc. on behalf of CN proposing Third Party Advertising Signage on CN overpasses. Together with the Third Party Advertising, the proposal also included portions of the Signage which would be made available to the City of Vaughan for its own use. Negotiations with the involved parties have taken place and a Draft Agreement has been prepared and can be recommended for approval by Staff.

DETAILS OF THE PROPOSAL

Location

The draft agreement proposes signage be placed on four (4) steel CN bridges located at the intersections of the main CN east/west rail line and Bathurst Street, Dufferin Street, Pine Valley Drive and Islington Avenue north of Steeles Avenue West.

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The agreement further provides for signage to be placed on a concrete bridge where approvals are pending from CN and CN engineering. This bridge is located at the intersection of the CN east/west rail line and Jane Street just north of Steeles Avenue West.

Attached to this report as Appendix 1, is a plan showing the location of the subject overpasses.

Proposed Signage

The proposed signs will be of the banner sign type, made from a fabric material to be suspended between mounting assemblies, which will be attached directly to the overpasses.

It is further proposed that on each side of the subject overpasses, one sign will be split into two halves.

One half of the sign face will be the "City's portion" and the other half will be the "Third-Party Advertising portion." Of the City's portion, one-third (1/3) would display the City's official logo, with a small CN logo appearing in the bottom left hand corner. The other two-thirds (2/3) will be used by the City of Vaughan to advertise upcoming City of Vaughan events. This portion will be changed up to three (3) times per year to remain current. Vaughan will provide the art work for the City's portion of the sign and the Licensee sign company will absorb all costs associated with preparation, installation and storage. The Agreement further proposes that additional signs may be purchased by the City without mark up or profit from the sign company.

On the other half of the sign face, the Licensee and CN will erect and maintain third-party advertising. The third-party advertising will be similar to advertising appearing on poster panels (Billboards) at various locations throughout the City. It should also be noted that any third-party advertising to appear on this portion of the sign face would be subject to CN's advertising policies and to prior review and approval by City officials, to ensure to the extent possible that the third-party advertising is in good taste.

Attached as Appendix 2 are enhanced photographs that illustrate typical examples of the proposed signage.

Compliance with City Sign By-laws and Other Approvals

As the proposed signs are to be located on CN property over Regional Roads, neither the City's Sign By-law 203-92, as amended, or the City's Public Property Sign By-law 178-2003 apply to these signs.

To ensure proper construction, the City will require the sign construction drawings to be submitted for approval. These drawings must be approved by a professional engineer and CN Engineering prior to being submitted to the Building Standards Department.

As the proposed signs are to be located on CN overpasses extending over Regional roads, the Region of York has been contacted by CN and RCC Media Inc. for their comments and conditions of approval.

Relationship to Vaughan Vision 2007

This report supports Vaughan's Vision Goal to Run our City with objectives that advance operational excellence of the operational process. This proposal is one vehicle in support of the Corporate Communications Strategy of ensuring the City communicates effectively by promoting and enhancing the City's image, and provide timely, accurate information to all stakeholders.

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Conclusion

The proposal attempts to achieve a balance between the benefits of providing cost-effective advertising solutions with ensuring the City's communicates information to its citizens on upcoming community events.

Attachments

Appendix 1 Location Plan showing the location of each of the proposed overpasses
Appendix 2 Enhanced Photographs illustrating typical examples of the proposed signage

Report prepared by

Frank Miele, Commissioner of Economic/Technology Development and Communications
Leo Grellette, Director of Building Standards Department
John Studdy, Manager of Customer and Admin. Services, Building Standard Department
Carolyn Stobo, Solicitor/Special Services, Legal Services Department

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

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Item 20, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

20

**ASSUMPTION – ROSE RODARO SUBDIVISION
19T-77037 / 65M- 2186**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 5, 2006:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-2186.

Economic Impact

Upon assumption of this development, approximately 0.5 lane kilometers of roadway and associated municipal infrastructure will be added to the City of Vaughan's system. There will be a future cost associated with the operation and long-term maintenance of the additional inventory of lands and public highways that may include roads, street lighting, streetscaping, storm water management ponds, parks, etc.

Purpose

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

Background - Analysis and Options

The 12 lot development is a residential subdivision. The development is located at the southeast corner of Kipling Avenue and Teston Road as shown on Attachment 1. The subdivision consists of two rural cross-section roads, High Valley Court and Green Valley Court, and the lots within the subdivision are serviced by individual septic systems and private water wells.

The development of this estate residential subdivision has been long standing since its commencement in the early 1980's. The municipal services in plan 65M-2186 were installed in the summer of 1982 and the subdivision agreement was signed February 15, 1983. The majority of the subdivision has since been built out and occupied. There are deficiencies in the roadway including asphalt repairs, boulevard tree planting and a remonumentation certificate from an Ontario Land surveyor. The City has notified the Developer on numerous occasions to fulfill these obligations of this subdivision agreement, however, the Developer has not responded. Subsequently, under the provisions of the Agreement, the City drew upon the municipal services letter of credit providing cash securities in the amount of \$37,100.

This estate residential subdivision is over 25 years old and the roads now require rehabilitation. Typically, the life expectancy of roads of these types is in the order of 20 to 25 years. The Developer has since been absent and cannot be located. The Engineering Services Department intends to reconstruct High Valley Court and Green Valley Court this year as part of the 2006 Capital Road Reconstruction Program. Therefore, it is recommended that the City assume the municipal services within this subdivision and use the securities to partially fund the deficiency repair and reconstruction work.

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Relationship to Vaughan Vision 2007

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

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

Conclusion

The subject subdivision described by 65M-2186 is over 25 years old and the Developer has long been absent and cannot be located. As these roads within the subdivision now need to be rehabilitated it is therefore appropriate that the municipal services in 65M-2186 be assumed and the remaining cash securities in the amount of \$37,100 be utilized to partially fund the road reconstruction works for High Valley Court and Green Valley Court.

Attachments

1. Location Map

Report prepared by:

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

VR/

(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 SEPTEMBER 11, 2006

Item 21, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 11, 2006, as follows:

By approving the following in accordance with the additional report of the Commissioner of Engineering and Public Works, dated September 11, 2006:

- 1. That Tender T06-033 for the Woodbridge Avenue Road Resurfacing and Watermain Replacement be awarded to Direct Underground Inc. in the amount of \$346,222.00 plus G.S.T.;***
- 2. That a contingency allowance in the amount of \$35,000 plus G.S.T. be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract;***
- 3. That a Geotechnical and Material Testing amount of \$7,000 plus G.S.T. be approved to ensure compliance with all applicable standards; and***
- 4. That the Mayor and Clerk be authorized to sign the appropriate documents; and***

By receiving the memorandum from the Director of Engineering Services, dated September 7, 2006.

21

**AWARD OF TENDER T06-033
WOODBIDGE AVENUE RESURFACING AND WATERMAIN REPLACEMENT**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 5, 2006, be approved; and**
- 2) That staff bring forward a report to the Council meeting of September 11, 2006 indicating how the project for the proposed sidewalk on the south side of Woodbridge Avenue can be coordinated with this project.**

Recommendation

The Commissioner of Engineering and Public Works in consultation with the Director of Purchasing Services and the Director of Reserves and Investments recommends:

That Tender T06-033 for the Woodbridge Avenue Resurfacing and Watermain Replacement be brought forward to Council.

Economic Impact

Not Applicable.

Purpose

Council approval to award Contract T06-033.

Background - Analysis and Options

The work covered by this tender calls for the Woodbridge Avenue Road Resurfacing and Watermain Replacement from Kipling Avenue to Wallace Street (Capital Budget Project 1572-0-05). See Attachment No. 1 for project location.

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Tenders will close for this project on August 28, 2006. Staff will prepare an additional information report for this item after the bids have been evaluated for Council's consideration at the September 11, 2006 meeting. Construction is scheduled to commence in later September and be substantially completed by late November 2006.

Relationship to Vaughan Vision 2007

This project is consistent with Vaughan Vision 2007 in that the proposed works ensure that growth does not outpace the road network infrastructure (3.2.3).

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

Conclusion

To be submitted in the additional information after the Tender has closed.

Attachments

1. Location Map

Report prepared by:

Pat Marcantonio, C.E.T. – Senior Engineering Assistant, ext. 3111
Tom Ungar, P.Eng., Manager, Design Services, ext. 3110

PM:mc

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

CITY OF VAUGHAN

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Item 22, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

22 **AWARDING OF OPTIONAL EXTENSION PERIOD – CONTRACT T05-150 RESIDENTIAL DRIVEWAY WINDROW CLEARING PART A & B**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 5, 2006:

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Director of Purchasing Services, recommends:

That the option to extend Contract T05-150 for a second winter season be exercised, including a 2.8% increase to the existing unit prices, as provided for in the current contract.

Economic Impact

Funding in the order of \$803,080 was approved in the 2006 Operating Budget for this service. \$278,254 remains to provide windrow clearing services for December of this year. Based on the past years' operations, this should be sufficient to fund the average level of service required for the month of December. Funding for 2007 (approx. \$825,570), will be included in the draft 2007 Operating Budget. The overall price increase amounts to approximately \$22,500

Purpose

To seek authorization to exercise the option of extending the existing Residential Driveway Windrow Clearing contract for a second winter season (2006/2007), as provided for in the contract documents.

Background - Analysis and Options

In October 2005, both Part "A" and Part "B" of contract T05-150 for Residential Driveway Windrow Clearing was awarded to D. Crupi & Sons. Part "A" refers to the east side of the City, and Part "B" refers to the west side of the City of Vaughan. Part "A" is serviced with 18 units and Part "B" is serviced with 15 units. The contract was for one year, with provision for two additional one year extensions based on the City's satisfaction with the contractor's performance and the approval of funding. The contract also has a price escalation clause that is tied to the Consumer Price Index.

During the 2005/2006 Winter Residential Driveway Windrow Clearing, contractors were called in on four separate snow ploughing occurrences for approximate 13 hours each occurrence. This time frame is within the City's approved level of service of 16 hours. Based on these numbers, the awarded quantity of vehicles required to complete the Residential Driveway Windrow Clearing should be sufficient to service the additional 46 lane kilometers expected to come online during the winter 2006/2007.

The contractor has indicated they are able to begin on December 1, 2006, with a 2.8% increase to the existing unit prices, as provided in the contract (Consumer Price Index as at May 2006). All other terms and conditions of the contract would remain the same. As the contractor performed satisfactorily in the 2005/2006 operation, it would be appropriate to exercise the extension clause to D. Crupi & Sons.

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Relationship to Vaughan Vision 2007

Exercising the one year extension, as provided for in the contract, is in accordance with Vaughan Vision A-2 “Promote Community Safety, Health & Wellness”, and A-5 “Plan & Manage Growth”.

Conclusion

In order to maintain the approved levels of service for winter road maintenance, it is recommended that the option to extend Contract T05-150 for a second year, be exercised with a 2.8% price increase (Consumer Price index as at May 2006), as provided for in the contract.

Attachments

N/A

Report prepared by:

Tina Di Biase
Technical Co-ordinator

CITY OF VAUGHAN

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Item 23, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

23

**OFFICIAL PLAN AMENDMENT (OPA) 620
STEELES CORRIDOR, JANE TO KEELE LANDS
MASTER STORMWATER MANAGEMENT STRATEGY REPORT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 5, 2006:

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Commissioner of Finance and Corporate Services and the Director of Reserves and Investments, recommends:

1. That the OPA 620 Master Stormwater Management Strategy Report be added as a project to the 2006 Capital Budget with funding from City-Wide Development Charges-Engineering Services in the amount of \$70,000; and
2. That Staff be directed to immediately after the Committee of the Whole meeting of September 5th, 2006 provide notice of an intention to adopt an amendment to the 2006 Capital Budget pursuant to By-Law 394-2002, in order to facilitate reporting to the September 25, 2006 Council meeting; and
3. That this matter be forwarded to the September 25, 2006 Council meeting at which time this amendment is to be considered.

Economic Impact

It is estimated that an increase of approximately \$70,000 will be required to the 2006 approved Capital Budget for the addition of the OPA 620 Master Stormwater Management Strategy Report, with funding from City-Wide Development Charges-Engineering Services.

Purpose

To seek Council approval to proceed to amend the approved 2006 Capital Budget to include the OPA 620 Master Stormwater Management Strategy Report with an estimated cost of approximately \$70,000. As this engineering study is growth related, it will be funded from City-Wide Development Charges-Engineering Services.

Background - Analysis and Options

The Official Plan Amendment (OPA) 620 was adopted by Council on June 26, 2006. The Steeles Corridor, Jane to Keele, Secondary Plan (OPA 620) area is bounded by Steeles Avenue to the south, the CN Rail York Subdivision to the north, Jane Street to the west and Keele Street to the east. Refer to Attachment No. 1.

The study area is comprised of a large area of vacant land and low-rise employment uses. Significant short term transportation improvements are being planned for the area, including a subway extension to the Vaughan Corporate Centre, with a subway station/inter-regional bus terminal straddling Steeles Avenue. A major commuter parking lot of up to 3,000 cars is also being planned for the Hydro Corridor, north of the station.

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While considering the goals of the Secondary Plan and its parameters, the City requires the service of a Consulting Engineer to prepare, review and recommend an overall Master Stormwater Management Strategy for the OPA 620 lands. The Stormwater Management Strategy shall evaluate feasible innovative source and conveyance measures for the area and ensure overall coordination of servicing.

Establishing an overall master stormwater management strategy for the OPA 620 lands is critical in processing currently active and future development applications within the amendment area and in securing the future subway extension to the Vaughan Corporate Centre.

It is estimated that the costs associated with the preparation of the OPA 620 Master Stormwater Management Strategy Report will be approximately \$70,000. The costs associated with this growth related project will be funded from City-Wide Development Charges-Engineering Services.

Relationship to Vaughan Vision 2007

In consideration of the strategic priorities related to the planning and management of growth as established by Vaughan Vision 2007, the recommendations of this report will assist in:

- Implementing the environmental policies contained within the various official plans;
- Ensuring that municipal installations and operations are undertaken in an environmentally responsible manner;
- Staging growth to coordinate with infrastructure requirements;
- Coordinating development with municipal facilities; and
- Implementing the policies established by OPA No. 620

This report is consistent with the priorities previously set by Council and the necessary resources have not been allocated and approved.

Conclusion

Should Council concur with this proposed increase in expenditure, this action would be considered as an amendment to the 2006 Capital Budget. Pursuant to the Municipal Act 2001 Sec 291(1) before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. In accordance with By-Law 394-2002, notice of an intention to adopt a amendment to a budget consists of publication of notice in a newspaper of a public meeting to consider the proposed amendment at least 14 days prior to the date of the Council meeting at which this proposed amendment is to be considered. Therefore, if Council increases the expenditures to the 2006 Capital Budget, staff shall be directed to provide notice of an intention to adopt an amendment to the capital budget pursuant to By-Law 394-2002.

Attachment

1. OPA 620 Master Stormwater Management Strategy Study Area

Report prepared by:

Michael Frieri, Development Supervisor, Engineering Planning and Studies, 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.)

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Item 24, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 11, 2006, as follows:

By approving that parking prohibitions be implemented from 6:00 a.m. to 6:00 p.m. on the north and south sides of Peelar Road between Maplecrete Road and Creditstone Road, and a report be provided in six months on the impact of the prohibition;

By receiving the memorandum from the Senior Manager, Enforcement Services, dated September 7, 2006; and

By receiving the report of the Commissioner of Engineering and Public Works, dated September 5, 2006.

24

**PEELAR ROAD
PROPOSED PARKING PROHIBITION**

The Committee of the Whole recommends that this matter be referred to the Council meeting of September 11, 2006, for staff to provide a report on the impact with respect to parking enforcement should parking be permitted between 6:00 p.m. and 6:00 a.m.

Recommendation

The Commissioner of Engineering and Public Works recommends:

That parking prohibitions (Anytime) be implemented on the north and south sides of Peelar Road between Maplecrete Road and Creditstone Road.

Economic Impact

The cost to install the parking prohibition signs would be an initial impact to the 2006 Operating Budget, and the cost to maintain the signs would be a future budget impact.

Purpose

To review the feasibility of implementing parking prohibitions on Peelar Road, in response to requests from area business employees.

Background - Analysis and Options

Staff received requests from employees of an area business on Peelar Road that parking prohibition signs are required due to heavy on-street parking between Maplecrete Road and Creditstone Road.

Peelar Road is an industrial roadway with a pavement width of 11.5 metres. The area is shown on Attachment No. 1.

Staff conducted parking observations on Peelar Road between Maplecrete Road and Creditstone Road on Wednesday, May 30, 2006 from 8:00-9:00am, 12:00-1:00pm, and 4:00-5:00pm to determine if parking prohibitions are required. The table below shows the results of the observations.

<i>OBSERVATION TIMES Wed., May 30, 2006</i>	<i>ON-STREET SUMMARY OF VEHICLES NOTED PARKED ON PEELAR ROAD</i>
<i>8:00-9:00am</i>	<i>Maximum of 10 cars noted parked on the south side of the street</i>
<i>12:00-1:00pm</i>	<i>Maximum of 17 cars noted parked on the south side of the street</i>
<i>4:00-5:00pm</i>	<i>Maximum of 17 cars noted parked on the south side of the street</i>

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There are a large number of parked vehicles on the south side of Peelar Road between Maplecrete Road and Creditstone Road during the observation periods. The surrounding businesses on the south side of Peelar Road contain several autobody repair shops and many of the vehicles parked on street were found to be unlicensed vehicles awaiting service. Sight visibility from business driveways is limited due to the volume of parked vehicles on the roadway. A follow-up review during a mid-morning check on Friday, June 9, 2006 showed similar results.

A review of recorded collisions from 2003 to present indicates one collision in 2004, where a vehicle exiting a driveway on the south side of Peelar Road was struck by an eastbound vehicle. The report is not clear if parked vehicles had reduced the available sight visibility.

Staff reviewed the situation with Bylaw Enforcement who have provided enforcement of parking infractions in the past but the on-street parking persists. All of the on-street parking occurred on the south side of the street. The installation of any parking prohibitions for the south side of the street only would likely switch the on-street parking to the north side of the street. Therefore, staff recommends the installation of parking prohibitions for both the north and south sides of Peelar Road between Maplecrete Road and Creditstone Road.

Relationship to Vaughan Vision 2007

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

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

Conclusion

Based on staff's review, it is recommended that parking prohibitions (Anytime) be implemented on the north and south sides of Peelar Road between Maplecrete Road and Creditstone Road.

Attachments

1. Location Map

Report prepared by

Mark Ranstoller, Senior Traffic Technologist, ext. 3141
Mike Dokman, Supervisor, Traffic Engineering, ext. 3118

: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 SEPTEMBER 11, 2006

Item 25, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 11, 2006, as follows:

By replacing Clause 1 of the Committee of the Whole recommendation with the following:

- 1) ***That a speed hump be installed on Roselawn Drive between Vaughan Mills Road and Huntington Court after the opening of fire station 7-9.***

25

**ROSELAWN DRIVE
REQUEST FOR SPEED HUMPS**

The Committee of the Whole recommends:

- 1) That a speed hump be installed on Roselawn Drive between Vaughan Mills Road and Huntington Court after the opening of the fire station; and
- 2) That the following report of the Commissioner of Engineering and Public Works, dated September 5, 2006, be received.

Recommendation

The Commissioner of Engineering and Public Works recommends:

That speed humps **not** be installed on Roselawn Drive between Vaughan Mills Road and Huntington Court.

Economic Impact

Not Applicable.

Purpose

To review the feasibility of installing speed humps on Roselawn Drive, in response to direction from Council.

Background - Analysis and Options

At its meeting on May 8, 2006 Council directed:

“The Committee of the Whole recommends that the deputation of Ms. Lori Casellano, 6 Longview Crescent, Woodbridge, L4H 1A7, and petition submitted on behalf of area residents, be received and referred to staff for a technical report to be brought forward no later that September 1, 2006.”

Roselawn Drive is a two-lane, low volume residential roadway with a 20 metre right-of way and a paved travelled surface of 8.5 metres. The existing speed limit on Roselawn Drive is 40 km/h. The area is shown in Attachment No. 1.

Staff conducted radar speed studies on Tuesday, June 20, 2006 from 8:00 a.m. to 9:00 a.m., and from 4:00 p.m. to 5:00 p.m. near 54 Roselawn Drive. The weather on the study day was clear and sunny. The results of these studies have been summarized in the following table:

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AM Period			
Direction	Average Speed	85 th Percentile Speed	Number of Vehicles
Eastbound	50 km/h	55 km/h	8
Westbound	46 km/h	51 km/h	31
PM Period			
Direction	Average Speed	85 th Percentile Speed	Number of Vehicles
Eastbound	49 km/h	56 km/h	38
Westbound	51 km/h	58 km/h	15

The average speeds on Roselawn Drive ranged from 46 km/h to 51 km/h.

In accordance with the Council approved Neighbourhood Traffic Committee Policy and Procedure, speed humps are considered only when the following three warrants are met:

- The street is not a primary emergency response route.
- The speed limit is 50 km/h or less.
- The average speed is 10 km/h greater than the speed limit.

Roselawn Drive is not a primary emergency response route and the posted speed limit is 40 km/h, however overall average speed of the roadway does not exceed the posted speed limit by 10 km/h. Therefore, staff does not recommend the installation of speed humps on Roselawn Drive on the basis of the Traffic Calming Warrant has not been met.

Staff would like to note that during the two hour peak time periods, only 92 vehicles were observed traveling on this section of Roselawn Drive. In addition, a review of the collision history indicates there have been no reported collisions on Roselawn Drive within the past three years.

Should Council wish to proceed with the installation of a speed hump on this section of Roselawn Drive, staff has determined that a speed hump could physically be constructed near # 40 Roselawn Drive.

Environmental Assessment Act Requirements

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

Should Council approve the installation of a speed hump for Roselawn Drive, the City would be required to publish a Notice of Commencement, develop a plan for review by the public and publish a Notice of Completion. The notices would also have to be filed with the Ministry of the Environment and published in editions of the Vaughan Citizen, Lo Specchio and Vaughan Weekly newspapers.

Prior to construction, the City's normal practice is to mail letters to the residents of Roselawn Drive should a speed hump be approved informing the residents of the installation.

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Relationship to Vaughan Vision 2007

This traffic study is consistent with Vaughan Vision 2007 as to ensure that the enhancement of safety standards are adhered to (1.1.2) and that effective traffic calming measures meet the City's Neighbourhood Policy and Procedures and Warrants for traffic calming (3.3.1).

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

Conclusion

Based on this review, it is recommended that a speed hump not be installed on Roselawn Drive between Vaughan Mills Road and Huntington Court.

Attachments

1. Location Map.
2. Petition – Mayor and Members of Council (Only)

Report prepared by:

Tim Apostolopoulos, Traffic Analyst, Ext. 3120
Mike Dokman, Supervisor, Traffic Engineering, Ext. 3118

:TA

(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 SEPTEMBER 11, 2006

Item 26, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

26

**KILDRUMMY GATE
REQUEST FOR SPEED HUMPS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 5, 2006:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That traffic calming measures **not** be installed on Kildrummy Gate.

Economic Impact

N/A

Purpose

To review the feasibility of installing traffic calming measures on Kildrummy Gate, in response to direction from Council.

Background - Analysis and Options

At its meeting on June 26, 2006 Council directed:

- “1. That staff be requested to investigate and provide a report on traffic calming options for Kildrummy Gate between St. Joan of Arc and Solway Avenue;**
- 2. That staff be requested to report back at the first Committee of the Whole in September; and**
- 3. That York Regional Police be requested to increase their monitoring and enforcement of the speed limit along Kildrummy Gate.”**

Kildrummy Gate is a two lane, low volume residential roadway with an 18 metre right-of way and a paved travelled surface of 8.0 metres. The existing speed limit on Kildrummy Gate is 50 km/h. The area is shown in attachment No. 1.

Staff conducted radar speed studies on Tuesday, July 25, 2006 from 8:00 a.m. to 9:00 a.m., and from 4:00 p.m. to 5:00 p.m. on Kildrummy Gate between Solway Avenue and Lamont Court. The weather on the study day was clear and sunny. The results of these studies have been summarized in the following table:

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AM Period			
Direction	Average Speed	85 th Percentile Speed	Number of Vehicles
Eastbound	45 km/h	51 km/h	8
Westbound	44 km/h	50 km/h	32
PM Period			
Direction	Average Speed	85 th Percentile Speed	Number of Vehicles
Eastbound	46 km/h	51 km/h	34
Westbound	44 km/h	49 km/h	15

The average speeds on Kildrummy Gate range from 44 km/h to 46 km/h.

In accordance with the Council approved Neighbourhood Traffic Committee Policy and Procedure, speed humps are considered only when the following three warrants are met:

- The street is not a primary emergency response route.
- The speed limit is 50 km/h or less.
- The average speed is 10 km/h greater than the speed limit.

Kildrummy Gate is not a primary emergency response route and the posted speed limit is 50 km/h, however the overall recorded averaged speeds on the roadway does not exceed the speed limit by 10 km/h. Based on the results of these studies, installing speed humps on Kildrummy Gate is not recommended.

Staff would like to note that during the two hour peak time periods, only 89 vehicles were observed traveling on Kildrummy Gate and the maximum speed recorded was 60 km/h. In addition, a review of the collision history indicates there have been no reported collisions on Kildrummy Gate within the past three years.

Engineering staff sent a letter to the York Regional Police on Tuesday, July 18, 2006 requesting frequent enforcement of the existing speed limit on Kildrummy Gate.

Staff has determined that there is sufficient spacing for the construction of a speed hump near # 40 Kildrummy Gate should Council wish to proceed with the installation of a speed hump,

Possible alternative traffic calming measures for this roadway would be the installation of chicanes, painted road narrowings, or a combination of these two alternatives.

Environmental Assessment Act Requirements

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

Should Council wish to approve the installation of traffic-calming measures for Kildrummy Gate, the City would be required to publish a Notice of Commencement, develop a plan for review by the public and publish a Notice of Completion. The notices would also have to be filed with the Ministry of the Environment and published in editions of the Vaughan Citizen, Lo Specchio and Vaughan Weekly newspapers.

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Item 26, CW Report No. 40 – Page 3

Prior to construction, the City's normal practice is to mail letters to the residents of Kildrummy Gate should traffic calming measures be approved informing the residents of the installation.

Relationship to Vaughan Vision 2007

This traffic study is consistent with Vaughan Vision 2007 as to ensure that the enhancement of safety standards are adhered to (1.1.2) and that effective traffic calming measures meet the City's Neighbourhood Policy and Procedures and Warrants for traffic calming (3.3.1).

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

Conclusion

Based on this review, staff recommends that traffic calming measures not be installed on Kildrummy Gate.

Attachments

1. Location Map.

Report prepared by:

Tim Apostolopoulos, Traffic Analyst, Ext. 3120

Mike Dokman, Supervisor, Traffic Engineering, Ext. 3118

:TA

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

CITY OF VAUGHAN

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Item 27, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

**27 CANADA-ONTARIO MUNICIPAL RURAL INFRASTRUCTURE FUND (COMRIF)
INTAKE THREE APPLICATION APPROVAL – BRIDGE REHABILITATION PROGRAM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & Corporate Services and the Commissioner of Engineering and Public Works, dated September 5, 2006:

Recommendation

The Commissioner of Finance & Corporate Services and the Commissioner of Engineering and Public Works in consultation with the Manager of Capital and Supervisor, Infrastructure Management recommend:

1. THAT the information contained in this report with respect to the COMRIF program be received,
2. THAT staff be authorized to submit an application to the COMRIF program for Bridge Rehabilitation at the following locations: 008601 - Humber Bridge Trail Bridge, 178401 - Baldwin Avenue Culvert and 185601 – Peelar Road Culvert for an amount up to \$2,089,000 requesting 2/3 funding from the Governments of Canada and Ontario in the combined amount of \$1,392,667 for a net cost to the City of \$696,333,
3. THAT the total funding requirement of \$2,089,000 be included in the 2007 capital budget deliberations process and funded from Long Term Debt contingent on COMRIF funding approval,
4. THAT for the purposes of the COMRIF application, Council endorse Bridge Rehabilitation at the following locations: 008601 - Humber Bridge Trail Bridge, 178401 - Baldwin Avenue Culvert and 185601 – Peelar Road Culvert as the Municipality's highest priority and,
5. THAT the appropriate staff be authorized to submit the application and the Mayor and Clerk be authorized to execute the necessary agreements.

Economic Impact

An economic savings in the amount of \$1,392,667 will be realized if the COMRIF application is approved. This would reduce the long term debt funding required plus the repayment interest required to implement this project.

Purpose

The purpose of this report is to provide Council with information pertaining to Intake Three of the Canada-Ontario Municipal Rural Infrastructure Fund (COMRIF) program and seek Council authorization to submit an application to COMRIF to meet the September 13th, 2006 deadline.

Background & Analysis

On November 15, 2004, the \$900 million COMRIF program was launched to improve and renew public infrastructure across the province. COMRIF targets the infrastructure needs of small urban and rural communities with a population of less than 250,000 people.

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The City of Vaughan has submitted applications entitled "Watermain Replacements – Various Locations" in the amount of \$9,516,000 for the Intake One deadline of January 10, 2005 and "Greening Vaughan (Phase 2) – Green Bin Organics Collection" in the amount of \$2,435,950 for the Intake Two deadline of September 30, 2006. The COMRIF funding announcements for both Intake One and Intake Two did not include funding for the City of Vaughan applications.

Intake Three was announced on June 20, 2006 and staff are seeking approval to submit an application entitled "**Bridge Rehabilitation – Various Locations**" in the amount of \$2,089,000. A maximum of three bridges per application will be accepted.

The priorities for COMRIF Intake Three are the same as Intake One and Two: local bridges, local roads, solid waste management, water and wastewater. The application deadline is September 13th, 2006 and is comprised of four requirements:

- (1) application form and business case
- (2) appropriate Intake Three technical schedules
- (3) mandatory questionnaire on federal and provincial policy directions
- (4) certified true copy of a municipal council resolution endorsing the project for Intake Three

The structures noted for the purpose of this application have the lowest Bridge Sufficiency Index (BSI). The Bridge Sufficiency Index is a rating out of 100 that comprises the physical condition of the structure and also traffic, economic, width and profile factors. The following identifies the proposed locations, treatment required and proposed project costs:

ID	Name	Treatment Required	Cost	BSI Rating
178401	Baldwin Avenue Culvert	Recast Box Culvert	\$ 433,000	25
185601	Peelar Road Culvert	Recast Box Culvert	\$ 856,000	43
008601	Humber Bridge Trail Bridge	Recast I-Beam	\$ 800,000	59

Relationship to Vaughan Vision 2007

COMRIF and this report are consistent with the Vaughan Vision Statement "promotes a safe, livable and sustainable environment" and through the enhancement of non-tax revenues by evaluating and increasing grants and subsidies available from external agencies.

This report is consistent with the priorities previously set by Council and the necessary resources will be included in the 2007 capital budget for deliberation and approval.

Conclusion

Intake Three of the COMRIF program provides Vaughan with the opportunity to increase grants and subsidies from the Provincial and Federal Governments. By providing authorization to submit an application for "**Bridge Rehabilitation – Various Locations**", and if approved, a funding savings of up to \$1,392,667 will be realized. In order to meet all application criteria, Council must endorse this project as the Municipality's highest priority

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

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Report prepared by:

Marjorie Johnson, CGA
Manager of Capital, ext. 8984

CITY OF VAUGHAN

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Item 28, Report No. 40, of the Committee of the Whole, which was adopted at the Special Council meeting of September 5, 2006.

28

ELECTION SIGNS

(Matter requiring Statutory Public Hearing)

The Committee of the Whole recommendation was dealt with and adopted at the Special Council Meeting of September 5, 2006 under Minute No. 174.

CITY OF VAUGHAN

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Item 29, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

29

**PROCLAMATION REQUEST –
BIG BROTHERS BIG SISTERS MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 5, 2006:

Recommendation

The City Clerk recommends:

- 1) That September 2006 be proclaimed as “**Big Brothers Big Sisters Month**”; 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

None

Purpose

To respond to the request received from the Development Coordinator, Big Brothers Big Sisters of York.

Background - Analysis and Options

The correspondence received from the Development Coordinator, Big Brothers Big Sisters of York, dated June 19, 2006, is attached (Attachment #1).

The Big Brothers Big Sisters of York is a service organization committee to matching children and youth with caring volunteer mentors and the agency’s goal is to expand its recruitment drive in order to serve more children and youth in our community.

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*”..

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly ‘A-1, “Pursue Excellence in the Delivery of Core Services” and the necessary resources have been allocated and approved.

Conclusion

Staff is recommending September 2006 be proclaimed as “Big Brothers Big Sisters Month” and that the proclamation be posted on the City’s website and published on the City Page, space permitting.

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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 29, CW Report No. 40 – Page 2

Attachments

Attachment #1 - Correspondence from the Development Coordinator, Big Brothers Big Sisters of York, dated June 19, 2006

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 SEPTEMBER 11, 2006

Item 30, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

30

**PROCLAMATION REQUEST –
LAZIO WEEK**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 5, 2006:

Recommendation

The City Clerk recommends:

- 1) That the week of September 18, 2006 be proclaimed as “Lazio Week” in the City of Vaughan; 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

Not applicable.

Purpose

To respond to the request from the President, Lazio Federation of Ontario, dated August 15, 2006 (Attachment #1).

Background - Analysis and Options

The attached request to proclaim the week of September 18, 2006 as Lazio Week in the City of Vaughan was forwarded by the President, Lazio Federation of Ontario. Activities will showcase various aspects of Lazio’s socio-economic and cultural fabric, including representation of the business, tourism, culinary, cultural, and artistic patrimony of this area of Italy.

It should be noted that The City of Vaughan shares friendship with this area of Italy as the City has twinned with the City of Sora which is in the Region of Lazio.

The proclamation request meets one of the requirements of the City’s Proclamation Policy, namely, “*if the event, campaign or declaration is directly related to matters over which the City has jurisdiction or the City directly sponsors the event, campaign or other matter*”.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly ‘A-1, “Pursue Excellence in the Delivery of Core Services” and the necessary resources have been allocated and approved.

Conclusion

Staff is recommending that the week of September 18, 2006 be proclaimed as “Lazio Week” and that the proclamation be posted on the City’s website and published on the City Page, space permitting.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 30, CW Report No. 40 – Page 2

Attachment

Attachment #1 - Correspondence from the President, Lazio Federation of Ontario, dated August 15, 2006.

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 SEPTEMBER 11, 2006

Item 31, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

31 **REQUEST FOR NOISE EXEMPTION**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and the Senior Manager of Enforcement Services, dated September 5, 2006, be approved; and
- 2) That the submission from McNally/Aecon, VacViro, Bathurst-Langstaff Sewer Project, be received.

Recommendation

The Commissioner of Legal and Administrative Services and the Senior Manager of Enforcement Services recommend that the request for a Noise Exemption be granted.

Economic Impact

N/A

Purpose

This report is to provide information related to a request for a long term noise exemption to By-law 96-2006.

Background - Analysis and Options

The City of Vaughan passed a new Noise Control By-law (96-2006) in April 2006. The Noise Control By-law delegated authority to grant noise exemptions for construction purposes up to eleven days, to the Department Head of Enforcement Services.

In April 2006, McNally/Aecon wrote to the City of Vaughan Engineering Department requesting an exemption to the Noise By-law for the Bathurst Collector/Langstaff Trunk Sewer Project. The request was subsequently forwarded to Enforcement Services in June 2006.

The request for exemption to the Noise Control By-law was for a period from October 2006 to August 2008 essentially 24 hours per day. The noise source was described by the Applicant as a stationary crane used to excavate the shafts being constructed. The Applicant further advised that the crane would be fitted with a muffling device in order to reduce noise to below 85dba.

As the delegated authority under the Noise Control By-law is only eleven days, the Applicant would require a specific amendment to the By-law.

The Applicant's package has been attached to this report. The locations of the activity is identified in the map included in the applicant's package.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council.

The necessary resources have been allocated and assigned.

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Conclusion

This request for a Noise Exemption under the Noise Control By-law, 96-2006, exceeds the delegated authority. A specific by-law amendment would be required to permit this construction project to proceed as planned.

Attachments

Information package from McNally/Aecon.

Report prepared by:

Tony Thompson
Senior Manager, Enforcement Services

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

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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 32, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

32

2007 SCHEDULE OF MEETINGS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated September 5, 2006:

Recommendation

The City Clerk recommends:

- 1) That the 2007 Schedule of Meetings be adopted.

Economic Impact

There is no economic impact associated with the recommendation in this report.

Purpose

This report is to request Council's approval of the attached 2007 schedule of meetings for Committee of the Whole, Committee of the Whole (Closed Session), Committee of the Whole (Working Session), Committee of the Whole (Public Hearing), and Council.

Background - Analysis and Options

In accordance with the Procedure By-law, the Committee of the Whole and Committee of the Whole (Public Hearing) meetings have been scheduled on the first and third Monday of each month, Committee of the Whole (Working Session) has been scheduled on the second and fourth Tuesday of each month, and the Council meetings have been scheduled on the second and fourth Monday of each month. In adherence with past practice, Committee of the Whole (Closed Session) has been scheduled following Committee of the Whole. Due to statutory holidays and significant faith days, variations to the schedule are as follows:

January: One cycle of meetings is scheduled in January to accommodate the holiday season. This practice was established in 2005.

March: No meetings have been scheduled during March Break. An additional cycle of Committee of the Whole, Committee of the Whole (Closed Session), and Committee of the Whole (Public Hearing) has been scheduled for the last Monday of the month.

April: Meetings have been scheduled to accommodate Easter and Passover. An additional cycle of Committee of the Whole, Committee of the Whole (Closed Session), and Committee of the Whole (Public Hearing) has been scheduled for the last Monday of the month.

May: Council has been scheduled for the fourth Tuesday due to Victoria Day and and Committee of the Whole (Working Session) for the fifth Tuesday due to Shavuot.

Committee of the Whole, Committee of the Whole (Closed Session), and Committee of the Whole (Public Hearing) have been scheduled for the last Monday in May to accommodate the FCM Conference June 1 - 4.

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July/August: In accordance with past practice no meetings have been scheduled in July and August.

September: The first Committee of the Whole, Committee of the Whole (Closed Session), and Committee of the Whole (Public Hearing) meetings in September have been scheduled on the first Tuesday due to Labour Day.

October Due to Thanksgiving, Council is scheduled for the second Tuesday of the month and Committee of the Whole

December One final cycle of meetings has been scheduled due to the Hanukkah and Christmas season.

The AMO Conference scheduled in August does not affect the schedule as no meetings have been scheduled in August.

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 2007 meeting schedule has been prepared in accordance with the procedure by-law, and in adherence to past practice. Also, variations have been incorporated into the schedule to provide for statutory holidays and significant faith days. In view of the foregoing, it is recommended that Council approve the attached 2007 meeting schedule.

Attachments

1. 2007 - 12 Month - Schedule of Meetings

Report prepared by:

R. Magnifico
Assistant 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.)

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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 33, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

33

GO VOTE VAUGHAN

The Committee of the Whole recommends:

- 1) That Clauses 1, 2, 3, 4, 5 and 7 of the recommendation contained in the following report of the City Clerk, dated September 5, 2006, be approved; and**
- 2) That use of the Council Chambers for the launching of Go Vote Vaughan be granted, subject to availability.**

Recommendation

The City Clerk and Returning Officer recommends:

- 1) That "Go Vote Vaughan" be endorsed;
- 2) That the City Clerk act as the liaison for Go Vote Vaughan;
- 3) That space on community centre bulletin boards, to accommodate up to an 18" x 24" poster, be made available;
- 4) That space be made available on community centre outdoor marquees provided there is no conflict with previous commitments, for the period November 4 to November 13, being the advance vote period.
- 5) That rooms be made available, subject to availability, at the CSO rate for all candidates meetings;
- 6) That Council direction be provided respecting the use of the Council Chambers for the launching of Go Vote Vaughan; and
- 7) That no direct funding be provided.

Economic Impact

Provided there is no direct funding, the economic impact would be minimal.

Purpose

To respond to a Council directive for a staff report on the Go Vote Vaughan initiative.

Background - Analysis and Options

Mr. Steven Del Duca appeared in deputation before Committee of the Whole on May 19, 2006 seeking support for an initiative "Go Vote Vaughan", a proposed program to increase voter participation in the November 13th municipal election (Attachment #1 – Go Vote Vaughan Background). Mr. Del Duca requested that his initiative be endorsed and specifically requested the following:

- Permission to use Council Chambers for Go Vote Vaughan's official launch
- The selection of a city staff person to act as a liaison for Go Vote Vaughan

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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

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- The waiving of administrative or room rental fees at city-owned buildings for hosting Go Vote Vaughan all-candidates' debates
- The use of notice boards at city-owned buildings for the posting of non-partisan messages encouraging residents to vote in the final days of the campaign.

In addition he submitted a pledge for consideration which he intends to ask all candidates for office in the upcoming election to sign. Subsequently he revised the pledge and Council at its meeting of June 26th endorsed the following pledge:

1. I PLEDGE to conduct my campaign in a manner that respects the democratic process and focuses on the issues
2. I PLEDGE to not engage in negative, derogatory or attack-style campaigning and I will treat the voters and my opponents with respect at all times
3. I PLEDGE to support efforts being made to increase civic engagement and voter turnout in Vaughan and will participate in all-candidates' meetings sponsored by Go Vote Vaughan

Subsequent to his Committee of the Whole deputation, Mr. Del Duca submitted an additional request to those noted above for \$15,000. from the election reserve to assist in financing his efforts to increase voter participation in Vaughan (Attachment #2).

To date few municipalities have actively engaged in efforts to increase voter turnout. Few would argue that it is not a laudable objective. Some measures have been taken. In York Region, Markham introduced internet voting in 2003 in part to attempt to increase voting. The Town of Newmarket has a Kids Vote Program and has recently begun to publish election notices in various languages to promote participation by new Canadians. Vaughan Council has also taken steps to reach out to recent immigrants by directing that election notices be made available in various languages (Russian, Chinese, Punjabi and Filipino). In addition, Council has directed that the number of advance poll days be increased at the upcoming election. There is no precedent in Vaughan for the funding of any initiative to promote voter participation.

Mr. Del Duca has made a number of other requests as previously noted. He requests the use of the Council Chambers in September for the official launching of Go Vote Vaughan. Also, he is seeking to use facilities to conduct all candidates meetings with all fees being waived. In the past, the Council Chambers have not been rented out to individuals. Consequently a Council directive is requested. Traditionally all candidates meetings have been hosted by various ratepayers associations and rental fees based on the CSO rate have been charged. It may be appropriate to have the same rate apply for Mr. Del Duca.

It is being requested that a City staff person be designated as the liaison for Go Vote Vaughan. The City Clerk may be the appropriate person. In addition, space on notice boards at City-owned buildings is requested to assist in promoting voter participation. Recreation staff advise that space could be made available on bulletin boards at the community centres as well as on the outdoor marquee signs which had also been requested by Mr. Del Duca.

Relationship to Vaughan Vision 2007

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

Conclusion

To date few municipalities have undertaken initiatives to provide voter participation. That said as mentioned above, internet voting has been introduced in one municipality and a number of

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municipalities are producing election notices in various languages in an effort to reach out to new Canadians. As well, the “Kids Vote” program is an effort to get kids and parents out to the polls. Council may wish to endorse Go Vote Vaughan and certain recommendations have been made to this end.

Attachments

Attachment #1 – Go Vote Vaughan – Backgrounder – (Additional Information Deputation 7.c – Committee of the Whole June 19, 2006)

Attachment #2 – Letter from Steven Del Duca, dated June 23, 2006

Report prepared by:

John D. Leach, City Clerk and Returning Officer

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

CITY OF VAUGHAN

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Item 34, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 11, 2006, as follows:

~~*By approving the recommendation of the Sign Variance Committee, dated September 5, 2006.*~~

By approving that Sign Variance Application SV.06.013 be approved subject to the illumination of the sign being controlled by a timer; and

By receiving the verbal report of the Director of Building Standards.*

*Amended by Minute No. 192, Council September 25, 2006.

34

**SIGN VARIANCE APPLICATION
FILE NO: SV.06-013
OWNER: BANK OF NOVA SCOTIA
LOCATION: 9600 ISLINGTON AVENUE
BLOCK 249/250, REGISTERED PLAN 65M-3318**

The Committee of the Whole recommends that this matter be referred to the Council meeting of September 11, 2006, to provide an opportunity for the applicant to provide additional information with respect to the concerns raised regarding illumination intensity and timing issues.

Recommendation

That Sign Variance Application SV.06-013, Bank of Nova Scotia, be APPROVED, subject to the sign being located on the north elevation above the existing box and being non-illuminated due to the close proximity of the residential area.

Economic Impact

None.

Purpose

Request to install an additional wall sign and an awning sign located as shown on the attached drawings of the subject property.

Background - Analysis and Options

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

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

Relationship to Vaughan Vision 2007

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

Conclusion

The applicant is proposing to install additional wall signs and an awning signs located on the north and east elevations of the premises as shown on the attached drawings.

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Item 34, CW Report No. 40 – Page 2

Members of the Sign Variance Committee have no objections to the proposed variances subject to the upper wall sign proposed for the north elevation being non-illuminated. This is to lessen the impact of the proposed sign for the abutting residential properties to the north.

If Council finds merit in the application, a Sign Permit issued by the Building Standards Department is required prior to construction.

Attachments

1. Site Plan for the property
2. Proposed Signage for the North Elevation
3. Proposed Signage for the East Elevation.

Report prepared by:

John Studdy
Manager of Customer & Administrative Services

/pa

(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 SEPTEMBER 11, 2006

Item 35, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

35

**SIGN VARIANCE APPLICATION
FILE NO: SV.06-016
OWNER: RIO CAN REAL ESTATE INVESTMENT TRUST
LOCATION: 31 COLOSSUS DRIVE, UNIT 107
LOTS 4 AND 5, BLOCK 'E', CONCESSION 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 5, 2006:

Recommendation

That Sign Variance Application SV.06-016, Rio Can Real Estate Investment Trust, be APPROVED, subject to the following:

- i) that the proposed sign be no higher than half the distance between the abutting pediment and the top of the parapet; and
- ii) that the size of the sign be reduced by 15%.

Economic Impact

None.

Purpose

Request to install a wall sign above the roof line not in accordance with the site plan agreement and 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.

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 a 6.45 sqm. (70 sqft.) wall sign above the roof line of the existing building as shown on the attached drawings.

Members of the Sign Variance Committee generally had no objections to the application subject to the sign being lowered slightly and the sign area being reduced by 15% in order that the proposed signage does not compete with existing rooflines and other existing signs.

If Council finds merit in the application, a Sign Permit issued by the Building Standards Department is required prior to construction.

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Attachments

1. Sketch of Sign
2. Site Plan

Report prepared by:

John Studdy
Manager of Customer & Administrative Services

/pa

(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 SEPTEMBER 11, 2006

Item 36, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

36

**SIGN VARIANCE APPLICATION
FILE NO: SV.06-017
OWNER: LIMESTONE GALLERY INVESTMENTS
LOCATION: 3255 RUTHERFORD ROAD, BUILDING 'E'
BLOCK 1, REGISTERED PLAN 65M-3696**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 5, 2006:

Recommendation

That Sign Variance Application SV.06-017, Limestone Gallery Investments, be APPROVED, subject to the proposed size of signs for the east and west elevations being reduced by 20%.

Economic Impact

None.

Purpose

Request to install 4 wall signs, one on each elevation of the subject building 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.

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 four (4) wall signs, one (1) on each elevation of the existing building as shown on the attached drawings.

Members of the Sign Variance Committee generally had no objections to the application subject to the proposed signs that face the abutting buildings to the east and west being reduced by 20%. This is to reduce the visual clutter that is being created by the number of small commercial buildings located on the property.

If Council finds merit in the application, a Sign Permit issued by the Building Standards Department is required prior to construction.

Attachments

1. Sketch of the Proposed Signs
2. Site Plan

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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 36, CW Report No. 40 – Page 2

Report prepared by:

John Studdy
Manager of Customer & Administrative Services

/pa

(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 SEPTEMBER 11, 2006

Item 37, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

37

**SIGN VARIANCE APPLICATION
FILE NO: SV.06-018
OWNER: CONCORDIAN REALTY MANAGEMENT INC.
LOCATION: 2180 STEELES AVENUE WEST
LOT 3, REGISTERED PLAN 65M-2157**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 5, 2006:

Recommendation

That Sign Variance Application SV.06-018, Concordian Realty Management Inc., be APPROVED, subject to there being no other signs located above the existing sign box.

Economic Impact

None.

Purpose

Request to install wall signs at the south and west elevations of the subject property 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.

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 wall signs on the south (Facing Steeles Ave.) and west elevation (Facing Keele St.) of the existing building as shown on the attached drawings.

Members of the Sign Variance Committee had no objections and are of the opinion the general intent and purpose of the sign by-law is being maintained. This is subject to there being no other signs being located on the building's elevations above the existing sign box located on the ground floor.

If Council finds merit in the application, a Sign Permit issued by the Building Standards Department is required prior to construction.

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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

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Attachments

1. Sketch of Sign (facing Steeles Avenue)
2. Sketch of Sign (facing Keele Street)
3. Site Plan

Report prepared by:

John Studdy
Manager of Customer & Administrative Services

/pa

(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 SEPTEMBER 11, 2006

Item 38, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

38

**ZONING BY-LAW AMENDMENT FILE Z.06.042
AMENDMENT TO BY-LAW 1-88 (MUNICIPAL SERVICES)
(CITY OF VAUGHAN)
REPORT #P.2006.53**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.042 (City of Vaughan) BE APPROVED, and that the implementing by-law be brought forward to the September 11 2006 Council meeting for enactment.

Economic Impact

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

Purpose

The City-initiated Zoning By-law Amendment proposes a general amendment to By-law 1-88 to prohibit the use of land or the erection or use of residential buildings or structures unless municipal water and sanitary sewer servicing capacity is available and has been allocated for the development. The proposed amendment will be effective City-wide, and serves to implement the requirements of the Regional Municipality of York with regard to the Water and Wastewater Protocol.

Background - Analysis and Options

The Council for the Region of York has adopted a Water and Wastewater Capacity Servicing Assignment Protocol, which outlines how much servicing capacity, would be distributed to each local area municipality for residential development, and conditions for using the capacity. A component of this Protocol established criteria for issuing Regional conditions of draft plan of subdivision approval on local subdivision applications. The Protocol requires that the local area municipalities have adopted a local sewer and water allocation policy; and enacted a municipal-wide by-law under Section 34(5) of the *Planning Act* to prohibit building permits if servicing is not available. The Region will not issue conditions of draft plan of subdivision approval without these tools in place.

On November 14, 2005, Council passed the City's Strategy for Reservation/Allocation of Servicing Capacity, thereby satisfying one of the requirements of the Region of York. In order to complete the requirements of the Region of York, this general amendment to By-law 1-88 is being proposed.

Public Hearing

On May 25, 2006, a Notice of Public Hearing was advertised in the Vaughan Citizen as the proposed amendment is City-wide. The Public Hearing for this proposed amendment was held on June 19, 2006, and there were no comments received. The recommendation of Committee of the

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Whole on June 19, 2006 to receive the Public Hearing report and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Council on June 26, 2006.

Planning Act

The proposed amendment to By-law 1-88 would ensure that building permits are only issued when servicing is available. Section 34(5) of the *Planning Act* gives the authority for such an amendment, and states: "A by-law ... may prohibit the use of land or the erection or use of buildings or structures unless such municipal services as may be set out in the by-law are available to service the land, buildings or structures, as the case may be".

Official Plan

OPA 600 contains policies relating to development staging and phasing. Section 10.4 addresses orderly planning approvals, and in particular to control the approval of development applications to ensure the availability of water supply capacity and sanitary sewer capacity. Similar policies exist in the various Official Plans throughout the City.

The proposed zoning amendment is considered to conform with the various Official Plans throughout the City.

Zoning

Currently, Section 3.23a and 3.23b of By-law 1-88 prohibits the erection of buildings or structures in the "Thornhill-Vaughan Service Area" and in the "Urban Service Area" unless municipal services (water mains and municipal sanitary and storm sewers) are available to service a building or structure. This general prohibition is specific to only certain areas in Vaughan, includes an expansive list of exceptions and does not address the issue of the allocation of municipal services.

The Urban Service Area section of 1-88 was enacted when OPA 400 was being approved in order to address the orderly progression of development within the new urban areas. These provisions of 1-88 are no longer necessary, and will be removed with the passing of this proposed by-law.

The proposed by-law replaces these sections with wording more appropriate with the current conditions within the City, where water mains and sanitary sewers may be available to service an area, however, system capacity is not available. The new provisions of the by-law will ensure that City-wide, water and sanitary sewer capacity is allocated to a development where full municipal services are required by the Official Plan.

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 general amendment to By-law 1-88 will prohibit the issuance of a building permit where water and sanitary sewer servicing capacity has not been allocated. The amendment is consistent with Council's Strategy for Reservation/Allocation of Servicing Capacity and the Region's Water and Waste Water Servicing Protocol.

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Attachments

N/A

Report prepared by:

Karen Antonio-Hadcock, Senior Planner, Environmental ext. 8630
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 39, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

39

**SITE DEVELOPMENT FILE DA.05.021
ROWHEDGE CONSTRUCTION LIMITED**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.05.021 (Rowhedge Construction Limited) BE APPROVED.

Economic Impact

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

Purpose

The Owner has submitted a Site Development Application to permit the development of two, multi-unit employment use buildings with mezzanines (Building "A", 6,104m² and Building "B", 5,388.27m²) on a vacant 2.45ha lot.

Background - Analysis and Options

The subject lands (Attachment #1) are located on the east side of Keele Street, south of Rutherford Road (9131 Keele Street and 90 Jacob Keefer Parkway), in Part of Lot 15, Concession 3, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88 and further subject to Exceptions 9(673C) and 9(732). The proposed development conforms and complies with the Official Plan and Zoning By-law, respectively.

The site plan provided on Attachment #2 shows two irregular shaped buildings that will be constructed to a height of 10.2m, with architectural features above the two main entrances of both buildings increasing the height to 11.4m, as shown on Attachments #3 and #4. The building materials consist of aggregate and smooth "buff" precast panels and spandrel and reflective "champagne" glass windows. The primary façade for Building "A" is located on the west elevation facing Keele Street (Attachment #3) and for Building "B" on the east elevation facing Jacob Keefer Parkway (attachment #4). The two buildings are of similar design and consist of two main double glass door entries framed in glass and precast panels, with alternating upper and lower level windows and precast banding which continues on the south elevation facing Gantner Gate.

The recessed loading area consists of alternating aggregate and smooth precast panels, which is screened from view of Keele Street by Building "A" and from view of Jacob Keefer Parkway by Building "B". The roof-top mechanical equipment is also screened from view of the adjacent streets.

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The site plan provides for 208 parking spaces which meets the minimum zoning by-law parking requirements, with a surplus of 15 spaces.

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 satisfied with the proposed elevations for the two multi-unit employment use buildings.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan (Building "A")
4. Elevation Plan (Building "B")

Report prepared by:

Christina Napoli, Planner, ext. 8483
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

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Item 40, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

40 **SITE DEVELOPMENT FILE DA.06.039**
ROSEBERRY DEVELOPMENTS INC.

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.06.039 (Roseberry Developments Inc.) BE APPROVED.

Economic Impact

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

Purpose

The Owner has submitted a Site Development Application to permit the development of a 5,870.16m² employment use building with a mezzanine on a vacant 1.09ha lot as shown on Attachment #2.

Background - Analysis and Options

The subject lands (Attachment #1) are located on the west side of Keele Street, south of Rutherford Road (8888 Keele Street) in Part of Lots 13 and 14, Concession 4, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The proposed development conforms and complies with the Official Plan and Zoning By-law, respectively.

The elevation plan provided on Attachment #3 shows an irregular shaped building that will be constructed to a height of 8.3m, with a peaked architectural feature above the three main entrances on the east elevation increasing the height to 10m. The building materials consist of white aggregate pre-cast panels and blue spandrel and glazed windows. The primary façade is located on the east elevation facing Keele Street designed with three glass double door entries with an illuminated sign box above, with upper and lower level windows, divided by precast panels.

The remaining three facades are of similar design and consist of ribbed white pre-cast panels, with the loading area provided on the west elevation. The roof-top mechanical equipment will be screened from view of the adjacent streets.

The site plan provides for 96 parking spaces which meets the minimum zoning by-law parking requirements.

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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 satisfied with the proposed elevations for the employment use building.

Attachments

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

Report prepared by:

Christina Napoli, Planner, ext. 8483
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

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Item 41, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

41

**ZONING BY-LAW AMENDMENT FILE Z.04.071
DRAFT PLAN OF SUBDIVISION FILE 19T-04V16
ANLAND WOODBRIDGE LIMITED
REPORT # P.2006.25**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.071 (Anland Woodbridge Limited), BE APPROVED, to rezone the subject lands shown on Attachment #3 from R2 Residential Zone to R3 Residential Zone to facilitate the development of a 12 unit residential subdivision.
2. THAT Draft Plan of Subdivision File 19T-04V16 (Anland Woodbridge Limited) prepared by EMC Group Limited dated April 28, 2006 as shown on Attachment #3 BE APPROVED, subject to conditions as set out in Attachment 1.
3. THAT Council adopt the following resolution with respect to the allocation of sewage and water servicing capacity:

“IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision File 19T-04V16 (Anland Woodbridge Limited) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 12 residential units.”

4. THAT the subdivision agreement shall contain a provision requiring the Owner to pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Economic Impact

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

Purpose

The Owner has submitted the following:

1. An application to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment #2 from R2 Residential Zone to R3 Residential Zone.
2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2 to facilitate a residential plan of subdivision consisting of 12 residential lots with minimum lot frontages of 12m.

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The pertinent development details for the proposed Draft Plan of Subdivision are as follows:

12 detached residential lots (Lots 1 to 12)	0.771 ha
<u>Roads</u>	<u>0.027 ha</u>
Total Site Area	0.798 ha

Background - Analysis and Options

The subject lands shown on Attachment #2 are located on the west side of Islington Avenue, south of Langstaff Road, being Lots 3 and 4 on Registered Plan 65M-1117 (8456 and 8470 Islington Avenue), City of Vaughan. The 0.798 ha parcel represents an assembly of two residential lots with access currently from Islington Avenue and frontage of approximately 90m on both Islington Avenue and Autumn Ridge Court. The property slopes eastward towards Islington Avenue and there are existing trees in the northeast portion of the site.

The subject lands are designated “Low Density Residential” by OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Study). OPA #597 was adopted by Council on June 23, 2003 and was approved by the Region of York on May 31, 2006. The subject lands are zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - residential lot, future church parking lot (R2 Residential Zone)
- South - single-detached residential units under construction (R3 Residential Zone)
- East - Islington Avenue; existing single detached dwellings (R2 Residential Zone)
- West - detached and semi-detached dwelling units under construction (R3 and R4 Residential Zone)

Public Hearing

On March 10, 2006, a Notice of Public Hearing for the Draft Plan of Subdivision and Zoning By-law Amendment applications proposing a phased development comprised of 8 residential lots and 1 block to be developed with 4 future residential lots was circulated to all property owners within 120m of the subject lands and to individuals requesting notification. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 3, 2006, and to forward a technical report to a future Committee of the Whole meeting, was ratified by Council on April 10, 2006.

As a result of the recent approval of OPA #597, the Owner revised the proposed draft plan of subdivision by deleting the proposed phasing, and to include the four future residential lots in the current draft plan of subdivision for a total of 12 lots.

Official Plan

The subject lands are designated “Low Density Residential” by OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Study). This designation permits detached and semi-detached dwelling units at a maximum gross density of 8.6 units/ha and 17 units/ha for the easterly and westerly portions of the site respectively. The gross density calculation includes the net residential land area, streets and one-half of the boundary streets (Islington Avenue and Autumn Ridge Court) resulting in a total site area of 0.937ha. Based on this land area, the number of permitted residential units is as follows:

- West Portion OPA #597 (0.047 @17uph) = 8 units
- East Portion OPA #597 (0.047 @ 8.6 uph) = 4 units

Total number of units allowed = 12 units.

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The proposed draft plan of subdivision conforms to the policies of OPA #240 as amended by OPA #597.

Zoning

The subject lands are zoned R2 Residential Zone by By-law 1-88. In order to facilitate the proposed draft plan of subdivision shown on Attachment #3, a by-law amendment is required to rezone the subject lands to R3 Residential Zone in accordance with the minimum development standards (12m frontages) in By-law 1-88. The proposed zone category is consistent with the lands to the immediate west and south and would facilitate a similar built form. Accordingly, the Development Planning Department is satisfied that the proposed R3 Residential Zone is appropriate.

Subdivision Design

The proposed draft plan of subdivision is shown on Attachment #3, and consists of a total of 12 single-detached lots, each with a minimum lot frontage of 12m. Road access to the lots will be from Autumn Ridge Court and Islington Avenue. The draft plan completes the east side of Autumn Ridge Court with lots that are of similar size and shape with the adjacent development.

Vaughan Engineering Department

The Vaughan Engineering Department provides the following comments:

i) Engineering Servicing

The municipal services for this development shall be connected to existing services on Hayhoe Lane.

ii) Sewage and Water Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on November 14, 2005, servicing allocation capacity for File 19T-04V16 has been reserved for a total of 12 residential units.

Power Stream Inc.

Power Stream Inc. has reviewed the proposed draft plan of subdivision and have no objections to its approval provided the Owner/Developer designs, purchases materials, and installs a buried hydro distribution system and street lighting system within the confines of the plan of subdivision, and compatible with the existing and/or proposed systems, in the surrounding plans of subdivision, all in accordance with PowerStream Inc. and City of Vaughan standards and specifications, and latest revisions. The Owner is required to enter into a separate subdivision agreement with PowerStream Inc.

Region of York Planning Department

The Region of York has no objection to the proposed applications, provided water and sewer capacity has been allocated, and subject to the conditions outlined on Attachment #1.

School Boards

The York Region District School Board and York Catholic District School Board have no objections to the approval of the proposed draft plan of subdivision.

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Canada Post

Canada Post has reviewed the proposed draft plan of subdivision and has indicated that the proposed plan of subdivision falls within a door-to-door delivery area, and as such, will continue to provide this service. Canada Post requests that the applicant obtain and post the municipal addresses in an appropriate area to their satisfaction.

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 rezoning of the subject lands from R2 Residential Zone to R3 Residential Zone to facilitate a 12 lot residential draft plan of subdivision, with minimum lot frontages of 12m is consistent with the lands to the immediate west and south and would facilitate a similar built form. For these reasons, the Development Planning Department can recommend the approval of the zoning amendment application and draft plan of subdivision, subject to conditions outlined in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Subdivision 19T-04V16

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning

/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

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Item 42, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

42

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-06V08
AMBRIA RESIDENCES INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006:

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-06V08 (Ambria Residences Inc.) BE APPROVED, subject to the conditions of approval set out in Attachment #1.

Economic Impact

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

Purpose

The Owner has submitted an application for Draft Plan of Condominium approval on the subject lands shown on Attachment #2, consisting of a 4-storey, 81 unit residential condominium building with 117 parking spaces on a 0.65ha site.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the north side of Regional Road #7, west of Pine Valley Drive (4620 Regional Road #7), in Lot 6, Concession 7, City of Vaughan.

The subject lands represent Phase One of a two phased development. The Draft Plan of Condominium for Phase One (Attachment #3) is consistent with the site plan approved by Council on December 18, 2001. This phase is under construction, and is comprised of a 4-storey, 81 unit residential condominium building served by 117 parking spaces on a 0.65ha parcel. The applicant's Phase Two lands located to the west are currently subject to Official Plan and Zoning By-law Amendment applications (Files OP.06.013 and Z.06.035) proposing an increase in height above 4-storeys to 8-storeys in height and comprised of 122 units and is not the subject of this Draft Plan application.

The surrounding land uses are as follows:

- North - open space (A Agricultural Zone)
- South - Regional Road #7; residential homes (R1 Residential Zone)
- East - Pine Seven Office complex (C1 Restricted Commercial Zone)
- West - open space (A Agricultural Zone), proposed 4-8 storey residential building (Phase Two) (RA2 Apartment Residential Zone)

Official Plan/Zoning

The subject lands are designated "High Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #542, which permits the residential condominium building. The proposed condominium plan conforms to the Official Plan.

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The subject lands are zoned RA2 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1131), which permits the residential development. The proposed condominium plan complies with all requirements of the Zoning By-law.

Garbage and Recycling Collection and Snow Removal

The collection of garbage and recycling, and the removal of snow will be administered privately by the Condominium Corporation.

Region of York

The Region of York has no objection to the approval of the draft plan of condominium.

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 has reviewed the Draft Plan of Condominium application which is consistent with the approved site plan. The Development Planning Department has no objections to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-06V08

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

(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 SEPTEMBER 11, 2006

Item 43, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

43

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-06V09
2294 MAJOR MACKENZIE LTD.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006:

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium File 19CDM-06V09 (2294 Major Mackenzie Ltd.) BE APPROVED, subject to the conditions of approval set out in Attachment #1.

Economic Impact

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

Purpose

The Owner has submitted a Draft Plan of Condominium Application to create common elements for a mixed-use residential/commercial development consisting of nineteen (19) townhouse units and eight (8) live/work units (ground floor commercial with residential units above) fronting onto Major Mackenzie Drive as shown on Attachment #3.

Background - Analysis and Options

The 0.61 hectare site shown on Attachment #2 is located on the north side of Major Mackenzie Drive, west of Keele Street, in Part of Lot 21, Concession 4 (2294 Major Mackenzie Drive), City of Vaughan.

The surrounding land uses are as follows:

- North - existing residential (R3 Residential Zone)
- South - Major Mackenzie Drive; existing commercial (C1 Restricted Commercial Zone)
- East - existing residential and commercial (C1 Restricted Commercial Zone)
- West - existing commercial (C1 Restricted Commercial Zone)

Official Plan

The subject lands are designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), as amended by OPA #533, which permits mixed-use developments. The proposed draft plan of condominium will facilitate a development that conforms to the Official Plan.

Zoning

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88, subject to Exception 9(1252). The proposed draft plan of condominium will facilitate a development that complies with the Zoning By-law.

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Site Development

On December 12, 2005, Council approved the Draft Plan of Subdivision Application File 19T-05V07 to create one block, under a single registered M-Plan, to facilitate the draft plan of condominium application and the future development of the subject lands for a mixed-use, 27-unit townhouse and office/commercial development.

The draft plan of condominium application includes the creation of several common area elements, as shown on Attachment #3, that are tied in with the approved site plan (File DA.05.038), as shown on Attachment #4. These common elements include the following:

- a) the private road, Golden Spruce Lane (Area 'A'); and
- b) the area for visitor parking spaces, related driveway aisles, temporary snow storage, walkways and community mailbox (Area 'B').

The 0.61ha subject lands has 66.96m frontage on Major Mackenzie Drive with an average lot depth of 100m. One access point from Major Mackenzie Drive to the common element road (Golden Spruce Lane) has been approved by the Region of York. The common element private road will eventually have a pedestrian and vehicular connection to Keele Street through the adjacent development on the lands to the immediate east (10028 to 10036 Keele Street). The site plan agreements for the subject and adjacent lands include the necessary conditions requiring that reciprocal cross-easements be provided to facilitate vehicular and pedestrian access over both sites. A condition of approval to this effect is included in this report.

Application Review

The draft plan of condominium is in accordance with the approved Site Development Application File DA.05.038. As a condition of approval, the Owner will be required to submit an "as-built" survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

Also, snow removal and garbage/recycling pick-up will be the responsibility of the condominium corporation, and is reflected as a condition in this report.

The Owner will be required to pay to the City a maintenance fee for the enhanced landscape treatment along Major Mackenzie Drive. A condition of approval has been included in this respect.

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 draft plan of condominium is consistent with the approved site plan. The Development Planning Department has no objections to the approval of the draft plan of condominium, subject to the conditions set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-06V09
4. Approved Site Plan

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Report prepared by:

Margaret Holyday, Planner, ext. 8216

Mauro Peverini, Senior Planner, ext. 8407

Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

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

CITY OF VAUGHAN

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Item 44, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

44

**ZONING BY-LAW AMENDMENT FILE Z.06.021
HILTON STEIN (1487224 ONTARIO INC.)
REPORT #P.2006.33**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-Law Amendment File Z.06.021 (Hilton Stein 1487224 Ontario Inc.) BE APPROVED, to permit a Public Garage use for the repair and servicing of automobiles in the EM1 Prestige Employment Area Zone with no outside storage of vehicles, within Units #1 and #2 of a multi-unit industrial condominium building as shown on Attachment #2.

Economic Impact

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

Purpose

The Owner has submitted an application to amend the Zoning By-law on the subject lands shown on Attachment #1, to permit the continued operation of a Public Garage use for the repair and servicing of automobiles in the EM1 Prestige Employment Area Zone, on a permanent basis, within Units #1 and #2 of a multi-unit industrial condominium building as shown on Attachment #2. The 3 year temporary use by-law lapsed on December 4, 2005.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the west side of Dufferin Street, through to Fernstaff Court and north of Langstaff Road, described as Units 1 and 2 of York Region Condominium Corporation No. 547 (91 Fernstaff Court), City of Vaughan. The rectangular-shaped 1.53ha through lot has 106.8m frontage on both Dufferin Street and Fernstaff Court, and a depth of 144.1m. The site is developed with two, 12 unit, single storey industrial buildings.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1157). The surrounding land uses are as follows:

- North - employment area (EM1 Prestige Employment Area Zone)
- South - vacant/employment site (EM1 Prestige Employment Area Zone)
- East - Dufferin Street; woodlot (OS4 Open Space Woodlot Zone)
- West - Fernstaff Court; employment area (EM2 General Employment Area Zone)

History

On April 15, 2002, Council refused the Development Planning Department's recommendation to approve Zoning By-law Amendment File Z.01.061 (Hilton Stein 1487224 Ontario Inc.) to permit a Public Garage use with no outdoor storage of vehicles in the EM1 Prestige Employment Area Zone for Units 1 and 2 of York Region Condominium Corporation No. 547.

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On May 29, 2002, the applicant appealed Council's decision to the Ontario Municipal Board (OMB) and a hearing was conducted on September 16, 2002. On December 4, 2002, the OMB issued a Decision and Order (No. 1653) to approve (OMB File Z020060) a three-year temporary by-law (By-law 16-2003) to permit a Public Garage use on the subject lands with no outdoor storage of vehicles. The said by-law lapsed on December 4, 2005. The applicant has applied to amend the Zoning By-law to permit the same use on the property, however, on a permanent basis.

On April 7, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Concord West Ratepayers' Association. To date, no comments have been received. The recommendation of the Committee of the Whole on May 1, 2006, 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 May 8, 2006.

Official Plan

The subject lands are 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 continued operation of the public garage use for the repair and servicing of automobiles with no outside storage of vehicles, conforms to the Official Plan.

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. The EM1 Zone permits a public garage use for the care, repair or equipping of motor vehicles, excluding autobody repair shop, provided it was legally existing as of the date of the enactment of By-law 80-95 (Employment Area By-law, since incorporated into By-law 1-88). The existing public garage was not in existence prior to April 10, 1995. However, site-specific By-law 16-2003, which was approved by the OMB as a three year temporary by-law, lapsed December 4, 2005, and therefore requires an amendment to the Zoning By-law to permit the use on the property, however, on a permanent basis.

Compatibility

The site is developed with two multi-unit employment use buildings, occupied by a range of employment uses and offices. The surrounding land uses also include a variety of employment and office/commercial uses. The subject Units 1 and 2 (352m²) are in Building "A", which faces Fernstaff Court and is screened from view of Dufferin Street by Building "B". The vehicles to be serviced will enter the building via overhead doors on the east elevation facing the internal loading area. There is no proposed change to the site plan or building elevations and the proposed use does not include outside storage of vehicles or materials. The public garage will operate within the existing enclosed structure. Accordingly, the existing site parking will not be affected as the current spaces provided on site meet the By-law 1-88 requirement of 2 spaces/100m² of gross floor area for an employment use building with more than 4 units.

In addition, the By-law Enforcement Department has confirmed that no formal complaints have been received for the subject units within the last 3 years with respect to compliance with all by-law requirements.

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".

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Conclusion

The Development Planning Department has reviewed the proposed Zoning By-law Amendment application to permit the continued operation of a Public Garage use for the repair and servicing of automobiles with no outside storage of vehicles or materials in the EM1 Prestige Employment Area Zone, on a permanent basis, within Units #1 and #2 of a multi-unit industrial condominium building, in accordance with the policies of OPA #450 and the requirements of By-law 1-88, and the industrial area context. The Development Planning Department is satisfied that the proposed public garage use is appropriate and compatible with the existing and permitted uses in the surrounding industrial area. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment application.

Attachments

1. Location Map
2. Existing Site Plan Context

Report prepared by:

Christina Napoli, Planner, ext. 8483
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

(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 SEPTEMBER 11, 2006

Item 45, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

45

**ZONING BY-LAW AMENDMENT FILE Z.05.006
LAMBERTON MEADOWS ESTATES CORP.
REPORT #P.2005.20**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.006 (Lamberton Meadows Estates Corp.) BE APPROVED, to permit a public garage use for the care and repair of motor vehicles with no outside storage and the following exceptions to the EM1 Prestige Employment Area Zone, to facilitate the development of the proposed site plan shown on Attachment #2:
 - a) permit a minimum lot area of 1,722.25m², whereas 3000m² is required;
 - b) permit a minimum lot frontage of 8m, whereas 36m is required;
 - c) permit a minimum rear yard setback of 3m, whereas the 12m is required;
 - d) permit a minimum interior side yard setback from the south property line of 5.1m, whereas 6m is required;
 - e) permit a minimum 6.9m setback from an OS1 Open Space Conservation Zone (north property line), whereas 10m is required; and,
 - f) permit a minimum 0.35m wide landscape strip abutting the OS1 Open Space Conservation Zone, whereas 7.5m is required.
2. THAT prior to the enactment of the implementing zoning by-law:
 - a) all requirements of the Vaughan Engineering Department shall be satisfied; and,
 - b) all requirements of the Toronto and Region Conservation Authority shall be satisfied.

Economic Impact

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

Purpose

The Owner has submitted an application to amend the Zoning By-law, specifically By-law 1-88, to permit a public garage use for the care and repair of motor vehicles with no outside storage on the subject lands shown on Attachment #1, along with the necessary zoning exceptions to the EM1 Prestige Employment Area Zone to facilitate the development of the site as shown on Attachment #2.

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Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Rutherford Road, on the west side of Creditstone Road (1600 Creditstone Road), in Part of Lot 15, Concession 4, City of Vaughan. The vacant triangular-shaped, 0.17ha lot has 8m frontage on Creditstone Road. The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The surrounding land uses are:

- North - open space valley (OS1 Open Space Conservation Zone)
- South - employment area (EM2 General Employment Area Zone)
- East - Creditstone Road; valley, storm pond (OS1 Open Space Conservation Zone)
- West - employment area (EM2 General Employment Area Zone)

On March 24, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. To date, no comments have been received. The recommendation of the Committee of the Whole on April 18, 2005, 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 April 25, 2006.

Official Plan

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which permits employment uses that do not require high profile locations and/or require outside storage or which would be undertaken outdoors, including processing, warehousing and storage operations. The proposal to amend the Zoning By-law to permit a public garage use on the subject lands, along with the necessary exceptions to facilitate the development conforms to the Official Plan.

Zoning

The site is zoned EM1 Prestige Employment Area Zone by By-law 1-88. The EM1 Zone does not permit a Public Garage use, therefore a zoning by-law amendment is required. The proposal does not include outside storage, which is not permitted in the EM1 Zone. The proposed site plan was reviewed in accordance with By-law 1-88 and EM1 Zone standards, and the following exceptions were identified as necessary to implement the site plan shown on Attachment #1:

	<u>Required</u>	<u>Provided</u>
Minimum Lot Area	3000m ²	1,722.25m ²
Minimum Lot Frontage	36m	8m
Minimum Rear Yard Setback	12m	3m
Minimum Interior Yard Setback	6m	5.10m
Minimum setback from an OS1 Open Space Conservation Zone (north property line)	10m	6.9m
Minimum landscape strip abutting the OS1 Open Space Conservation Zone	7.5m	0.35m

The minimum lot area, lot frontage, and both rear and interior side yard setbacks are satisfactory given the lot size and configuration. The Toronto and Region Conservation Authority had no objection to the minimum setback to the OS1 Zone or the minimum landscape strip abutting the OS1 Zone. The proposed lot area, frontage, setback and landscape strip deficiencies are considered to be appropriate, given the location of the property within the interior of an

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employment area and buffered by valleyland, storm water management ponds, and EM2 Zone lands that facilitate outside storage, and will be included as exceptions in the implementing Zoning By-law.

Site Development

The proposed site plan (Attachment #2) shows a 269.67m² two-storey building, with four drive-in doors and the main entry on the east elevation. A landscaped area surrounds the remainder of the building and continues along the north property line. A retaining wall is shown adjacent to the northerly property line. The site plan proposes thirteen parking spaces, including one space for disabled persons.

The building will be constructed to a height of 8.6m and consist of brick and glass (Attachment #3). The primary façade is located on the east elevation facing Creditstone Road and is designed with a double glass door entry with a sign box above and four glass motorized overhead doors.

In accordance with the current Site Plan Control By-law (228-2005), the subject lands are considered to be an internal lot, and the proposed site development is to be processed by the Building Standards Department through their Building Permit review, should Council approve the proposed zoning amendment application to permit a public garage use in the EM1 Zone. This process will include approval of the site plan, landscape plan, engineering plans, and building elevations.

Toronto and Region Conservation Authority (TRCA)

The site is located adjacent to a tributary of the Don River, below the estimated Regional Storm Flood Plain elevation. The encroachment of the building into the flood plain is minor and the TRCA has no objections to the proposed development, subject to the following conditions: that the Owner shall register a indemnification clause on title; no outside storage be permitted; and, that the Owner obtain a permit from the TRCA prior to commencing any work on the subject lands. The requirement for no outside storage will be included in the implementing zoning by-law, which will be enacted once the applicant has satisfied all requirements of the Toronto and Region Conservation Authority.

Servicing

The proposed development will be serviced on full municipal water, and sanitary and storm sewers. The final site servicing and grading plan and storm water management report shall be approved by the Vaughan Engineering Department.

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 has reviewed the proposed Zoning By-law Amendment application to permit a public garage use for the care and repair of motor vehicles with no outside storage on the subject lands along with the necessary zoning exceptions to the EM1 Prestige Employment Area Zone to facilitate the proposed site development, in accordance with the policies of OPA #450, the requirements of By-law 1-88, and the employment area context. The Development Planning Department is satisfied that the proposed public garage use is appropriate and compatible with the existing and permitted uses in the surrounding area, particularly as the site is buffered by valleyland, storm water management ponds, and EM2 Zone lands that facilitate

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outside storage. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment application, subject to the conditions contained in this report and the required exceptions to the Zoning By-law that are necessary to implement the site development proposal, which will be processed and approved through the Building Standards Department's building permit process, in accordance with the City's Site Plan Control By-law.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan

Report prepared by:

Christina Napoli, Planner, ext. 8483
Arto Tikiryan, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

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

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Item 46, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

46

**KIPLING AVENUE CORRIDOR STUDY
TERMS OF REFERENCE
FILE 15.95**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006, subject to replacing Clause 5. h) in the Terms of Reference, as follows:

5. h) Undertake an examination of the heritage character of the study area, with a view to integration and preservation of the heritage fabric within the proposed development scenario, including consideration of the corridor as a possible heritage district or district of cultural significance. As part of this step, the inventory of heritage structures for the study area should be updated and included as part of the final study report.

Recommendation

The Commissioner of Planning, in consultation with the Commissioner of Finance and Corporate Services and the Director of Reserves and Investments, recommends:

1. That the proposed Terms of Reference attached as Attachment 2 to this report, BE APPROVED;
2. That \$190,000 be added to the 2006 Capital Budget and pre-financing funding of \$171,000 from City Wide Development Charges - Management Studies and \$19,000 from Taxation be approved;
3. That Staff be directed to immediately after the Committee of the Whole meeting of September 5, 2006 provide notice of an intention to adopt an amendment to the 2006 Capital Budget pursuant to By-Law 394-2002 in order to facilitate reporting to the September 25, 2006 Council meeting; and
4. That this matter be forwarded to the September 25, 2006 Council meeting at which this amendment is to be considered.

Economic Impact

A total budget of \$190,000.00 is required to complete the study and would need to be Included in the Policy Planning/Urban Design Department 2006 Capital Budget.

Purpose

The purpose of this report is to obtain Council approval of the Terms of Reference for a Study of the Kipling Avenue Corridor.

Background - Analysis and Options

The study area is the Kipling Avenue corridor from Ellerby Square north to the point where Kipling Avenue begins to bend westerly, including the undeveloped parcel of land on the east side of Kipling Avenue, south of Langstaff Road, between the existing cul-de-sac subdivision and the Humber River Valley lands. The study area also includes the lands immediately west of the

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Canadian Pacific Railway spur line. The southern boundary of the study area coincides with the northern edge of the Highway 7 corridor (which will be addressed by the draft OPA 661 currently deferred by Council).

The Subject Lands are designated “Low Density Residential”, “Medium Density Residential”, “Open Space”, “Local Convenience Commercial”, and “Mixed Use Commercial” by OPA 356 (Kipling Avenue Official Plan), as amended by OPA 440 (Woodbridge Core Official Plan).

The lands are zoned R1-Single Family Detached Residential (18 m frontage), R2- Single Family Residential (15 m frontage), R3-Single Family Detached Residential (12 m frontage), RM1- Street Townhouse Residential, RM2-Block Townhouse Residential, RA2-Apartment Dwelling Residential, C1-Restricted Commercial, C3-Local Commercial, M1-Restricted Industrial, M2-General Industrial, M3-Transportation Industrial, OS2-Open Space Park, and A-Agricultural.

The number of development applications and inquiries respecting redevelopment in the Kipling corridor indicate that the area is in transition. The study area consists of older single detached houses, and townhouses. A number of the residential buildings are in need of repair. There are a few older industrial uses located adjacent to the C.P. Rail line, including Woodbridge Foam, Woodbridge Lumber, Canivet Storage, and an industrial condominium, which may conflict with the nearby residential uses. Located centrally within the study area are the Woodbridge Fairgrounds. In light of the pressure for higher density development within the corridor, and the Provincial and Regional policies supporting intensification along transit corridors, a study of the area is warranted.

On April 24, 2006 Council directed that a study be initiated by adopting the following recommendation:

“That Council direct the Planning Department to prepare a Terms of Reference for the preparation of a Land Use Study for the Kipling Avenue Corridor and that the Terms of Reference identify the appropriate boundary of the Study Area.”

Terms of Reference

The Terms of Reference focus on developing an up-to-date planning and urban design policy framework to guide development and redevelopment along Kipling Avenue in Woodbridge. The existing Woodbridge Community Plan (OPA 240) is now out-of-date. An up-date is needed in view of the pressure for redevelopment now being experienced within the Kipling corridor. The corridor is already experiencing change, and there are a number of recently approved development applications within the corridor. This Study will engage the community in a consultation process, including residents, landowners and business interests, in refining the vision for Kipling Avenue, in light of current and future planning concerns and objectives. The Study includes land use planning, urban design, transportation and heritage conservation components. The resulting policy framework will provide the basis for an amendment to the Official Plan.

Study Process

The following are key tasks to be undertaken in the completion of the Kipling Avenue Corridor Study.

- a) **Background Review:** This includes the review of previous planning studies, existing and recent development, and current development applications in the study area. This step also entails a review of the existing Provincial, Regional, and City of Vaughan Official Plan Policies applicable to the subject lands, and the zoning provisions.

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- b) Issue Identification, Review and Analysis: The assessment of existing conditions and relevant planning considerations, including land use, land ownership, urban design, community structure, environmental features, heritage resources, traffic, and services.
- c) Development of Planning Principles and Objectives: these will be formulated in consideration of prevailing Provincial, Regional and Municipal policies, the surrounding land use/ design/ etc., context, and the issues specific to the subject lands identified in b). Examination of the surrounding area context shall place special emphasis on the planning opportunities presented by the adjacent Woodbridge Core area (OPA 440).
- d) Preparation of Alternatives: The development of a number of land use/urban design options for the Study Area, including the status quo.
- e) A transportation impact study will examine the current and future adequacy of the existing road network.
- f) Technical Input from Departments and Agencies: A technical review of the land use/urban design alternatives through consultation and circulation to commenting parties.
- g) Develop Evaluation Criteria: The evaluation criteria will be developed based on the analysis of all the issues identified in the study process, and the planning principles and objectives.
- h) Undertake an examination of the heritage character of the study area, with a view to integration and preservation of the heritage fabric within the proposed development scenario. As part of this step, the inventory of heritage structures for the study area should be updated and included as part of the final study report.
- i) Assess the existing parkland in the Study Area and surrounding lands, and determine parkland requirements based on proposed residential densities.
- j) Prepare Development and Design Principles for the recommended land use alternative: a set of development and design principles to guide future development will be prepared based primarily on the principles and format of the Woodbridge Design Guidelines. The Design Guidelines will be evaluated and refined as necessary through the study process.
- k) A Park/Open Space and detailed Streetscape Master Plan will be developed for the preferred development scenario. The Master Plan should include pedestrian/bicycle connections to the surrounding area, with special emphasis on providing attractive and convenient access to the Woodbridge Core area and valley lands.
- l) Development of the Streetscape component of the Master Plan to include a design concept through to the development of working drawings.
- m) Finalize Study Report and related Official Plan Amendment for further consideration of Council. The preparation of a Staff report on the completed Kipling Avenue Corridor Study, and Official Plan Amendment for the Study Area.

Public Consultation Process

The Terms of Reference provide for a public consultation process, wherein City Staff and consultants work closely with a Stakeholder Consultation Group (SCG) through a number of working meetings focused on the full range of planning and development issues relevant to the Kipling Avenue corridor.

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The main product of this process will be a development and policy framework to be presented at a public Open House, followed by a Public Hearing late in 2007.

It is anticipated that the SCG will include residents and representatives of ratepayer associations from Ward 2. The SCG will also include representation from businesses and development interests in the vicinity of Kipling Avenue and Woodbridge Avenue, and the Woodbridge community. The meetings of the SCG will be open to anyone wishing to attend and inform themselves of progress on the Study.

Selection of Consultant

The Consultant Team will be chosen primarily based upon their demonstrated expertise in land use planning, urban and streetscape design, transportation and environment planning, heritage conservation planning, and public consultation facilitation.

Funding

To complete the Study, \$190,000 is required inclusive of all study and incidental costs, including GST. The appropriate funding sources for this project is \$171,000 from City Wide Development charges – Management Studies and \$19,000 from Taxation. The current balance of the City Wide Development Charges – Management Studies account is in a pre-financing position as at June 30, 2006, (\$905,169). Council policy is that no service category in a pre-financing position be increased and that no commitment be more than 50% of the anticipated revenues for any service category that is already in a pre-financed position. In the past Council has pre-financed management studies as often, the management studies are required in advance of development and the development funds being received.

Study Time Schedule

The Study will be initiated early in 2007 following Council's approval of a consulting team to carry out the work plan, and is expected to require approximately nine months from the date of project initiation, and be completed by the end of 2007.

Relationship To Vaughan Vision 2007

The proposed review of the Kipling Avenue Corridor Study Area is in accordance with the Vaughan Vision Statement to "plan, manage and maintain growth, development and infrastructure".

This report is consistent with the priorities set by Council and the necessary resources have not been approved.

Conclusion

As per Council direction Staff have prepared a Terms of Reference for the review of the Kipling Avenue Corridor in Woodbridge. The Study will consider the area in terms of the current Provincial, Regional, and Municipal framework, the surrounding land use context, and the current development applications.

Should Council concur with this proposed increase in expenditure, this action would be considered as an amendment to the 2006 Capital Budget. Pursuant to the Municipal Act 2001 Sec 291(1) before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. In accordance with By-law 394-2002, notice of an intention to adopt an amendment to a budget consists of publication of notice in a newspaper of a public meeting to consider the proposed amendment at least 14 days prior to the date of the Council

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meeting at which this proposed amendment is to be considered. Therefore, if Council increases the expenditures to the 2006 Capital Budget, staff shall be directed to provide notice of an intention to adopt an amendment to the Capital Budget pursuant to By-Law 394-2002.

Attachments

1. Study Area
2. Terms of Reference

Report prepared by:

Anna Sicilia, Planner, ext.8063
Paul Robinson, Senior Planner, ext. 8410
Wayne McEachern, Manager, ext. 8026

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

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Item 47, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 11, 2006, as follows:

By approving the following in accordance with the additional report of the Commissioner of Planning, dated September 11, 2006:

- “1. That the following further modifications to Official Plan Amendment 637, BE APPROVED, including:***
- i) Schedule C (Land Use Plan) be modified to show a ‘Mixed Use Area – Employment/Commercial’ designation at the south-west corner of Jane Street and King-Vaughan Road.***
 - ii) Item #12 of OPA 637 (respecting Section 2.2.5.2 of OPA 450) be modified by revising Development Policy #2 to read as follows:***
 - “2. The permitted uses shall generally be located as part of mixed use buildings. However, single-use buildings shall be permitted on the lands fronting on Highway 400. Consideration may also be given to the location of the permitted uses in single-use buildings in the lands at the intersections of Jane Street and Teston Road, and King-Vaughan Road and Jane Street. However, where single-use buildings are for retail or service commercial uses, they shall not occupy more than 25% of the frontage of the lands in this designation on Jane Street, Teston Road or King-Vaughan Road.”***
 - iii) Item #12 of OPA 637 (respecting Section 2.2.5.2 of OPA 450) be modified by revising Development Policy #3 to read as follows:***
 - “3. The zoning by-law will establish minimum and maximum setbacks, heights and densities, and other standards to ensure that buildings and their primary entrances are designed to be located close to and front on Jane Street, Teston Road and King-Vaughan Road, to provide interest and comfort at ground level for pedestrians. Buildings shall have active facades including primary windows to provide visibility to and from the street.”***
 - iv) Item #12 of OPA 637 (respecting Section 2.2.5.2 of OPA 450) be modified by revising Development Policy # 4 as follows:***
 - “4. The lands designated Mixed Use Area – Employment/Commercial at the north-west corner of Jane Street and Teston Road, and at the south-west corner of Jane Street and King-Vaughan Road, may permit a food store within the designation without amendment to the Plan, subject to a land use study at a future date which determines the form and character of development east of Jane Street and demonstrates the need and appropriateness of the food store.”;***
 - v) Item #12 of OPA 637 (respecting Section 2.2.5.2 of OPA 450) be modified by adding the following new Development Policy # 5, as follows:***
 - “5. Notwithstanding the uses permitted in the Mixed Use Area – Employment/Commercial designation, no other use other than the existing service station uses on the west side of Highway 400 and extensions thereto, shall be permitted on the site. The existing uses and extensions of such uses shall be recognized in the zoning by-law.”; and***

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2. *That the Region of York be requested to approve these policy modifications to OPA 637 when it considers OPA 637 for final approval.”*

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**FILE 15.73.8
OFFICIAL PLAN AMENDMENT NO. 637
HIGHWAY 400 NORTH EMPLOYMENT AREA SECONDARY PLAN STUDY**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006, be approved;
- 2) That staff meet with the landholders' consultants to review opportunities for retail uses along Kirby Road and the King-Vaughan Line and the major east west feeder road crossing Hwy. 400;
- 3) That the deputation of Mr. Chad B. John-Baptiste, Senior Planner, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, and written submission dated September 1, 2006, be received; and
- 4) That the written submission from Ms. Rosemarie L. Humphries, President, Humphries Planning Group Inc., 216 Chrislea Road, Suite 402, Woodbridge, L4L 8S5, dated September 2, 2006, be received.

Recommendation

The Commissioner of Planning recommends:

1. That policy modifications to Official Plan Amendment 637, BE APPROVED, including:
 - i) Item #12 of OPA 637 (respecting Section 2.2.5.2 of OPA 450, Development Policies #1a) to be revised to increase the maximum permitted floor plates of buildings housing individual retail uses in the Mixed Use Areas – Commercial/Employment designation as follows:

“1. In addition to the permitted land uses in the Prestige Areas designation, the Mixed Use Areas – Commercial/Employment designation permits a range of small scale retail and service commercial uses designed to serve through traffic, as well as the surrounding area, such as restaurants, convenience stores, pharmacies and business supply uses. However, the following uses shall not be permitted:

 - a) Individual retail uses in buildings with floor plates in excess of 2,800 square metres in size;”
 - ii) Item #12 of OPA 637 (respecting Section 2.2.5.2 of OPA 450) be modified to add a new Development Policy #4 as follows:

“4. The lands designated Mixed Use Area – Employment/Commercial at the north-west corner of Jane Street and Teston Road may permit a food store within the designation without amendment to the Plan, subject to a land use study at a future date which determines the form and character of development east of Jane Street and demonstrates the need and appropriateness of the food store.”

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- iii) Schedule C (Land Use Plan) be modified to show an expanded 'Mixed Use Area – Employment/Commercial' designation at the north/west corner of Jane Street and Teston Road.
 - iv) Schedule C (Land Use Plan) be modified to identify two additional Significant Interface Areas (S.I.A.) at the intersections of the mid-block east/west road crossing Highway 400 with Weston Road, and with Jane Street; and
2. That the Region of York be requested to approve the policy modifications to OPA 637 when it considers OPA 637 for final approval.

Economic Impact

Development of the lands subject to the Highway 400 North Employment Area Secondary Plan will have a positive impact upon the City of Vaughan in terms of new development, increased assessment, and greater job opportunities.

Purpose

OPA 637 provides the secondary plan and policy framework to guide development within the Highway 400 North employment lands. The purpose of this report is to introduce minor modifications to the version of OPA 637 adopted by Council on June 26, 2006.

Background – Analysis and Options

The Study Process to Date

On January 14, 2005, Council approved the Terms of Reference for the Highway 400 North Employment Area Secondary Plan Study.

On June 26, 2006, Council adopted OPA 637, the Highway 400 North Employment Area Secondary Plan, subject to review by the Policy/Urban Design Department of the following issues:

- a. land use permission for retail warehousing uses, their nature and size; and
- b. land use permissions for the north/west corner of Jane Street and Teston Road.

Staff were directed to meet with the relevant landowners to discuss the issues and provide a report to a Committee of the Whole meeting in September 2006.

Staff Response To Council's Direction

Staff have met with representatives of the landowners, regarding the matters identified by Council, as summarized below. Also, a letter was received from Humphries Planning Group Inc. summarizing their concerns, as discussed at the meeting with staff.

1. General Prohibition of Retail Warehousing Uses

The Council-adopted OPA 637 specifically prohibits retail warehousing uses. The Highway 400 North Employment Lands Study was undertaken in order to address a shortage in the City's supply of employment lands. The Study included a detailed analysis of the City's and Region's supply of existing and available employment lands in comparison with the forecast demand for such lands. The analysis confirmed that the City and Region have an employment land shortage, and that the lands within the Study Area would help to address this shortage. This analysis

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provides the basis for justifying an expansion of the City's urban boundary to include the lands north of Teston Road. An amendment to the Region's Official Plan will also be required, and must be approved by the Province. The City's case justifying the urban boundary expansion relies primarily upon the demonstrated need for land for typical employment uses like manufacturing and warehousing, rather than other uses such as retail warehousing.

Given the urgent need to supplement the City's supply of employment lands, it was considered appropriate to reserve most of the land within OPA 637 for employment uses. OPA 637 also provides the opportunity to accommodate a limited number of non-employment uses based on sound planning considerations. These include a regional park, institutional uses and a small area of estate residential development abutting a similar existing area. However, the balance of OPA 637 land is planned for a variety of general and prestige employment uses, business/office uses and businesses service uses, all of which are appropriate to the traditional definition of employment uses.

A further consideration in the restriction of retail warehousing uses is their size and format. Retail warehousing uses are typically large in size, and usually develop in association with other similar 'big box' retail users in major concentrations which are significant traffic generators. The impact of additional traffic, particularly truck traffic, was one of the principal concerns identified in the study's public consultation process. This is due in part to the location of the employment lands in close proximity to the existing estate residential area, and the existing and planned residential communities south of Teston Road.

In view of these concerns, retail warehousing uses should not be permitted within the subject lands, with the exception of the lands located at the north-west corner of Jane Street and Teston Road, as discussed below.

2. North-west Corner of Jane Street and Teston Road

Council-adopted OPA 637 establishes a Mixed Use Area-Employment/Commercial designation wrapping around the corner on the west side of Jane Street and on the north side of Teston Road. This designation generally permits small scale commercial uses, as well as large scale institutional uses. The intention is to create the opportunity for a limited range of commercial facilities at development nodes serving both employment and residential areas. The designation prohibits outside storage, and limits individual retail uses to buildings with a maximum ground floor plate of 929 square metres (10,000 square feet).

The owners of the land at the north-west corner of Jane Street and Teston Road have requested that the designation be expanded to encompass approximately 16 ha.(40 ac.) to permit a greater concentration of commercial development, including retail warehousing. The north-west corner is the only quadrant of this intersection with significant development potential, as the southern quadrants are occupied by residential development, and the north-east quadrant is constrained by the presence of a natural feature (valley/stream corridor). The landowners would like to establish a Staples Business Depot on the property. They have also requested that the maximum permitted floor plate for a building with retail uses be increased to 2,800 square metres (30,140 sq. ft.) to accommodate, for example, a typical Staples store. They have also expressed interest in locating a major food store on the property, depending upon the future use of the lands east of Jane Street and north of Teston Road, currently in rural and agricultural use.

Business-supportive uses are appropriate at the Teston/Jane location as they would be readily accessible to serve both the employment area to the north and existing residential area to the south. Such a use is more appropriately located at Teston/Jane than on Kirby Road where the plan aims to create an attractive, urban environment within the Employment Area Activity Centre

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occupied by smaller scale, business-oriented uses, with a strong pedestrian orientation supportive of transit use. Accordingly, the landowner request can be supported to increase the maximum floor plate to 2,800 sq. m. to accommodate this use. Item #12 of OPA 637 (respecting Section 2.2.5.2 of OPA 450, Development Policies #1a) should be revised as follows:

“1. In addition to the permitted land uses in the Prestige Areas designation, the Mixed Use Areas – Commercial/Employment designation permits a range of small scale retail and service commercial uses designed to serve through traffic, as well as the surrounding area, such as restaurants, convenience stores, pharmacies and business supply uses. However, the following uses shall not be permitted:

a) Individual retail uses in buildings with floor plates in excess of 2,800 square metres in size;”

Staff are recommending that the Mixed Use Area – Employment/Commercial designation applicable to the north-west corner of Jane/Teston be expanded in size to encompass an area of approximately 16 hectares (40 ac.) in size. A food store may be permitted within the designation without amendment to the Plan, subject to the outcome of a study demonstrating the need and appropriateness of the food store use. Representatives of the affected landowners have indicated their agreement with this policy solution. Accordingly, Item #12 of OPA 637 (respecting Section 2.2.5.2 of OPA 450) should be revised to add the following new Development Policy #4:

“4. The lands designated Mixed Use Area – Employment/Commercial at the north-west corner of Jane Street and Teston Road may permit a food store within the designation without amendment to the Plan, subject to a land use study at a future date which determines the form and character of development east of Jane Street and demonstrates the need and appropriateness of the food store.”

Also, Schedule C (Land Use Plan) has been modified (Attachment 1) to reflect the expanded Mixed Use Area – Employment/Commercial designation.

3. Significant Interface Areas

Significant Interface Areas are identified on Schedule C at each arterial road intersection on Jane Street, and on Weston Road in the Employment Area. Although a balanced and integrated approach to development on both sides of Jane Street and Weston Road is important, special attention will need to be paid at major intersections which will become focal points to the new communities that abut them, and will serve as ‘gateways’ into the Employment Area. The urban design guidelines for the Subject Lands (currently in preparation) will address both the design parameters for the lands within the Employment Area, as well as their relationship with lands outside of the Employment Area.

During the discussions with affected landowners, it was suggested that the proposed mid-block road in Block 35 crossing Highway 400 between Kirby Road and King-Vaughan Road would likely become an important route within the Employment Area. Also, when future decisions are made respecting development west of Weston Road and east of Jane Street, the mid-block road in Block 35 will likely be extended west and east, enhancing its role as a key connector within the area. Given this expectation, Staff agree with the suggestion that the intersections of this mid-block road with Weston Road and Jane Street also be identified as Significant Interface Areas. Accordingly, Schedule C (Land Use Plan) has been modified – see Attachment 1.

Next Steps Toward Implementing a Plan for the Study Area

The consulting team is proceeding with the preparation of Urban Design Guidelines and a preliminary zoning framework in support of OPA 637.

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Staff will also be meeting with York Region staff regarding the necessary steps involved in defining and implementing the servicing infrastructure required to enable development to proceed within the Highway 400 North employment lands. Affected landowners will be consulted on an ongoing basis to reach a conclusion on these requirements, including the required financial commitments.

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 modifications to OPA 637 described in this report are minor in nature, respond to specific concerns of affected landowners, and improve upon the version adopted on June 26, 2006. Should Council concur, the Commissioner of Planning's recommendation should be approved.

Staff have consulted with York Region respecting the processing of OPA 637. Staff are advised that the Region intends to schedule a public hearing, pursuant to approval of OPA 637, to amend the Region of York Official Plan accordingly.

Attachments

Attachment 1 – OPA 637, Schedule C, Land Use Plan (Revised)

Report prepared by:

Paul Robinson, Senior Planner – Policy Planning/Urban Design, ext. 8410
Clement Chong, Planner 1, ext. 8214

/RF

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

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Item 48, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

**48 THORNHILL HERITAGE CONSERVATION DISTRICT STUDY
TERMS OF REFERENCE
FILE 19.27**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated September 5, 2006:

Recommendation

The Commissioner of Planning recommends:

1. That the proposed Terms of Reference attached as Attachment 3 to this report BE APPROVED; and
2. That Phillip H. Carter, Architect, BE RETAINED on a single source basis in accordance with the City's purchasing policies to undertake the Study, and that the funds be paid from the Policy Planning/Urban Design Department 2006 Operating Budget not to exceed the amount of \$45,000.

Economic Impact

The funds are available in the Policy Planning / Urban Design 2006 Operating Budget.

Purpose

The purpose of this report is to obtain Council approval of the Terms of Reference for a review of the Thornhill Heritage Conservation District Study/Plan, and to authorize the selection of the proposed Consultant to undertake the Study.

Background - Analysis and Options

The Study Area is the boundary of the existing Thornhill Heritage District as defined in the Thornhill Heritage Conservation District Study/Plan (1984), and reflected on Attachment 1 of this report.

The Thornhill Heritage Conservation District Study/Plan (1984), Attachment 2, was completed to provide a set of guidelines for development in the Old Village of Thornhill. The District Plan which resulted from the study and forms part of this document, also provides guidance in building design, site design and public infrastructure improvements. The main objective of the Plan is to sensitively manage preservation and new development in the historic Village of Thornhill, such that preservation of the existing historic buildings and its unique environmental features is achieved. To this end the Plan outlines policies and design guidelines to guide development both in the public and the private realms. The 1984 Study formed the basis of Official Plan Amendment 201, which provided the policy framework for the Heritage Conservation District pursuant to Part V of the Ontario Heritage Act.

The recent Thornhill Yonge Street Study (2005) established an urban design framework to guide the physical renewal and evolution of the Yonge Street corridor in Thornhill from a post-war highway commercial corridor to a more mixed-use, pedestrian supportive main street within the southern portion of the Heritage Conservation District. The corresponding OPA, Official Plan Amendment 669, approved by Vaughan Council on June 26, 2006, provided new design and land use policies to implement the recommendations of the Thornhill Yonge Street Study. The Official

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Plan primarily encompasses the properties fronting onto Yonge Street and a portion of Centre Street, but does not address the balance of the Heritage Conservation District in Vaughan. Markham's Thornhill Heritage Conservation District is located on the east side of Yonge Street, generally from just south of Elgin Street north to Bay Thorn Drive, and includes lands located on the north and south side of John Street from Yonge Street east past Henderson Avenue. Markham recently completed their Thornhill Heritage Conservation District Plan review.

Given the time which has elapsed since the 1984 Thornhill Heritage Conservation District Study/Plan, and the new policies of OPA 669, the Plan should be revised. The revised Plan would consider the current policy framework and the recent work undertaken by the Town of Markham, as well as include the increasing body of knowledge for heritage conservation districts. On June 26, 2006 Council adopted the following Staff recommendation:

“With the support of appropriate consultants, City Staff should review and revise the Thornhill Heritage Conservation District Plan (including signage and lighting policies) in co-ordination with the Town of Markham, and in accordance with the new OPA policies.”

Study Process

The following are key tasks to be undertaken in the completion of the Heritage District Study:

- Review the existing Thornhill Heritage District Study/Plan policies, guidelines, processes and procedures, as well as other relevant policy documentation including, but not limited to, the recently completed Markham Thornhill Heritage Conservation Study, OPA 669, The Thornhill Yonge Street Study (2005), and the Thornhill-Vaughan Community Plan-OPA 210.
- Identify issues of concern related to the Plan, including those of the local community through a minimum of three Open Houses/Information meetings including the participation of Heritage Vaughan, the Society for the Preservation of Historic Thornhill, and property owners within the study area. The public consultation component will also include a statutory public meeting.
- Identify issues of concern related to the Plan, including those of the local community through public consultation.
- Consult with Heritage Vaughan and staff from the Cultural Services Department.
- Update the Plan consistent with the new policies of OPA 669.
- Formulate and assess options to address deficiencies and identified areas of concern, including the omission of policies for non-heritage properties.

Timeline

Having discussed the work to be undertaken with the consultant, it is expected that the revisions to the Plan will be finished and in a format for the statutory public meeting in May of 2007. The consultant is required to submit a letter of intent which includes a detailed work plan outlining the design process and showing study stages and milestones in relation to time, associated tasks, persons' time commitments and fee rates. This work plan shall propose a minimum of three public open houses, statutory consultation with Heritage Vaughan, statutory notice for a Public Meeting, a Public Meeting, a report to Committee of the Whole and a finalized By-law.

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Selection of Consultant

Phillip H. Carter, Architect and Planner, undertook the original Thornhill Heritage Conservation District Study and Plan in 1984, and has recently completed the Markham Thornhill District Study and Plan Review. Given his knowledge of the study area, and to ensure consistency throughout the Vaughan/Markham Thornhill Heritage District, it is appropriate that Phillip H. Carter, Architect and Planner, be retained to complete this project.

Study Cost

Funds for the Study have been included in the 2006 Operating Budget the total will not exceed \$45,000.

Relationship to Vaughan Vision 2007

The review of the 1984 Thornhill Heritage Conservation Study/Plan in accordance with the current Provincial, Regional, and Municipal policy framework should promote the revitalization of the Heritage District Area, and is consistent with the Vaughan Vision Statement (Section A), to “Plan, manage and maintain, growth, development and infrastructure”.

Conclusion

As per Council direction, Staff have prepared Terms of Reference for the review of the Thornhill Heritage Conservation District Study/Plan. The Study will incorporate the policies of the new Thornhill Yonge Street OPA 669, and correct any deficiencies which may exist in the 1984 Study/Plan, in light of the new policy framework and passage of time. Phillip H. Carter, Architect and Planner, conducted the 1984 Study, and has recently completed the Markham Thornhill Heritage Conservation District Study/Plan. Given his in-depth knowledge of the study area, and to ensure consistent co-ordination and implementation of development within the Vaughan and Markham Heritage Districts, it is recommended that he be retained to lead this project.

Attachments

1. Thornhill Heritage Conservation District Study Area
2. Existing Thornhill Heritage Conservation District Plan (1984)
3. Thornhill Heritage Conservation District Study – Terms of Reference

Report prepared by:

Anna Sicilia, Planner, ext. 8063
Paul Robinson, Senior Planner, ext. 8410
Wayne McEachern, Manager, ext. 8026

/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.)

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49

VILLA GIARDINO BOCCE COURTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Di Biase, dated September 5, 2006:

Recommendation

That Mayor Michael Di Biase in consultation with Regional Councillor Mario Ferri and Ward 1 Councillor Peter Meffe recommend:

1. That the 2006 Bocce Court budget be increased by \$90,000, less any uncommitted funds in that project and less any grant funds that may be received, for the construction of two (2) bocce courts on the Vaughan Sports Village Park to serve the local community; and,
2. That staff work with the Condominium Corporation to submit a joint grant application to the Trillium Foundation;
3. That the inclusion of this matter on a public Committee agenda with respect to increasing the capital budget for project 8056-0-05 be deemed sufficient notice pursuant to Section 2(1)c of by-law 394-2002.

Economic Impact

That project 8056-0-05, Bocce Court Repair be increased by \$90,000.00 from year-end surpluses, less any project funds uncommitted to-date and less any grants that may be forthcoming.

Purpose

The purpose of this report is to provide direction to staff to increase the budget and work with the Condominium Corporation to submit a joint application for constructing two (2) bocce courts on the Vaughan Sports Village Park to serve the local community.

Background - Analysis and Options

The residents of the area, in particular the older adult's residing in the condominiums. expressed the need for two bocce courts in their area as they have limited or no access to other bocce courts located in the vicinity.

A group of over 100 residents also expressed their desire to organize community bocce tournaments and use the facility to teach and encourage young children and other adults to play and enjoy the game. This has the benefit of allowing them to remain active in their retirement years while contributing to their community.

Previously, the Condominium Corporation at 2500 Rutherford Road submitted a Trillium Grant application in hopes of securing capital funding from the Provincial Government to construct bocce courts in close proximity to their buildings. Anticipating the grant to the Condominium Corporation would forthcoming the project was not included in the City's 2006 Capital Budget. The bocce courts were envisioned to promote recreational participation for the residents of the condominiums and others in the community. It is also envisioned that the courts will become a gathering area for the community.

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This Trillium Grant application was unfortunately turned down for this session of project deliberations. The group, with the support of the City will be re-submitting the application with the intention of having capital funds approved through the grant process. If the Condominium Corporation is successful, any funds received would be assigned to the City.

Relationship to Vaughan Vision 2007

This request is consistent with Vaughan Vision 2007 as it serves to promote community safety, health and wellness (A-2). The funds for this project have not been approved.

Conclusion

That Council increase the budget and authorize staff to work with the Condominium Corporation to submit a joint grant application for constructing two (2) bocce courts on the Vaughan Sports Village Park to serve the local community.

Attachments

N/A

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Item 50, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

50 TASHA COURT: PARKING BY-LAW ENFORCEMENT ISSUES

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated September 5, 2006:

Recommendation

Councillor Tony Carella recommends that Council direct appropriate staff to attend a meeting at the Veneto Centre, on Wednesday, September 13, 2006, at 7 pm, with residents of Tasha Court, to address on-going parking issues on that street .

Economic Impact:

Nil

Purpose:

To address the request of the local residents for information with respect to parking by-law enforcement matters on Tasha Court.

Background - Analysis and Options:

Residents of Tasha Court have complained that their street is the focus of what might be viewed as special (i.e., "pro-active") attention by Enforcement Services, rather than complaint-initiated enforcement. In an effort to apprise residents of how by-law enforcement functions, the local councillor has arranged to meet with these residents, to discuss their concerns and to inform them of how the City's complaint-based enforcement system functions. The presence of a representative of the Enforcement Services Department will facilitate discussion of these matters.

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 at a community meeting will facilitate better understanding of how by-laws are in fact enforced.

Attachments:

None

Report prepared by:

Councillor Tony Carella

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Item 51, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

51 PROMOTING “GREEN BUILDINGS”: ENVIRONMENTALLY AND ECONOMICALLY SUSTAINABLE WORKPLACES IN THE CITY OF VAUGHAN

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated September 5, 2006:

Recommendation

Councillor Tony Carella recommends:

1. That within thirty days of the proclamation of legislative and regulatory amendments which will embody the Government of Ontario’s commitment to sustainable development as a matter of *provincial interest*, the City Manager appoint a task force composed of appropriate staff to develop a plan for employing new municipal powers in the interest of ensuring the construction of environmentally and economically sustainable workplaces in the City of Vaughan, to reflect the substantial body of experience and tested standards which now make such workplaces a cost-effective and cost-efficient choice;
2. That a report detailing this plan be brought to Council no later than eight months following the appointment of the task force; and
3. That upon approval by Council, this recommendation (including attachments), be circulated to the Minister of Municipal Affairs and Housing, local MPPs, the Association of Municipalities of Ontario, and all municipalities within the Greater Toronto Area.

Economic Impact:

Nil.

Purpose:

To promote the development of environmentally and economically sustainable workplaces in the City of Vaughan.

Background - Analysis and Options:

Bill 51 (“An Act to amend the Planning Act and the Conservation Land Act and to make related amendments to other Acts”) will make available to cities and towns across Ontario a host of new powers by which individual municipalities can, *inter alia*, promote the province’s interest in sustainable development. The hallmark of this new regime will be an unusual degree of flexibility in how municipalities may choose to support the provincial interest in sustainable development. A one-size fits all approach to planning will be replaced by opportunities for municipalities to champion their own visions of sustainable development, provided certain thresholds are respected.

Given the imminence of these changes, it is important to note that the received wisdom in regards to environmental and economic sustainability is evolving at a remarkable pace, and that it is appropriate that Council determine how best we can promote sustainability within that evolving consensus. Addressing the topic of “green building” in respect of workplaces is one place to begin.

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A recent (June 2006) article in the *Harvard Business Review*--perhaps the most prestigious academic journal dealing with business-related matters in the world-- features an article by Charles Lockwood, an environmental and real estate consultant, entitled "Building the Green Way" (a copy of which is attached). Highlights of the article include the following:

A definition of "green buildings":

Green buildings...have less negative impact on the environment than standard buildings. Their construction minimizes on-site grading, saves natural resources by using alternative building materials, and recycles construction waste rather than sending truck after truck to landfills. A majority of a green building's interior spaces have natural lighting and outdoor views, while highly efficient HVAC (heating, ventilating, and air-conditioning) systems and low-VOC (volatile organic compound) materials like paint, flooring, and furniture create a superior indoor air quality.

The changing view of "green building":

*"Green building" [at one time] evoked visions of tie-dyed, granola-munching denizens walking around barefoot on straw mats as wind chimes tinkled near open windows. Today, the term suggests lower overhead costs, greater employee productivity, less absenteeism, and stronger employee attraction and retention. Companies as diverse as Bank of America, Genzyme, IBM, and Toyota are constructing or have already moved into green buildings. Green is not simply getting more respect; it is rapidly becoming a necessity as corporations--as well as **home builders, retailers, health care institutions, governments** [emphasis mine] , and others push green buildings fully into the mainstream over the next five to ten years.*

Why "green building" is fast becoming an economic imperative:

In fact, the owners of standard buildings face massive obsolescence. They must act now to protect their investments. "Building owners are starting to do reviews of their portfolios to see how green their buildings are and what they need to do to meet growing market demand," says Ché Wall, chair of the World Green Building Council. Citigroup, for example, has already begun looking at how its 100 largest buildings stack up against accepted green standards. Based on those findings, the company will then review its worldwide real estate portfolio and create a green road map to help improve the efficiency of its buildings. Soon, financial institutions and investors will use new valuation methodologies to quantify important green building factors like productivity and long-term life cycle costs when determining real estate values.

Three reasons why a shift in thinking on "green building" has occurred in just the last six years:

First, the creation of reliable building-rating and performance measurement systems for new construction and renovations has helped change corporate perceptions about green. In 2000, for example, the U.S. Green Building Council(USGBC) in Washington, DC, launched its rigorous Leadership in Energy and Environmental Design (LEED) rating program. LEED evaluates buildings and awards points in six areas, such as innovation and design process. The program has Certified, Silver, Gold, and Platinum award levels. Other rating programs include the UK's BREEAM (Building Research Establishment's Environmental Assessment Method) and Australia's Green Star. Certainly, companies can create green buildings without using these rating programs, and many that do follow program guidelines choose not to spend the time and money applying for certification. Nevertheless, certification assures prospective buyers and tenants that a building is truly sustainable.

Second, hundreds of U.S. and international studies have proven the financial advantages of going green. Well-designed green buildings, for example, have lower utility costs. In its first year of operation, Genzyme Center—Genzyme Corporation's 12-story LEED-Platinum headquarters in Cambridge, Massachusetts—used 42% less energy and 34% less water than standard buildings of comparable size. Green buildings can also boost employee productivity by approximately 15%,

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in part because they use alternative building materials that don't emit toxins, like formaldehyde, that are commonly found in standard building materials and workplaces. At Genzyme Center, 58% of the 920 employees report that they're more productive there than they were in Genzyme's former headquarters building. Employee sick time in the new headquarters is 5% lower than for all of Genzyme's other Massachusetts facilities combined. Moreover, green design criteria—including abundant daylighting, individual climate controls, and outdoor view-- raise morale and employee satisfaction, which also improves productivity.

Finally, green building materials, mechanical systems, and furnishings have become more widely available, and their prices have dropped considerably--in some cases below the cost of their standard counterparts. According to Turner Construction chairman Thomas C. Leppert, four industry studies of more than 150 sustainable buildings across the United States show that, on average, it costs only 0.8% more to achieve basic LEED certification than to construct a standard building. The PNCFirstside Center was already under construction as a standard building when the owner, PNC Financial Services Group, decided to go green instead. Even so, the project was completed two months early, came in \$4 million under the original (and only) construction budget, and earned LEED's Silver rating. Now, PNC has constructed several of more than 200 planned green bank branches. The average construction time was 45 days faster than for PNC's traditional branches, and the costs were the same or lower. In the northeastern United States, for example, PNC's green branches each came in \$100,000 below the cost of a competitor's new standard branches.

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:

Amendments to provincial legislation will empower municipalities to make new types of planning decisions in furtherance of environmentally and economically sustainable development, in respect of which the Government of Ontario is (through Bill 51) asserting a provincial interest. With that in mind, a staff task force addressing the options which the City of Vaughan will soon have in regard to promoting sustainable workplaces will constitute a pro-active response, one worthy of a municipality with a reputation for creative innovation.

Attachments:

Journal article: "Building the Green Way", by Charles Lockwood, *Harvard Business Review*, June 2006

Report prepared by:

Councillor Tony Carella

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

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Item 52, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

52

**PLANNING ACT PROPOSED AMENDMENTS
BILL 51 PROPOSED REGULATIONS
GENERAL FILE 13.6**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Commissioner of Legal and Administrative Services, dated September 5, 2006:

Recommendation

The Commissioner of Planning and the Commissioner of Legal and Administrative Services recommends:

1. THAT the Province BE ADVISED that the Council of the City of Vaughan requests the following amendments to the proposed regulations for Bill 51, *Planning and Conservation Land Statute Amendment Act, 2005*:
 - a. That the list of conditions that a municipality may impose as part of zoning approval be expanded to allow for the conveyance or acquisition of natural heritage features (valleylands, woodlots, wetlands, and associated ecological buffers) at no expense to the municipality or the Conservation Authority;
 - b. That the requirement for a public open house for all applications be deleted from the Bill and the Regulation; and
 - c. That the 30-day time limit proposed for Council to reconsider its decision based on new information submitted by the Appellant to the OMB, be extended to 90 days in keeping with City of Vaughan Council's earlier recommendation on Bill 51.
2. THAT the Minutes of Council be forwarded to the Ministry of Municipal Affairs and Housing contact on the Environmental Registry before the October 2, 2006 deadline, and to York Region.

Economic Impact

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

Purpose

On February 13, 2006, Development Planning and Legal staff jointly reported to Council on the First Reading of Bill 51 "*The Planning and Conservation Land Statute Amendment Act*" and recommended a number of changes to the Act to the Ministry of Municipal Affairs and Housing. One of the recommendations approved by Council was that the regulations referred to within Bill 51 be provided in advance of the completion of the legislation in order to provide a thorough review of the impact of the legislation.

A description of the regulations has been provided by the Province and has been posted on the Environmental Registry for a 90 day review and comment period. This staff report details the proposed contents of the regulations, as provided by the Province, and provides commentary for the Province's consideration in the completion of the regulations and Bill 51.

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Background - Analysis and Options

Since staff last reported on the first reading version of Bill 51, the Bill received second reading, without amendment on April 26, 2006, and has been referred to the Standing Committee on General Government for Public Hearings. Standing Committee hearings were held in early August, 2006. The Development Planning Department forwarded Vaughan Council's comments of February 13, 2006 to the Standing Committee prior to the August 28, 2006 deadline.

On July 4, 2006, the Province posted the proposed contents of several regulations on the Environmental Registry for a 90 day public review and commentary. The deadline for preparing comments is October 2, 2006. It is recommended that a copy of the minutes of Council's consideration of this report will be submitted to the Ministry of Municipal Affairs and Housing. It is uncertain at this point, whether Council's other recommended amendments to Bill 51 are being considered.

The regulation contents have been described in 7 different Environmental Registry Postings which are quoted below.

1. Transition Provisions

The proposed transition regulation establishes the rules for planning applications at the time of proclamation of the Act and would provide certainty regarding the processing and decision making on planning applications. The proposed new provisions of Bill 51 would apply to all applications made on or after the date the legislation comes into effect.

The proposed transition provisions are consistent with typical implementation procedures, and there is no anticipated issue with the proposed transition provisions. Bill 51, however, proposes that advice, comments and decisions of Council, be consistent with the Provincial Policy Statement, and shall conform with "provincial plans" that are in effect on the date of the decision, therefore portions of the Bill, if passed as drafted will be applicable to applications in process prior to the legislation coming into effect regardless of the proposed transition provisions. These provisions in Bill 51 were supported by Vaughan Council.

2. Complete Applications, Official Plan Contents, and Supporting OP information

The Province has proposed broadening the prescribed information and material that would need to be included in planning applications that involve OP amendments, zoning by-law amendments, minor variances, plans of subdivisions, amending or revoking Minister's zoning orders and consents.

The information and material in support of the application would be related to the site involved and impacts related to the development unless the PPS, a provincial plan or municipal OP requires a broader review. The proposed changes would expand the information and material that is now required, to include:

- A planning justification report demonstrating that the application is consistent with the 2005 PPS;
- conforms to or does not conflict with the applicable provincial plan or plans;
- conforms to municipal OPAs;
- Any technical reports or studies to meet the Provincial Policy Statement or provincial plan(s) requirements;
- Reports or studies related to the adequacy of infrastructure and noise attenuation, and;
- Identification of related planning applications.

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Bill 51, if passed, would provide for regulations to prescribe the types of matters to be contained in an Official Plan, including:

- Land use schedules;
- Identification of definitive settlement area boundaries, where applicable;
- Performance monitoring policies measuring the implementation of the Provincial Policy Statement, applicable provincial plan(s) and official plan policies;
- Identification of the planning period for the official plan; and
- Requiring the metric system to be used where measurements are included in the OP.

Bill 51, if passed, would provide for regulations to prescribe the types of materials that must be provided to the appropriate approval authority in the course of preparing an Official Plan. These would be expanded from those presently included in O. Reg. 198/96, to include:

- Background studies and reports to demonstrate consistency with the Provincial Policy Statement and conformity with (or not in conflict) provincial plan(s);
- Housing, population, employment and land supply forecast; and
- Requiring the metric system to be used where measurements are included in the OP.

Vaughan Council requested that these details be provided prior to the finalization of the legislation in order to provide certainty when proceeding with an Official Plan review process, and staff are satisfied with the proposed contents of the regulation.

3. Zoning with Conditions

Bill 51, if passed, would provide the authority to establish a regulation that would set out the conditions that a municipality may impose as part of zoning approval provided that their official plan contains relevant policies.

The conditions would need to be fulfilled and/or contained in a registered agreement on title of the land prior to the issuance of a building permit for the development. It is proposed that the regulation would set out prescribed conditions that a municipality may impose in a zoning by-law.

Proposed prescribed conditions include measures that:

- are identified in studies completed prior to enactment of the zoning by-law;
- relate to the adequate provision of permitted hard services;
- provide for energy conservation and alternative energy provisions;
- mitigate development impacts affecting public health and safety;
- secure land dedication for road widening;
- ensure the orderly development of lands, buildings and structures;
- relate to performance criteria being met prior to building permit issuance and/or any on-going monitoring or maintenance requirements tied to a registered agreement;
- promote the maintenance, restoration or improvement of the diversity and connectivity of natural features and long-term ecological function and biodiversity of natural heritage systems;
- protect and enhance heritage, archaeological and cultural resources that maintain landscapes, buildings or structures;
- relate to open space;
- relate to the provision of transportation and public transit infrastructure;
- relate to the provision of parking; and
- provide assessment and remediation of contaminated land.

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The ability to apply conditions to a zoning approval is an important tool in the planning process, and this amendment to the *Planning Act* and the proposed regulation is supported. While the list of proposed prescribed conditions are comprehensive, it is recommended that this list be expanded to clearly allow for the conveyance or acquisition of natural heritage features (valleylands, woodlots, wetlands, and associated ecological buffers) at no expense to the municipality or the Conservation Authority.

4. Community Improvement Planning

The Minister may prescribe the upper-tier municipality for community improvement planning purposes. Matters that may be contained in an upper-tier community improvement plan include Regional transportation corridors; and/or Regional infrastructure.

A report has been prepared by York Region Staff to York Region Planning and Economic Development Committee for September 6, 2006, which requests that this proposed regulation be amended to enable the Region to identify other Regional matters for community improvement plans through an Official Plan Amendment process. The City of Vaughan supports the Regional Municipality of York's comments on this proposed regulation.

5. Enhanced Public Record

It is proposed that the following information and material be added to existing public record requirements, where applicable, which would be forwarded to the approval authority and/or Ontario Municipal Board (OMB) in the case of an appeal to the OMB:

- An affidavit or sworn declaration of an employee of the municipality or planning board certifying that requirements for the giving of notice and the holding of at least one open house have been complied with;
- Additional information required as part of a complete application, including when it was submitted;
- A copy of any written summaries of oral submissions made at a public meeting, where it is provided by the presenter;
- A copy of those written submissions and comments received prior to council's decision;
- A copy of the minutes of the public meeting, including the names of presenter, if any;
- The decision of the municipal council or the approval authority;
- A statement indicating how the decision of council is consistent with the Provincial Policy Statement and conforms or does not conflict with applicable provincial plan(s) that are in effect; and
- Copy of municipal staff report/justification report.

There is no anticipated issue with the proposed contents of this regulation, except the proposed requirement for a public open house for all applications. City of Vaughan Council did not support this proposal in its Report on Bill 51, submitted previously, and it is recommended that this additional requirement over and above the existing public meeting and other requirements be deleted from the Bill and the Regulation.

6. Local Appeal Bodies

Bill 51, if passed, would enable municipalities to establish a Local Appeal Body to hear appeals related to applications for minor variances and/or consents to sever. The proposed regulation would prescribe conditions on the establishment, composition and operation of Local Appeal Bodies.

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It is proposed that in order for a municipality to establish a Local Appeal Body that Planning documents (official plans and zoning by-laws) are required to be up-to-date and conform to any applicable provincial plans, and be consistent with provincial policy statements; and Local Appeal Bodies would be established by by-laws.

It is proposed that the length of term for appointment to a Local Appeal Body be a maximum 5 years - staggered appointment terms if multiple members, and that the members must have the following qualifications:

- Demonstrated understanding of the provincial land use planning process, the *Planning Act* and local planning and development matters;
- Demonstrated problem solving and writing skills;
- Ability to listen and communicate clearly and effectively; and
- Understanding of the role and function of quasi-judicial tribunals.

In order to be eligible to sit on a Local Appeal Body it is proposed that the members must meet the following criteria: requirement to submit a summary of qualifications; must be of voting age; must be a resident of the municipality; and must be a ratepayer of the municipality.

In addition to the *Statutory Powers and Procedures Act*, the following rules of practice and procedure are proposed to be prescribed for a Local Appeal Body:

- Authorization for a representative to act on behalf of a party to a hearing;
- Time extensions or reductions, and commencement of oral hearing;
- The format of an application for an appeal, and application fee;
- Notices and format for notices of a hearing;
- Requirements related to the submission and distribution of documents and visual exhibits for evidence, filing reports and statements, and format for serving;
- Terms relating to making a motion, providing notice of a motion, and serving a motion;
- Procedure for settlement prior to the appeal body hearing event;
- Decision by Local Appeal Body as to how the matter will proceed in;
- The consolidation of two or more proceedings (matters) at a hearing;
- Hearing dates, and requests for adjournments;
- Procedures at the hearing;
- Requirements relating to media coverage and recording a proceeding;
- Open to public;
- Requests for compensation and costs awarded by the Local Appeal Body; and
- Local Appeal Body decisions and orders and notice requirements.

There are no anticipated concerns with regard to the proposed requirements for Local Appeal Bodies. The municipality maintains the option to establish a Local Appeal Body, which could be assessed in further detail at a future date, should Bill 51 be approved as drafted.

7. Timeframe for consideration of new information from the OMB

Bill 51, if passed, would limit information and material which may be heard at an OMB hearing to generally that information and material that was provided to a municipality before the council made a decision for official plan, zoning by-law and plan of subdivision matters.

New information would only be permitted if the OMB were of the opinion that it was not reasonably possible to provide the information and material to the municipality prior to council's decision, or the information and material was introduced into evidence by a public body.

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If the OMB determines that the new information and material could have materially affected the council's decision, then it is required to provide council with an opportunity to reconsider its decision in light of the information and material and make a written recommendation to the Board.

The proposed regulation would give municipal council 30 days to reconsider its decision on a plan of subdivision, official plan or zoning by-law application, based on new information and material, and provide a recommendation to the OMB.

Vaughan Council, passed a resolution on February 13, 2006 that a 90 day timeframe be provided for consideration of new information. This timeframe is considered more reasonable than the 30 days proposed as it provides adequate time for staff review of the information and material, drafting staff reports to Council, and providing adequate time for public notice of a Council meeting and Council consideration of the new information. It is, therefore, recommended once again that the 30-day time limit proposed for Council to reconsider its decision based on new information submitted by the Appellant to the OMB, be extended to 90 days in keeping with City of Vaughan Council's earlier recommendation regarding the provision to the same effect in its Report on Bill 51.

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 Province has posted the proposed contents of the regulations for Bill 51 on the Environmental Registry for public review and comment. Vaughan Council, in its February 13, 2006 comments to the Province on Bill 51 requested that the regulations referred to in Bill 51 be provided in advance of the completion of the legislation, in order to have a more complete understanding of the implications of the Bill. This report has been prepared to outline the proposed contents of the regulations and provide comments to the Province on their contents in accordance with the postings on the Environmental Registry which closes on October 2, 2006. Staff will continue to monitor the progress of Bill 51 and report back to Council as necessary.

Attachments

N/A

Report prepared by:

Karen Antonio-Hadcock, Senior Planner, Environmental, ext. 8630
Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

(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 SEPTEMBER 11, 2006

Item 53, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

53

BLUE DIAMOND TERRACE FENCE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated September 5, 2006:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That this report BE RECEIVED for information purposes; and
2. That Staff be directed to implement Council's direction to close the fence opening by making application to the Region of York for an encroachment permit if required, and that all work be completed at the Developer's expense.

Economic Impact

There are no immediate budgetary impacts resulting from the adoption of this report.

Purpose

This report has been prepared in response to Council's request to investigate and report back at the first Committee of the Whole meeting in September with respect to the closure of the fence opening located on the east side of Islington Avenue, south of Major Mackenzie Drive on Blue Diamond Terrace.

Background - Analysis and Options

Item 86, Report No. 37, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2006, recommended:

"That the fence opening located on the east side of Islington Avenue, south of Major Mackenzie Drive on Blue Diamond Terrace be closed; and

That staff be requested to investigate and report back at the first Committee of the Whole in September with respect to the closure of this fence opening; and

That York Regional Police be requested to increase their monitoring and enforcement of the illegal parking occurring along Blue Diamond Terrace."

Blue Diamond Terrace Subdivision

Blue Diamond Terrace is a cul-de-sac located within the Kortright Ravines Subdivision described by 19T-99V11. The residential development is located south of Major Mackenzie Drive and immediately east of Islington Avenue. Refer to Attachment No. 1. Municipal services in Registered Plan 65M-3532 were installed in 2001 and the subdivision is currently unassumed.

A wrought iron and concrete column fence runs parallel to Islington Avenue immediately adjacent to Blue Diamond Terrace. There exists an 11 metre wide opening in the fence near the end of the Blue Diamond Terrace cul-de-sac. This opening was designed to facilitate pedestrian access to the sidewalk on Islington Avenue and the subdivision was approved with this fence opening to allow for pedestrian traffic connectivity.

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Staff have undertaken a site inspection and determined it is technically feasible to be able to close off this opening with a section of wrought iron fence between the two existing concrete columns. Staff is undertaking discussions with the Developer to arrange for the work to be done. However, in order to close the existing opening, the new portion of the fence may be required to encroach onto the Islington Avenue Regional right-of-way to accommodate its placement, so that the existing curb portion of the cul-de-sac need not be relocated. Approval from the Region of York may be necessary should the fence be located within their right-of-way. A detailed survey is required to reveal the exact location of the Islington Avenue streetline.

Relationship to Vaughan Vision 2007

In consideration of the strategic priorities related to service delivery excellence as established by Vaughan Vision 2007, this report will assist in ensuring improved community safety through, design, prevention, enforcement and education.

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

Conclusion

The closure of the existing fence opening along Blue Diamond Terrace, adjacent to Islington Avenue would occur within an unassumed subdivision. Staff have determined it is technically feasible to close off this existing fence opening at the end of the cul-de-sac, thereby restricting pedestrian access to the existing sidewalk on Islington Avenue.

Attachments

1. Blue Diamond Terrace - Location Map

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

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Item 54, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

54 STREETSCAPE MASTER PLAN STUDY - ISLINGTON AVENUE, KLEINBURG

The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Di Biase, dated September 5, 2006:

Recommendation

Mayor Michael Di Biase recommends:

1. That the Commissioner of Planning be directed to prepare a Terms of Reference for a Streetscape Master Plan Study for Islington Avenue in the Village of Kleinburg in accordance with the policies set forth in OPA No. 601 The Kleinburg-Nashville Community Plan and the Kleinburg-Nashville Heritage Conservation District Study and Plan; and
2. That the Terms of Reference be prepared and presented for consideration to the September 18, 2006 Committee of the Whole Meeting.

Economic Impact

The budget for the preparation of the Streetscape Master Plan Study will be identified in the Terms of Reference. As part of the Terms of Reference, a requirement will be that the final Streetscape Master Plan contain cost estimates for the implementation of proposed work.

Purpose

The purpose of this report is to direct staff to prepare a Terms of Reference for the preparation of a Streetscape Master Plan for the Village of Kleinburg.

Background - Analysis and Options

OPA No. 601 – Kleinburg-Nashville Community Plan contains multiple policies and references related to the need for a streetscape master plan for the Village of Kleinburg. Specifically, Section 4.7.6.3 Islington Avenue states:

“In recognition of Islington Ave. as the primary entrance into Kleinburg and its importance as a public amenity area, a comprehensive streetscape design shall be developed for the public right-of-way of Islington Ave. between Major Mackenzie Dr. and the McMichael Gallery, that incorporates the following features:

- traffic calming measures with particular attention to the intersection of Islington Ave. and Bindertwine Blvd.;
- a consistent landscaping treatment that effectively screens the rear yards of existing residential properties backing onto Islington Ave.;
- landscaped boulevards on both sides of the street that incorporate public sidewalks, landscaping, pedestrian-scaled street lighting and other streetscaping elements; and,
- well-marked pedestrian crossing areas at identified locations.

In addition, the comprehensive streetscape design shall include the public right-of-way of Islington Ave. north of Nashville Road to Regional Road 27”.

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The City's commitment to improving and reinforcing the built form and heritage landscape of Kleinburg is further reinforced in Section 9.8 of the Kleinburg-Nashville Heritage Conservation District Plan. The Heritage Conservation District Plan recommends that a streetscape master plan should be prepared and identify items that should be considered during its preparation.

Location

The primary focus for the streetscape improvement polices contained within OPA No. 601 and the Heritage Conservation District Plan is Islington Avenue between Major Mackenzie drive and Highway 27 (See Attachment 1).

Relationship to Vaughan Vision 2007

This report is consistent with the polices setforth in Vaughan Vision 2007. Specifically, Section 4.6.1 which "encourages the preservation of significant historical structures and communities".

Conclusion

The City of Vaughan recognizes the unique character of the Village of Kleinburg and is committed to preserving and enhancing the landscape features that make it a special place. The best method in which to achieve this goal is through the preparation of a Streetscape Master Plan for the Village of Kleinburg as identified in OPA No. 601 – The Kleinburg Nashville Community Plan and the Kleinburg Nashville Heritage Conservation District. Therefore, the Commissioner of Planning requests Council's direction to prepare a Terms of Reference for a Streetscape Master Plan for Kleinburg for consideration at the September 18, 2006 Committee of the Whole Meeting.

Attachments

1. Location Map

(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 SEPTEMBER 11, 2006

Item 55, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 11, 2006, as follows:

By receiving the written submission from Mr. Clive N. Thurston, President, Ontario General Contractors Association, 6299 Airport Road, Mississauga, L4V 1N3, dated September 11, 2006; and

By referring discussion on the following written submissions for staff to obtain and review the letter Mr. De Buono has referenced:

- a) ***Mr. Paul De Buono, 9983 Keele Street, Suite 105, Vaughan, L6A 3Y5, dated September 5, 2006, and September 11, 2006; and***
- b) ***Ms. Deborah Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8, dated September 11, 2006.***

55

CITY HALL TENDER - EXTENSION OF THE CLOSING DATE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, dated September 5, 2006, be approved; and
- 2) That the following deputations be received:
 - a) Mr. Paul De Buono, 9983 Keele Street, Suite 105, Vaughan, L6A 3Y5; and
 - b) Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8.

Recommendation

The City Manager in consultation with the Commissioner of Finance & Corporate Services and the Commissioner of Community Services recommends:

That the following report be received for information purposes.

Economic Impact

N/A

Purpose

To advise Council that there is no report with respect to the award of the City Hall tender.

Background - Analysis and Options

On June 26, 2006, Council directed the City Hall tender be referred to the September 5, 2006, Committee of the Whole meeting, in anticipation of a tender closing during the summer hiatus in meetings. To accommodate requests from the general contractors and sub-trades, the closing date was extended to September 25, 2006. The revised closing date has been publicly advertised. The estimated time required for review of the bids is at least 3 weeks.

Relationship to Vaughan Vision 2007

N/A

Conclusion

The report is provided for information.

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Item 56, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

**56 DEPUTATION – MR. MAURO DI VITO, ST. DAVID BLUES BASKETBALL
WITH RESPECT TO THE 2007 KING OF THE COURT BASKETBALL TOURNAMENT**

The Committee of the Whole recommends that the deputation by Mr. Mauro Di Vito, President of St. David Blues Basketball Team, 20 Sierra Court, Maple, L6A 2E5, written submission dated July 14, 2006 and presentation material titled “Canadian King of the Court Bring It On In Vaughan”, be received, and that this matter be referred to the Committee of the Whole meeting of September 18, 2006, to provide an opportunity for the deputant to assist staff in the preparation of a report on how the proposal can be considered in light of the City’s strategy to promote tourism.

CITY OF VAUGHAN

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Item 57, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

**57 DEPUTATION – MR. RAHUL BHARDWAJ WITH RESPECT TO THE
 UNITED WAY OF YORK REGION'S 2006 CAMPAIGN**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Rahul Bhardwaj, CEO, United Way of York Region, 80F Centurian Drive, Suite 200, Markham, L3R 8C1, written submission dated July 10, 2006, and presentation material, be received;**
- 2) That the month of October 2006 be proclaimed as “United Way Month in the City of Vaughan” and that all citizens are urged to recognize and support the mission of the United Way of York Region;**
- 3) That the posting of United Way posters and signs be permitted in City of Vaughan facilities during the “United Way Month in the City of Vaughan”; and**
- 4) That the United Way flag be flown at the Civic Centre during the month of October and for the duration of the City of Vaughan United Way campaign.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 58, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

58

**DEPUTATION – MS. DOMENICA MICHELA
WITH RESPECT TO VILLA GIARDINO HOMES**

The Committee of the Whole recommends that the deputation of Ms. Domenica Michela, 39 Cristina Crescent, Woodbridge, L4L 7X1, on behalf of York Region Condominium Corporation 911, (Villa Giardino), written submission dated August 10, 2006, petition submitted on behalf of the residents of Villa Giardino, and the statistics report from Ontario Traffic Inc, be received and referred to staff for a report to a Committee of the Whole meeting at the earliest possible date.

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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 59, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

59

**NEW BUSINESS – EXTENSION OF PRIVACY FENCE
ALONG TESTON ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Frustaglio, dated September 5, 2006:

Recommendation

Regional and Local Councillor Joyce Frustaglio recommends:

THAT the City of Vaughan request York Region staff to work with Lanterna Homes to extend the privacy fence along Teston Road to the next brick pillar abutting the property at 40 D'Amato Court and

THAT more trees be planted along the Regional Road abutting the fence to provide additional noise barrier.

Economic Impact

N/A

Purpose

To address the concern of residents

Background - Analysis and Options

The residents on D'Amato Court are complaining about the increased noise pollution they are experiencing since the widening of Teston Road. They are requesting that the privacy fence be extended to the next brick pillar along the property of 40 D'Amato Court which would provide additional screening for the residents.

Relationship to Vaughan Vision 2007

This request is in keeping with the Vaughan Vision.

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

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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 60, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

60 **NEW BUSINESS – BLUWOOD A NEW TREATMENT PRODUCE
FOR WOOD USED BY THE BUILDING INDUSTRY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Frustaglio, dated September 5, 2006:

Recommendation

Regional and Local Councillor Joyce Frustaglio recommends:

1. THAT staff be requested to provide a report on the benefit (both short and long term) of using the Bluwood product by the building industry for all future buildings and
2. THAT this report be brought to a Committee of the Whole Meeting in January 2007.

Economic Impact

N/A

Purpose

To address the concern of residents.

Background - Analysis and Options

Bluwood is a new product applied to all wood framing, roof and floor trusses, plywood, beams etc. This product is applied to all pre-construction wood to protect the wood from mould, fungus and termites.

This new Bluwood product is widely used throughout the United States and is in fact legislated by a number of States that all buildings must use pre-treated wood to protect from mould, fungus and termite infestation.

Relationship to Vaughan Vision 2007

This request is in keeping with the Vaughan Vision.

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

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EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 61, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

61

**NEW BUSINESS – MR. ROBERTO ZITO
APPOINTMENT AS A JUSTICE OF THE PEACE**

The Committee of the Whole recommends:

- 1) That Council direct His Worship Mayor Michael Di Biase to convey in writing the congratulations of the Mayor and Members of Council of the City of Vaughan to Mr. Roberto Zito, a resident of Ward 2, on his appointment as a Justice of the Peace, by the Honourable Michael Bryant, Attorney-General of the Province of Ontario; and**
- 2) That the Mayor also, on behalf of Council, commend the Attorney-General in writing on the appointment of Mr. Zito, a distinguished broadcaster and citizen of the City of Vaughan.**

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Item 62, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

**62 NEW BUSINESS – TRAFFIC CONTROL SIGNAL REVIEW AT
 ABERDEEN AVENUE AND TORII STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Di Vona, dated September 5, 2006:

Recommendation

Councillor Bernie DiVona recommends:

1. That the City of Vaughan Engineering Department be requested to conduct a review of the need and possible installation of a traffic signal at the intersection of Aberdeen Avenue and Torii Street consistent with the City of Vaughan standards and policies.
2. That the review and recommendations be brought forward to a future Committee of the Whole in time for consideration for the 2007 Capital Budget.

Economic Impact

No economic impact as this recommendation is to request a review and analysis on the need and appropriateness of a signalized intersection.

Purpose

To request a review for the possible installation of a traffic control signal at the intersection of Aberdeen Avenue and Torii St.

Background - Analysis and Options

A resident of Torii Street, on behalf of a group of residents, expressed a need to address the difficulty they experience turning at the existing intersection. They have expressed that there are regular stop sign runners, heavy speeding and difficulty crossing as it is a wide intersection.

The residents have expressed dissatisfaction with the stop sign or enforcement as the problem is rising with concerns with higher rates of speeding, disobedience of stop signs, and difficulty turning and crossing.

Relationship to Vaughan Vision 2007

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

Conclusion

The residents are concerned of the increasing disobedience of stop sign runners, speeding and the safety of pedestrians when crossing the intersection of Aberdeen Avenue and Torii St.

Attachments

N/A

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Item 62, CW Report No. 40 – Page 2

Report prepared by:

Councillor Bernie DiVona ext 8339

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

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Item 63, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 11, 2006, as follows:

By approving the following resolution:

WHEREAS the Earth Rangers organization, located at the Kortright Centre for Conservation in the City of Vaughan, is a strong advocate for the responsible treatment of our environment;

AND WHEREAS Earth Rangers runs educational programs for both families and children, which promote a better understanding of our natural environment and how best to protect it;

AND WHEREAS the Earth Rangers environmental and outdoor programs focus on the education of children, developing leadership skills and researching and showcasing cutting edge, environmental friendly technologies in the area of sustainable development and building design;

AND WHEREAS Earth Rangers has been generously supported by the private and charitable sectors;

AND WHEREAS due to financial constraints, Earth Rangers has been forced to close its wildlife clinic, which has annually treated between 1500 and 2000 sick, injured and orphaned animals;

AND WHEREAS Earth Rangers is a valuable educational resource, which programs will have growing relevance as we deal with increasingly challenging environmental issues at the local, provincial and national levels;

AND WHEREAS funding support from the senior levels of government will be critical if Earth Rangers is to fulfill its potential as a centre for environmental education and research.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF VAUGHAN HEREBY RESOLVES:

THAT the City of Vaughan supports the activities and programs currently being undertaken by Earth Rangers;

AND THAT such activities and programs should be maintained, nurtured, and expanded where possible, given the importance of a healthy and sustainable environment to our future well-being;

AND THAT it is hereby requested that the Government of Canada and the Government of the Province of Ontario provide funding assistance to Earth Rangers to support its work in environmental education, leadership and research;

AND THAT the Government of Canada and the Province of Ontario review their positions in respect of the funding of services and treatment for sick, injured and orphaned wildlife;

AND THAT this resolution be forwarded to Federal Minister of the Environment, the Honourable Rona Ambrose; the Ontario Minister of the Environment, the Honourable Laurel C. Broten; the Honourable Maurizio Bevilacqua, MP, Vaughan; the Honourable Greg Sorbara, MPP, Vaughan-King-Aurora ; Mr. Robert Schad, Chairman of Earth Rangers; Mr. Bill Fisch, Chair, Regional Municipality of York; and Mr. Brian Denney, Chief Administrative Officer, Toronto and Region Conservation Authority; and

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 63, CW Report No. 40 – Page 2

By receiving the memorandum from the City Manager, dated September 8, 2006.

63

NEW BUSINESS – EARTH RANGERS

The Committee of the Whole recommends that staff be directed to prepare a resolution regarding the lack of promised Federal Government funding necessary to continue services/programs provided by Earth Rangers.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 64, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

64

NEW BUSINESS – HUMAN ENDEAVOUR

The Committee of the Whole recommends that staff meet with Human Endeavour to discuss upcoming programs in 2007 and offer any assistance the City is able to provide.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 11, 2006

Item 65, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 11, 2006.

65

**NEW BUSINESS – AMALFI COURT
CONDOMINIUM CORPORATION PLAN**

The Committee of the Whole recommends that the memorandum of the Manager, Property Tax and Assessment and Property Tax Supervisor, dated August, 16, 2006, submitted by Mayor Di Biase, be received and that staff be directed to bring forward a report to the Committee of the Whole meeting of September 18, 2006 addressing services provided, including snow removal, and the Letter of Credit balance.

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