

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 1, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

1 **MAYOR'S TASK FORCE ON WOMEN'S SHELTER NEEDS
REQUEST FOR AN EXTENSION OF TERM**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Chair of the Mayor's Task Force on Women's Shelter Needs, dated January 22, 2007:

Recommendation

The Chair of the Mayor's Task Force on Women's Shelter Needs recommends that Council grant a ninety day extension of the term of the Task Force to April 30, 2007, for the purpose of completing the final analysis report.

Economic Impact

N/A

Purpose

The purpose of this report is to formally request that Council grant an extension of the term of the Mayor's Task Force on Women's Shelter Needs by ninety days, in order to complete the remaining work.

Background – Analysis and Options

The Mayor's Task Force on Women's Shelter Needs was approved by Council on June 26, 2006, and since its inception, has been actively involved with researching and analyzing the needs of the women of Vaughan. A preliminary report was approved by Council on September 25, 2006 which identified that the needs of the women of Vaughan are not adequately being met and outlined the progress of the Task Force to date.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council by serving our citizens and promoting community safety, health and wellness.

Conclusion

In order to appropriately fulfill the duties of the Task Force mandated by Council, it is recommended that Council grant a ninety day extension of the term of the Task Force, in accordance with the Committee of the Whole recommendation adopted without amendment by Council on June 26, 2006, in order to complete the final analysis report with appropriate recommendations in respect of a strategy the City of Vaughan may adopt to address the matter.

Attachments

1. Extract – Item 98, Report No. 37, of the Committee of the Whole, approved by Council on June 26, 2006
2. Extract – Item 39, Report No. 43, of the Committee of the Whole, approved by Council on September 25, 2006

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Report prepared by

Gloria Hardyck
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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Item 2, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

2

**ALL-WAY STOP CONTROL:
INTERSECTION OF NAPA VALLEY AVENUE AND MONTE CARLO DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated January 22, 2007:

Recommendation

In response to the petition of some sixty individuals, Councillor Tony Carella recommends that all-way stop signs be installed at the intersection of Napa Valley Avenue and Monte Carlo Drive.

Economic Impact

Minimal

Purpose

To enhance the safety of pupils from St. Stephen and Lorna Jackson schools who need to cross Napa Valley Avenue when going to and from school.

Background - Analysis and Options

Napa Valley Avenue is the principal street in Sonoma Heights (formerly the Woodbridge Expansion Area). There are four elementary schools and three parks fronting onto the avenue, which is also traversed by the greenway/hydro corridor in two locations. Students attending both St. Stephen and Lorna Jackson Schools and who live north and east of the schools can cross the avenue at various points, including the intersection of the avenue with Monte Carlo Drive, which runs south from Napa Valley immediately east of Lorna Jackson School. To enhance the safety of students making that crossing, all-way stop control is recommended at this intersection.

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 safety of school-aged pedestrians will be enhanced by the installation of all-way stop controls at this intersection.

Attachments

Petition submitted by Anthony Jordun, on behalf of approximately sixty individuals, including the principal, school staff and school council members, Lorna Jackson Public School.

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 3, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

3 **NO PARKING PROHIBITION- OSTER LANE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated January 22, 2007:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That staff investigate the need for a No Parking prohibition on the north side of Oster Lane, between Rayette Road and Bowes Road, Monday through Friday; and
2. That staff report back to a future Committee of the Whole by March 2007.

Economic Impact

N/A

Purpose

To deal with ongoing parking issues along Oster Lane from Rayette Road and Bowes Road.

Background - Analysis and Options

My office has been in receipt of complaints regarding on street parking on both sides of Oster Lane, which in turn interferes with turning movements into and out of the driveways located along Oster Lane.

Currently, three hour on-street parking is allowed on Oster Lane. However, complaints have come forward regarding employees of several businesses on Oster Lane parking their vehicles along the roadway all day. As well, vehicles are often parked in front of the fire hydrant.

Complainants have expressed a safety concern with tractor trailers entering and exiting driveways along Oster Lane when vehicles are parked along both sides of Oster Lane, and to address these safety concerns, it is felt that No Parking prohibitions along one side of Oster Lane would be suited to this roadway.

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.

Conclusion

In light of ongoing safety concerns on Oster Lane, it would be appropriate to investigate the need for No Parking prohibitions along the north side of Oster Lane, between Rayette Road and Bowes Road, Monday through Friday.

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Attachments

1. Letter from Conny Wong of Cooper Machine & Tool Co., 580 Oster Lane

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 4, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

4

SIDEWALK ON VAUGHAN BOULEVARD

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated January 22, 2007:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That staff investigate the need for and feasibility of installing a sidewalk on either the east side or the west side of Vaughan Boulevard between Centre Street and Lawrie Road; and
2. That staff report back to a future Committee of the Whole by March 2007.

Economic Impact

N/A

Purpose

To deal with safety issues along Vaughan Boulevard.

Background - Analysis and Options

Residents from Vaughan Boulevard have brought it to the attention of my office that there are safety issues for pedestrians on Vaughan Boulevard when walking north from Centre Street.

As there currently exists no sidewalk on Vaughan Boulevard, pedestrians have expressed concerns when walking south to Centre Street or north from Centre Street into the residential area. Since Vaughan Boulevard is also a high traffic area, pedestrians feel unsafe walking along the roadway to or from Centre Street, and they would like to see a sidewalk installed to make it safer for pedestrian traffic.

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.

Conclusion

In light of ongoing pedestrian safety concerns on Vaughan Boulevard, it would be appropriate to investigate the need for and feasibility of installing a sidewalk on either the east or west side of Vaughan Boulevard, from Centre Street to Lawrie Road.

Attachments

None

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Item 4, CW Report No. 1 – Page 2

Report prepared by:

Cindy Furfaro-Benning, Council Executive Assistant

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Item 5, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

5 PEDESTRIAN SIGNALS – REVIEW OF CRITERIA

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated January 22, 2007:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That staff review the current criteria for the installation of pedestrian signals and that staff develop a firm set of criteria for both areas in a school zone and areas not in school zones for the installation of pedestrian signals; and
2. That staff report back to a future Committee of the Whole meeting.

Economic Impact

N/A

Purpose

To reevaluate current criteria for the installation of pedestrian signals.

Background - Analysis and Options

My office has received requests from several Parent Teacher Associations and school principals to review various locations for the installation of pedestrian signals. In researching the criteria, it was discovered that currently no Provincial warrants exist to assist in conducting feasibility studies for the installation of pedestrian signals. Currently, each municipality is responsible for determining its own threshold for the installation of pedestrian signals.

The City of Vaughan has no firm criteria established as policy to determine the installation of pedestrian signals; however, our Traffic Engineering Department does use the threshold of 100 pedestrians crossing per hour to assist in determining warrants for the installation of pedestrian signals.

As such, it is felt that establishing clear and defined criteria for the installation of pedestrian signals in both school zone areas and non-school zone areas would be beneficial in determining established warrants for the future installation of pedestrian signals.

Relationship to Vaughan Vision 2007

A-1 – Pursue Excellence in the Delivery of Core Services

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

Due to the lack of defined criteria for the installation of pedestrian signals, it would be beneficial to develop clearly defined criteria to assist in conducting feasibility studies for the future installation of pedestrian signals in both school zones and non-school zone areas.

Attachments

None

Report prepared by:

Cindy Furfaro-Benning, Council Executive Assistant

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Item 6, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

6 TRAFFIC SIGNAL AT HIGHWAY #7 & BRADWICK DRIVE

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Yeung Racco, dated January 22, 2007, be approved; and
- 2) That the written submission of Mr. M. Barry Stork, Goldfarb, Shulman, Patel & Co. LLP, Chartered Accountants, 400 Bradwick Drive, Suite 100, Concord, L4K 5V9, dated January 9, 2007, and petition, be received.

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That the Region of York be requested to conduct the necessary traffic studies to see if a traffic signal is warranted at the intersection of Highway #7 and Bradwick Drive; and
2. That staff report back with the findings of the Region of York to a future Committee of the Whole meeting.

Economic Impact

N/A.

Purpose

To deal safety concerns at the intersection of Highway #7 and Bradwick Drive.

Background - Analysis and Options

My office is in receipt of a petition from area businesses and employees of area businesses with regards to a request for a traffic signal at the intersection of Highway #7 and Bradwick Drive. Complainants have expressed a safety concern with this intersection, citing that making left hand turns from Bradwick Drive onto Highway #7 is dangerous for motorists during peak travel times.

Complainants have also stated that they have witnessed several traffic accidents at this intersection over the past three years, and that these accidents may have been prevented with a traffic signal. Complainants have also pointed out that this is the only intersection on Highway #7 for several kilometers that does not have a signalized intersection.

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.

Conclusion

In light of ongoing safety concerns at the intersection of Bradwick Drive and Highway #7, it would be appropriate to have the Region of York investigate the need for a traffic signal at the intersection of Highway #7 and Bradwick Drive.

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Item 6, CW Report No. 1 – Page 2

Attachments

1. Petition for installation of above-noted traffic signal.

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 7, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

7

REQUEST FOR STAFF ATTENDANCE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Shefman, dated January 22, 2007:

Recommendation

Councillor Shefman respectfully requests that Parks and By-law staff attend a community meeting being held on February 28, 2007 at 7:00 p.m. at the Thoreau MacDonald House to receive resident input regarding the feasibility of future upgrades and enhanced safety measures for Hefill Park located in Ward 5.

Economic Impact

N/A

Background – Analysis and Options

The above-mentioned meeting will allow local residents to discuss any concerns with staff in the company of the local Councillor.

Purpose

To obtain further input from local residents on the current and future status of the above mentioned local community park.

Relationship to Vaughan Vision

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

Conclusion

It is appropriate for staff to be aware of the views of local residents in respect to neighbourhood issues.

Attachments

none

Report prepared by:

Debi Traub, Council Executive Assistant

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Item 8, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

8 **WORTH BOULEVARD – NO PARKING PROHIBITION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated January 22, 2007:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That a No Parking prohibition be installed between the north and south property lines of Ventura Park Public School on the west side of Worth Boulevard.

Economic Impact

The cost to install “No Parking” signs is provided for in current Operating Budgets. The ongoing costs to maintain the signs would be an impact to future Operating Budgets.

Purpose

To control parking and traffic issues on Worth Boulevard in front of the school zone.

Background - Analysis and Options

Residents have been in contact with my office to complain of vehicles parking on both sides of Worth Boulevard during school drop-off and pick-up times and on Sunday mornings, when special classes are offered at the school. Often, vehicles park for a length of time, and vehicles are often double-parked, thus impeding traffic flow and endangering the safety of the school children, other pedestrians, and homeowners looking to exit their driveways on the west side of Worth Boulevard. Additionally, the school is advertising for additional dance classes on Saturday nights, which will create a parking issue seven days per week.

No Parking prohibitions on the west side of Worth Boulevard, between the north and south property lines of Ventura Park Public School, will still allow parents to drop off or pick up their children, but will also allow the City to monitor and enforce any illegal parking taking place, thereby easing traffic flow and creating a safer environment around the school zones.

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.

Conclusion

In response to concerns outlined by area residents, and in order to maintain community safety, it is recommended that above-noted No Parking prohibitions be installed at the specified location.

Attachments

None

Report prepared by:

Cindy Furfaro-Benning, Council Executive Assistant

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Item 9, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2007, as follows:

By receiving the written submission from Mr. Paul De Buono, Vaughan Watch Inc., 14-3650 Langstaff Road, Suite 391, Vaughan, L4L 9A8, dated January 29, 2007.

9 PREQUALIFICATION OF GENERAL LANDSCAPE CONTRACTORS

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated January 22, 2007, be approved;
- 2) That the prequalification document include the disclosure declaration; and
- 3) That the deputation of Mr. Paul De Buono, Vaughan Watch Inc., 9983 Keele Street, Suite 105, Vaughan, L6A 3Y5, be received.

Recommendation

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

1. That Council approve the process for prequalification of general landscape contractors for the construction and renovation of various parks and open spaces in the City of Vaughan.

Economic Impact

Utilization of pre-qualified Contractors may result in cost savings to the City of Vaughan.

Purpose

The purpose of this report is to receive Council approval of the prequalification process whereby general landscape contractors for the construction and renovation of various parks and open spaces in the City of Vaughan will be determined.

Background - Analysis and Options

On May 9, 2005 Council directed staff to develop a list of qualified landscape contractors through a prequalification process to bid on the construction and renovation of various parks and open spaces in the City of Vaughan.

Research into other GTA municipalities shows that they utilize the contractor pre-qualification process. Staff have consulted with the Town of Markham, Town of Richmond Hill, and the City of Brampton regarding their current prequalification process and evaluation criteria. Reference material has also been collected from Landscape Ontario.

The prequalification process will be open to any general landscape contractor that wishes to submit required documentation. This request for prequalification will be advertised in the Daily Commercial News (DCN), on the Electronic Tendering Network (ETN), and in the Vaughan City page in accordance with the Purchasing Department's procedures. The document that the general landscape contractors must complete is the Canadian Construction Document 11 (CCDC 11-1996 (R2006) (refer to Attachment 'A'). In addition to the requirements of CCDC 11-1996 (R2006), through RPQ-07-017, the general landscape contractors will be asked to provide the following information:

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- a. Ability to meet bonding and insurance requirements;
- b. Experience constructing municipal parks and open space projects;
- c. Value and quality of relevant projects;
- d. Consultant and owner references on municipal park construction projects
- e. Proponent safety rating (CAD 7 or WSIB rating)
- f. Proponent health and safety policies

Proposals will be assessed on the basis of information provided by the Proponent at the time of submission and shall take into account subsequent interviews with the Proponent as may be required. The evaluation of the proposals will be conducted by an evaluation team or committee comprised of representatives assigned by the Commissioner of Community Services, relevant City department staff, and other such persons as may be selected by the City of Vaughan.

This prequalification of general landscape contractors will have a two (2) year duration and would be applied to various construction and renovation works included under the Parks Development Division and Parks Operations Capital Projects for 2007 and 2008. The Contractor Prequalification document will be issued in early 2007, and a listing of the successful landscape contractors is anticipated by early summer 2007. The list will be provided to Council that identifies the pre-qualified general landscape contractors once the prequalification process has been completed.

Relationship to Vaughan Vision 2007

The provision of a General Landscape Contractor Prequalification Document is consistent with Vaughan Vision as it provides effective and efficient delivery of services and helps to develop an effective service measurement system.

Conclusion

That Council approve the prequalification process whereby general landscape contractors for the construction and renovation of various parks and open spaces in the City of Vaughan will be determined.

Attachments

Attachment 'A' – Canadian Construction Documents Committee Document 11-1996 (R2006)
(5 pages total)

Report prepared by:

Stephanie Snow, Landscape Architect – Ext. 3210
Paul Gardner, Director, 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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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 10, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

10

OFF LEASH AREA

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated January 22, 2007, be approved;**
- 2) That Councillor Carella and Councillor Di Vona be appointed as Council representatives to the Off Leash Area Working Committee; and**
- 3) That the following deputations and petition be received:**
 - a) Ms. Deborah Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8;**
 - b) Ms. Susan Tam, 1 Lucerne Drive, Woodbridge, L4H 2Y4, on behalf of The Vaughan Dog Owners Group, and petition;**
 - c) Mr. Greg Preston, 353 Waterside Crescent, Maple, L6A 1V4;**
 - d) Ms. Mirella Chiappetta, 67 Agincourt Road, Woodbridge, L4L 2Z8; and**
 - e) Mr. Nick Pinto, 57 Mapes Avenue, Woodbridge, L4L 8R4, on behalf of West Woodbridge Homeowners Association.**

Recommendation

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

1. That the proposed location of an off leash area in the vicinity of Highway #7 and #27 within the hydro corridor not be pursued; and,
2. That Council directs staff to establish an Off Leash Area Working Committee that will provide assistance in the development of an off leash area; and,
3. That the Off Leash Area Working Committee be comprised of City of Vaughan residents as outlined in the Background section of this report; and,
4. That the Budget Committee considers a request for funding in the 2007 budget for \$80,000.00 for the establishment of an off leash area located centrally in the City of Vaughan.

Economic Impact

There will be an impact of approximately \$80,000.00 on the capital budget (taxation) should Council approve the capital funding request as part of the 2007 budget. Financial sponsorships secured by the Off Leash Area Working Committee may reduce this impact. If approved during the 2007 capital budget, an annual operating cost of \$5,000.00 will be required in the operating budget.

Purpose

The purpose of this report is to provide Council with a synopsis of comments resulting from the public consultation meeting on the implementation of an off leash dog area pilot project that was held January 10, 2007 at Woodbridge Memorial Arena and to seek approval to establish an Off Leash Area Working Committee.

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Background - Analysis and Options

At its May 23, 2006 meeting Council approved a recommendation by the Councillor of Ward 2, to direct staff to investigate all issues relating to the development of an off leash area in Ward 2 as a pilot project.

At its meeting of June 26, 2006, Council adopted a recommendation that staff be authorized to enter into discussions with Hydro regarding the development of an off leash area in the hydro corridor in the vicinity of Highway #7 in Ward 2 of the City of Vaughan.

At its meeting of December 18, 2006, Council deferred Clause 3 of Report No. 46, Item 3

“That pending Council approval of the Capital budget request, staff be authorized to enter into a lease agreement with Hydro One regarding developing a leash-free area within the Hydro corridor in the vicinity of Highway #7 & 27, in Ward 2 of the City of Vaughan”.

and directed staff to report back following a public consultation meeting regarding the implementation of an off leash dog area in Ward 2 within the Hydro corridor in the vicinity of Highway #7 and #27.

The public consultation meeting was held January 10, 2007 at Woodbridge Memorial Arena and approximately 100 residents attended the meeting. In addition to the attendees, “Vaughan Unleashed”, a local dog advocacy group submitted a letter of support with 370 names of residents in favour of an off leash area in Vaughan. The input and comments from the residents that attended the meeting varied, however, it was evident that the off leash dog area initiative is widely supported in principle within the City of Vaughan and the residents in attendance did not support the proposed location.

A summary of the comments follows:

Comments in Support of Off Leash Area

- residents can safely exercise and socialize their dogs locally
- safe fenced area
- costs for the implementation are reasonable with potential for corporate sponsorship
- reduced travel times to this location over neighbouring municipalities
- improve public safety, lowering potential conflict
- opportunity for education of Vaughan Dog owners by their peers
- sharing of knowledge and teaching of responsible dog ownership
- safe place for the elderly and disabled to let their dogs/companions run and exercise freely.
- social opportunity for owners
- addresses the needs of Vaughan dog owners
- good use for underutilized land
- equalize Vaughan with other GTA municipalities by providing off leash areas
- start changing opinions and behaviours about off leash areas
- implement user fees to assist in operational costs

Comments Not In Support of Off Leash Area

- hydro wires a perceived health and safety concern
- safety of children an perceived problem
- access and egress on Highway #7 will be difficult
- not part of multi-function park
- isolated location

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- industrial site may have environmental issues
- not attractive park setting
- not located centrally in Vaughan
- not lit for evening use (security concern)
- costs are high and should be used for more important City initiatives (garbage in parks)
- ongoing lease costs

Based on the comments, staff recommends that an “Off Leash Area Working Committee” be established to provide assistance in the development of an off leash area located within the City of Vaughan. The mandate of the committee may include, but not necessarily be limited to:

- liaison with City of Vaughan staff, local Ratepayer Associations and land owners to identify and assess potential sites,
- undertake feasibility studies,
- raise funding and in-kind donations from public and private entities, and,
- provide assistance in the development of an off leash area within the City of Vaughan

It is suggested that the Committee be comprised of the following representatives:

- City of Vaughan Council representatives (2)
- Members representing established dog owners groups (3)
- Community Representatives (5 total – 1 from each Ward). Individuals having expertise or background in the area of off leash area design/development, dog training/handling, animal health, or marketing/fundraising
- City of Vaughan staff (2) – One Parks / One By-Law

Relationship to Vaughan Vision 2007

The provision of an off leash area is consistent with Vaughan Vision as it acts to serve our citizens through the promotion of community safety, health, and wellness.

Conclusion

That the proposed location of an off leash area in the vicinity of Highway #7 and #27 within the hydro corridor not be pursued and that Council approve the formation of an Off Leash Area Working Committee to provide assistance in the development of an off leash area located within the City of Vaughan. The Committee will liaise with the City of Vaughan, local Ratepayer Associations and land owners to identify, assess and raise funding.

Attachments

- A. Correspondence from Vaughan Unleashed (Vaughan Dog Owners Group)

Report prepared by:

Melanie Morris, Landscape Technician, Parks Development – Ext. 3207
Stephanie Snow, Landscape Architect, Parks Development – Ext. 3210
Paul Gardner, Director, 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 11, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

11 **SIGNALIZED INTERSECTIONS – CREDITSTONE ROAD**
(Referred from the Council meeting of December 18, 2006)

The Committee of the Whole recommends:

- 1) That staff review and report back on the feasibility of implementing appropriate stop signs instead of traffic control signals at the subject intersections on Creditstone Road; and
- 2) That the following report of the Commissioner of Engineering and Public Works, dated December 11, 2006, be received.

Recommendation

Council, at its meeting of December 18, 2006, adopted the following:

That this matter be referred to the Committee of the Whole meeting of January 22, 2007.

Report of the Commissioner of Engineering and Public Works, dated December 11, 2006

Recommendation

The Commissioner of Engineering and Public Works recommends:

That traffic control signals not be installed at the four subject intersections on Creditstone Road at:

1. MacIntosh Boulevard
2. Pippin Road
3. Edilcan Drive
4. Locke Street

Economic Impact

Not Applicable.

Purpose

To review the feasibility of implementing traffic control signals at four intersections on Creditstone Road, in response to direction from Council.

Background - Analysis and Options

At its meeting on September 25, 2006 Council directed:

- “1. That staff investigate the need for and feasibility of a signalized intersection at Creditstone Road and MacIntosh Boulevard;
2. That staff investigate the need for and feasibility of a signalized intersection at Creditstone Road and Pippin Road;
3. That staff investigate the need for and feasibility of a signalized intersection at Creditstone Road and Edilcan Drive;

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4. That staff investigate the need for and feasibility of a signalized intersection at Creditstone Road and Locke Street; and
5. That staff report to a future Committee of the Whole meeting in December 2006 with their findings.”

Creditstone Road is an urbanized industrial roadway with pavement widths ranging from 11.5 to 14.0 metres between Highway 7 and Locke. The speed limit on Creditstone Road is a statutory 50 km/h. The other intersecting roadways are all designed to our industrial roadway standard with a statutory speed limit of 50 km/h. The area is shown on Attachment No. 1.

Turning movement counts were conducted on Tuesday, November 14, 2006 at the four subject intersections during peak travel periods. The traffic counts were conducted from 7:00 am to 9:00 am, 11:00 am to 2:00 pm and 3:00 pm to 6:00 pm. On the day of the traffic studies the weather was clear and the roads were dry. The collected traffic volumes compared to the Provincial Warrant for Traffic Signal Installation are as shown below.

Creditstone Road and MacIntosh Boulevard

- Warrant 1 – Minimum Vehicular Volumes Warranted 25%
- Warrant 2 – Delay to Cross Traffic Warranted 25%
- Warrant 3 – Accident Experience Warranted 0%

Creditstone Road and Pippin Road

- Warrant 1 – Minimum Vehicular Volumes Warranted 54%
- Warrant 2 – Delay to Cross Traffic Warranted 62%
- Warrant 3 – Accident Experience Warranted 6%

Creditstone Road and Edilcan Drive

- Warrant 1 – Minimum Vehicular Volumes Warranted 44%
- Warrant 2 – Delay to Cross Traffic Warranted 55%
- Warrant 3 – Accident Experience Warranted 0%

Creditstone Road and Locke Street

- Warrant 1 – Minimum Vehicular Volumes Warranted 40%
- Warrant 2 – Delay to Cross Traffic Warranted 56%
- Warrant 3 – Accident Experience Warranted 0%

For a traffic signal control to be warranted, one or more of the 3 warrants must be satisfied 100% or more. The results of the turning movement counts do not meet the requirements of the Provincial Warrant for Traffic Signal Installation. The above results reflect the highest eight peak traffic hours at the intersections.

There is also Warrant 4 – Combination Warrant which may be used if no individual warrants are satisfied 100%, in which two warrants satisfying 80% or more could warrant the installation of a traffic signal. At all four intersections, Warrant 4 does not meet requirements.

Relationship to Vaughan Vision 2007

This traffic study is consistent with Vaughan Vision 2007 as to ensure enhanced safety standards are incorporated in community designs (1.1.2).

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

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Conclusion

Based on staff's review, it is recommended that traffic signals controls not be installed at any of the four subject intersections on Creditstone Road.

Attachments

1. Location Map

Report prepared by:

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

MR: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

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 12, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

**12 MISTY MEADOW DRIVE AND TWINBERRY CRESCENT/IRISH MOSS COURT
PROPOSED ALL-WAY STOP CONTROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 22, 2007:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control not be installed at the intersection of Misty Meadow Drive and Twinberry Crescent/Irish Moss Court.

Economic Impact

Not Applicable.

Purpose

To review the feasibility of installing an all-way stop control at the intersection of Misty Meadow Drive and Twinberry Crescent/Irish Moss Court, as directed by Council.

Background - Analysis and Options

At its June 26, 2006 meeting, the Committee of the Whole recommended:

- “1. That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 19, 2006 be approved;**
- 2. That staff review the feasibility of installing a four-way stop at Misty Meadow Drive and Twinberry Crescent; and**
- 3. That the deputation of Ms. Jenny Fiorini, 62 Misty Meadow Drive, Woodbridge, L4L 3V7, be received.”**

Misty Meadow Drive is a two-lane, local roadway with a 20.0 metre right-of-way and an existing speed limit of 40 km/h. Twinberry Crescent is a two-lane, local roadway with 20.0 metre right-of-way and a statutory speed limit of 50 km/h. Irish Moss Court is a two-lane, residential court with a 17.0 metre right-of-way and a statutory speed limit of 50 km/h. (See Attachment No. 1).

Staff conducted a traffic study on Wednesday, September 20, 2006 to determine the feasibility of implementing an all-way stop control at the intersection of Misty Meadow Drive and Twinberry Crescent/ Irish Moss Court. Traffic volumes were collected during the peak time periods of 7:00 a.m. to 9:00 a.m., and 4:00 p.m. to 6:00 p.m. On the day of the study, the weather was sunny and a few cloudy periods. The data collected was compared to the Provincial Warrant for All-way Stop Control with the following results:

- | | | | |
|---|---------------------------------------|-----------|-----|
| • | Warrant 1 – Minimum Vehicular Volumes | Warranted | 41% |
| • | Warrant 2 – Collision Hazard | Warranted | 0% |
| • | Warrant 3 – Sight Restriction | Warranted | 0% |

CITY OF VAUGHAN

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All-way stop controls are recommended when one of the above warrants are satisfied 100% or more. Existing traffic volumes fulfill 41% of the warrant requirements. There have been no vehicle collisions at this intersection susceptible to prevention by an all-way stop control over the last twelve-month period. There are no sight distance restrictions at this intersection. Based on this review, staff does not recommend the implementation of an all-way stop control for the intersection of Misty Meadow Drive and Twinberry Crescent/ Irish Moss Court.

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 safety (1.1.3).

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

Conclusion

Based on this review, an all-way stop control for the intersection of Misty Meadow Drive and Twinberry Crescent/ Irish Moss Court is not recommended.

Attachments

1. Location Map

Report prepared by:

Tim Apostolopoulos, Traffic Analyst, Ext. 3120

Mike Dokman, Supervisor, Traffic Engineering, Ext. 3118

TA: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

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 13, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

**13 ROYAL PINE AVENUE AND FOREST FOUNTAIN DRIVE
PROPOSED ALL-WAY STOP CONTROL**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 22, 2007:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control be installed at the intersection of Royal Pine Avenue and Forest Fountain Drive.

Economic Impact

The cost to install the stop signs and pavement markings would be an initial impact on the 2007 Operating Budget, and the costs to maintain the signs and pavement markings would have an impact to future Operating Budgets.

Purpose

To review the feasibility of implementing an all-way stop control at the intersection of Royal Pine Avenue and Forest Fountain Drive, in response to a request from a local resident.

Background - Analysis and Options

A request has been received to review the traffic activity at the intersection of Royal Pine Avenue and Forest Fountain Drive. Royal Pine Avenue is a local roadway with a 17.5 metre right-of-way. Forest Fountain Drive is a local roadway with a 20.0 metre right of way. The existing stop controls are located on Royal Pine Avenue. The area is shown in Attachment No.1.

Staff conducted a turning movement count on Tuesday, November 28, 2006, at the intersection of Royal Pine Avenue and Forest Fountain Drive during the morning and afternoon peak time periods of 7:00 a.m. to 9:00 a.m., and 4:00 p.m. to 6:00 p.m. On the day of the traffic study the weather was sunny and clear. The data collected was compared to the Provincial Warrant for All-Way Stop Control with the following results:

• Warrant 1 – Minimum Vehicular Volumes	Warranted	90%
• Warrant 2 – Accident Hazard	Warranted	0%
• Warrant 3 – Sight Restriction	Warranted	0%

All-way stop controls are recommended when one of the above warrants are satisfied to 100% or more. There have been no reported collisions from June 2005 through to June 2006 at this intersection susceptible to prevention by implementing all-way stop control. There are no site restrictions at this intersection. According to the results above, this intersection does not meet the minimum requirements of the warrant.

Staff however believes it would be beneficial to install an all-way stop control at the intersection of Royal Pine Avenue and Forest Fountain Drive. The warrant requires 120 vehicles from the side street. Staff recorded 108 vehicles entering the intersection from the side street, only 12 vehicles below the criteria in the All-Way Stop Warrant. Since the 12 vehicles to meet the warrant could be met at anytime it would be beneficial to install the all-way stop control at this time.

CITY OF VAUGHAN

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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.

Conclusion

Based on staff's review, it is recommended that all-way stop control be installed at the intersection of Royal Pine Avenue and Forest Fountain Drive.

Attachments

1. Location Map

Report prepared by:

Leslie Winfrow, Traffic Analyst, Ext. 3131
Mike Dokman, Supervisor Traffic Engineering, Ext. 3118

LW: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

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 14, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

14

**SOUTHVIEW DRIVE
PROPOSED MEDIAN**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 22, 2007, be approved; and
- 2) That staff be requested to enforce the 'No Stopping' prohibitions along Southview Drive and along Jardin Drive once implemented.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That this report be received for information regarding an intersection median to be installed at the intersection of Southview Drive at Jardin Drive;
2. That a 'No Stopping' prohibition be implemented on Southview Drive from Jardin Drive to a point 70 metres north of Jardin Drive;
3. That a 'No Stopping' prohibition be implemented on both sides of Jardin Drive from Keele Street to the east limit of Jardin Drive; and
4. That, subject to approval funds in the amount of \$5,000 be designated in the Draft 2007 Capital Budget for Traffic Calming for the installation of the intersection median.

Economic Impact

Installing the median would have an initial impact to the 2007 Traffic Calming Capital Budget of \$5,000. The on-going costs to maintain the median and signs would have an impact to future Operating Budgets.

The 'No Stopping' signs are already installed. The cost to maintain the signs would have an impact to future Operating Budgets.

Purpose

To review the feasibility of installing curb extension(s) on Southview Drive and Jardin Drive.

Background - Analysis and Options

At its meeting on September 11, 2006 Council directed:

- “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.”

CITY OF VAUGHAN

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Item 14, CW Report No. 1 – Page 2

Residents of Southview Drive are concerned that heavy trucks are parking on Southview Drive while the drivers go to the nearby fast food outlet. The facility is located on the northeast corner of Keele and Jardin Drive. Currently, there is a heavy truck prohibition on Southview Drive from Jardin Drive to Baldwin Avenue, and on Rockview Gardens Avenue from Baldwin Avenue to Keele Street. This area is shown in Attachment No. 1.

Currently, there are 'No Stopping' signs posted on Southview Drive from Jardin Drive to a point 70 metres north of Jardin Drive, and on Jardin Drive from Keele Street to east limit of Jardin Drive. There is currently no by-law in place for the 'No Stopping' prohibitions, however it would be beneficial to maintain and enforce the prohibition to prevent trucks from stopping on Southview Drive and on Jardin Drive.

As Jardin Drive is industrial in nature, it is not recommended to construct a curb extension on the south side of Jardin Drive at Keele Street. Larger trucks are to be provided with access to this area and should not be impeded in the process.

Staff investigated the possibility of a curb extension at the entrance to the residential neighbourhood on Southview Drive at Jardin Drive. Under the Fire code, it states that 6.0 metres of roadway width must be available for Fire Access. Therefore, staff cannot recommend installing a curb extension on the east and west sides of Southview Drive, north of Jardin Drive as it may impede the movement of emergency vehicles. However, staff believes that a more effective measure to prevent trucks onto this section of roadway would be to install an intersection median on Southview Drive north of Jardin Drive.

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.

Conclusion

Engineering staff have determined that it is more appropriate to install an intersection median on Southview Drive at Jardin Drive as opposed to curb extensions.

The estimated cost to install the median is approximately \$5,000, and if approved by Council, funds should be designated in the Draft 2007 Traffic Calming Budget for this purpose.

Attachments

1. Location Map

Report prepared by:

Leslie Winfrow, Traffic Analyst, ext. 3131
Mike Dokman, Supervisor Traffic Engineering, ext. 3118

LW: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

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 15, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

15

**HILDA AVENUE AND JONATHAN GATE
"NO RIGHT TURN ON RED" PROHIBITION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 22, 2007:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That a northbound "No Right Turn On Red" turn prohibition be implemented at the intersection of Hilda Avenue and Jonathan Gate.

Economic Impact

The cost to install the regulatory sign will be an initial impact on the 2007 Operating Budget. The on-going costs to maintain the sign would have an impact to future Operating Budgets.

Purpose

To review the feasibility of implementing a northbound "No Right Turn On Red" prohibition on Hilda Avenue at Jonathan Gate, as requested by an area resident.

Background - Analysis and Options

Engineering staff received a request to review the intersection of Hilda Avenue and Jonathan Gate with regards to northbound vehicles turning right on the red signal. There is an existing intersection pedestrian signal and school crossing located on the south approach of the above-mentioned intersection. School children residing east of Hilda Avenue utilize the pedestrian signal on a daily basis to-and-from Yorkhill Elementary School and Bishop Scalabrini Catholic School. (See Attachment No. 1).

Staff conducted a traffic study on Tuesday, December 12, 2006 from 3:15 p.m. to 4:15 p.m. During the study, a total of 155 pedestrians crossed Hilda Avenue at the pedestrian signal. Only one northbound vehicle completed a right-hand turn while the traffic signal was red.

Typically, the observance of only one vehicle executing a right-turn on red would not justify the installation of a turning prohibition. However, staff believes it would be beneficial to implement a northbound "No Right Turn On Red" prohibition at the intersection of Hilda Avenue and Jonathan Gate due to the high number of pedestrians, school children in particular, crossing Hilda Avenue at this location.

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.

Conclusion

Based on this review, it is recommended to install a northbound "No Right Turn On Red" prohibition on Hilda Avenue at Jonathan Gate.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 15, CW Report No. 1 – Page 2

Attachments

1. Location Map

Report prepared by:

Tim Apostolopoulos, Traffic Analyst, Ext. 3120

Mike Dokman, Supervisor, Traffic Engineering, Ext. 3118

TA: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

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 16, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

16

**JULES AVENUE
TRAFFIC CALMING MEASURES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 22, 2007:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That traffic calming measures not be installed on Jules Avenue.

Economic Impact

Not Applicable.

Purpose

To investigate the feasibility of installing traffic calming measures on Jules Avenue, in response to Council direction.

Background - Analysis and Options

At its meeting on September 25, 2006 Council directed:

“Councillor Tony Carella recommends that appropriate staff be directed to conduct a traffic study of Jules Avenue between Jeanne Drive and Riverview Avenue, in response to the petition of area residents; and to make recommendations to address their concerns.”

Jules Avenue is a local road with a 20 metre right-of-way with 9 metres of pavement travel width. The speed limit on Jules Avenue is posted at 40 km/h. (See Attachment No. 1). Staff conducted a radar study on Jules Avenue in the morning on Tuesday, November 7, 2006, and in the evening on Monday, November 13, 2006. The weather was overcast on both days. The collected speeds are summarized in the table below:

Direction	Morning	Evening	# of Vehicles
Northbound	44 km/h	45 km/h	66
Southbound	45 km/h	46 km/h	50

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

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

The posted speed limit is less than 50 km/h. However, the average speed is not 10 km/h higher than the speed limit, and Jules Avenue has been indicated as a primary emergency response route by Vaughan Fire & Rescue Services. Based on the above criteria, the warrant for the installation of speed humps on Jules Avenue is not met.

CITY OF VAUGHAN

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There has been one collision on Jules Avenue from June 1, 2005 through to June 30, 2006, the most recent year that collision data is available. The collision was a single motor vehicle collision where the driver lost control of the vehicle. The investigating officer indicates that the vehicle was traveling at 50 km/h.

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 Jules Avenue staff 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 Jules Avenue 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.

Conclusion

Based on staff's review, it is recommended that traffic calming measures not be installed on Jules Avenue.

Attachments

1. Location Map

Report prepared by:

Leslie Winfrow, Traffic Analyst, ext. 3131
Mike Dokman, Supervisor, Traffic Engineering, ext. 3118

LW: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

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 17, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

**17 LOAD RESTRICTION BY-LAW ON BRIDGE NO. 014401, HUMBER RIVER,
KING-VAUGHAN ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 22, 2007:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That a by-law be enacted for the existing concrete bridge being Bridge No. 014401, Humber River on King-Vaughan Road approximately 1.0 km west of Kipling Avenue to limit the loading to 12 tonnes; and
2. That the by-law be in effect for the statutory period of 2 years.

Economic Impact

There is no additional economic impact to the City of Vaughan as the necessary resources have been allocated and approved.

Purpose

To pass a by-law to impose a load restriction on an existing concrete bridge for a period of 2 years in accordance with regulations under the Highway Traffic Act (Section 123(2)) and the Bridges Act (Section 2).

Background - Analysis and Options

The Humber River Bridge in Lot 35, Concession VIII (Bridge No. 014401) is located on King-Vaughan Road over the Humber River approximately 1.0km west of Kipling Avenue. (See Attachment No.1).

The existing bridge was constructed in 1920 and is a 13.7m single span earth filled concrete arch bridge with a concrete deck and surface treated wearing surface. The bridge provides a roadway width of 3.7m and accommodates a single lane for 2-way vehicular traffic.

Regulations under the Highway Traffic Act (Section 123(2)) and the Bridges Act (Section 2) requires the City to ensure that their bridges are kept safe and in good repair. This has to be done through the performance of regular structure inspections (every 2 years) in accordance with the Ontario Structure Inspection Manual. Also under these regulations, municipalities are still responsible for passing load limit bylaws. In place of the Ministry of Transportation of Ontario review, engineering recommendations to support the load limit and the duration for which it is valid, must now be stamped by two professional engineers.

Based on our most recent inspection of the structure, circa 2006, completed by Totten Sims Hubicki Associates, the 12 tonne load limit currently posted is recommended to remain in effect.

The current By-law expired in November of 2006 and a new by-law is required for it's renewal.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 17, CW Report No. 1 – Page 2

Relationship to Vaughan Vision 2007

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

Conclusion

A load limit by-law is required to renew a load restriction of 12 tonnes for a period of 2 years in accordance with regulations under the Highway Traffic Act (Section 123(2) and the Bridges Act (Section 2).

Attachments

1. Location Map

Report prepared by:

Denny S. Boskovski, C.E.T., Supervisor, Infrastructure Management, extension 3105

DB: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

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 18, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

18 TENDER AWARD – T06-183 HAULAGE AND DISPOSAL OF VARIOUS WASTE MATERIAL

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated January 22, 2007:

Recommendation

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

1. That the contract for Tender T06-183 Haulage and Disposal of Various Waste Material be awarded to Rafat General Contracting Inc.; and
2. That the Mayor and Clerk be authorized to sign the necessary documents.

Economic Impact

Based on the prices submitted by the low bidder, the annual cost of hauling and disposal of waste materials created by the various divisions in the Works Department is approximately \$263,696.20. Over the 4 year life of this contract (2 years + 2 one year optional extensions), the estimated potential value of this contract is approximately \$1,054,784; however, the actual value will vary with the amount of material generated and the specific types of materials disposed of.

Through the various Operating Budget accounts for the Public Works Department, there is sufficient funding to meet the estimated costs for disposing of the various waste materials.

Purpose

The purpose of this report is to award contract T06-183 for the Haulage and Disposal of Various Waste Material.

Background - Analysis and Options

The various Public Works' activities generate large amounts of waste materials. These wastes include: soil, dry excavated materials, wet partially decanted material, street sweepings, as well as other various materials resulting from normal repair/maintenance activities throughout the City.

Historically, City trucks delivered loads of clean fill material and top soil to the City of Toronto's landfill site (KeeleValley Landfill). After the closure of this site, the material was sent to Vaughan Landfill, a local licensed clean fill site, until it ceased operation in 2003. Since then, Public Works has relied on private disposal services to handle these materials.

Previously, tender T06-067 was called for this work, and closed on June 12, 2006. The original tender was advertised in the Vaughan Citizen (City Page) the Electronic Tendering Network (ETN), and the Ontario Public Buyers Association (OPBA). A total of twelve documents were picked up from the Purchasing Department, with a total of three bids submitted. The Purchasing Services Department declared all three received bids non-compliant due to the failure of providing proper documentation at time of submission. Accordingly, new Tender documents with revised specifications were prepared.

CITY OF VAUGHAN

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Item 18, CW Report No. 1 – Page 2

A new tender, Tender T06-183, was advertised on November 16, 2006 in the Vaughan Citizen, OPBA, and on the Electronic Tendering Network (ETN), and also in the Tandem on November 19, and closed on December 5, 2006. A total of twelve documents were picked up from the Purchasing Department, with a total of seven bids submitted.

The following table outlines the results of the tender opening:

BID RESULTS FOR T06-183 HAULAGE AND DISPOSAL OF VARIOUS WASTE MATERIAL		
Bid Rating	Contractor	Total estimated annual cost, including G.S.T.
1.	Rafat General Contracting Inc., Concord, ON	\$ 263,696.20
2.	U-Pak Disposal Limited, Etobicoke, ON	\$ 311,746.00
3.	Canadian Waste Management, Mississauga, ON	\$ 314,337.00
4.	National Waste Service, Ajax, ON	\$ 345,872.70
5.	Waste Services Inc., Brampton, ON	\$ 458,545.40
6.	Waste Container, Scarborough, ON	Disqualified
7.	Lotto Sanitation Inc., Bradford, ON	Disqualified

Following review by Purchasing Services, two bids were determined to be incomplete and were disqualified.

The contract is for a two year term with two additional one year optional extension periods based on the City of Vaughan's satisfaction with the contractor's performance, and the approval of funding.

All material must meet the Ministry of the Environment of Ontario Regulation 347 classification criteria and must be free of hazardous contamination. Some materials may require haulage and disposal at an approved licensed clean fill site or to an approved disposal facility which accepts various regulated waste material. Various other types of waste were also listed in the provisional items section and may be required as needed. Some examples of these materials are: tires, scrap metal, waste asphalt and concrete.

Typically, a contractor is required to possess a valid Provisional Certificate of Approval (C of A) from the Ministry of Environment for transportation of non-hazardous solid waste material to fulfill this contract. Staff verified that the lowest bidder is compliant with this requirement. Staff have also checked the bids for mathematical errors and checked references. Rafat General Contracting has been used by the Public Works Department to haul various waste materials in the past, to the staff's satisfaction.

Based on the bid prices, and compliance with the MOE requirements, it would be appropriate to award contract T06-183 to Rafat General Contracting Inc.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and complies with Vaughan Vision 2007, specifically A-2, "Promote Community Safety, Health and Wellness", and A-3, "Safeguard Our Environment"..

Conclusion

Based on prices submitted, and the lowest bidder's compliance with the C of A requirement, it is recommended that the contract T06-183 for Haulage and Disposal of Various Waste Material be awarded to Rafat General Contracting Inc. of Concord, Ontario.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 18, CW Report No. 1 – Page 3

Attachments

N/A

Report prepared by:

Tina Di Biase
Technical Co-ordinator

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 19, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

19

**MELVILLE AVENUE AND CUNNINGHAM DRIVE
SURVEY FROM DIVINE MERCY CATHOLIC SCHOOL**

The Committee of the Whole recommends:

- 1) That this matter be deferred pending a meeting with local residents and area schools to review the issues identified and that staff report back to a future Committee of the Whole meeting;
- 2) That the deputation of Mr. Opiyo Oloya, Principal, Divine Mercy Catholic Elementary School, 251 Melville Avenue, Maple, L6A 1Z1, be received; and
- 3) That the petition by area residents, submitted by Councillor Meffe, be received.

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. The existing school crossing guard on the south side of the Melville Avenue and Cunningham Drive intersection be relocated to the west side of the Melville Avenue and Cunningham Drive intersection.
2. The need for an additional crossing guard for St. Veronica Catholic Elementary School be referred to the first 2007 meeting of the Council/School Board Liaison Committee.

Economic Impact

There is no economic impact to relocating the existing school crossing guard from the south leg to the west leg of the Melville Avenue and Cunningham Drive intersection.

Purpose

To report on the feasibility to maintain the existing school crossing guard for the Melville Avenue and Cunningham Drive intersection (south side), in response to surveys received from the Principal of Divine Mercy Catholic School.

Background - Analysis and Options

Staff received completed surveys from the Principal of Divine Mercy Catholic school to maintain the existing school crossing guard at the intersection of Melville Avenue and Cunningham Drive (south side). A total of 272 signatures were collected on separate survey pages and returned to Divine Mercy Catholic School.

The existing guard is in place from 7:30 a.m. to 9:00 a.m., and 2:30 p.m. to 4:00 p.m.. Divine Mercy Catholic Elementary School is located on the south-east corner of Melville Avenue and Cunningham Drive, and Michael Cranny Public Elementary School is located on the north-east corner of Melville Avenue and Roseheath Drive. (See Attachment No. 1 for the area network).

Council has approved the installation of a new pedestrian signal to be located at the existing raised crosswalk on Melville Avenue located approximately mid-way between Cunningham Drive and Carron Avenue. Installation and activation of the pedestrian signal will be early 2007. (Refer to Council Report, October 17, 2005, Attachment No. 2).

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With the completion of the pedestrian signal, the existing school crossing guard at Melville Avenue and Carron Avenue will be relocated to the signal location. The crossing guards on the south and west sides of Melville Avenue at Roseheath Drive will remain in place.

Annual School Crossing Guard Review

Engineering staff have started to conduct a review of school crossing guard locations and annually select 25 locations to study. The 2006 review (refer to Council Report, June 26, 2006 as Attachment No. 3) recommended that the Melville Avenue and Cunningham Drive guard be relocated to a NEW school, St. Veronica Catholic Elementary School (Fossil Hill Road and Maria Antonio Road). This report was referred to the Fall, 2006 Council/School Board Liaison Meeting. The final decision with respect to the relocation of the school crossing guard from Melville Avenue and Cunningham Drive has been deferred to the first 2007 meeting of the Council/School Board Liaison Committee.

Per the request, Staff undertook a turning movement count on Wednesday, November 15, 2006 at the Melville Avenue and Cunningham Drive intersection. The pedestrians crossing from 7:30 a.m. – 9:00 a.m. and 3:00 p.m. – 4:00 p.m. are summarized below:

	North Side	South Side	East Side	West Side
7:30 a.m. – 9:00 a.m.	7	82	13	53
3:00 p.m. – 4:00 p.m.	4	183	34	94

A school crossing guard is recommended in accordance with the Council approved warrant when the number of unassisted children crossing the road exceeds 50 in the peak hour. Based on the traffic study and warrant, staff recommended that a new school crossing guard be implemented on the west side of the Melville Avenue and Cunningham Drive intersection.

The pedestrians crossing on the south side (82 in the A.M. period, and 183 in the P.M. period) will be serviced by the new pedestrian signal.

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.

Conclusion

Based on a review, staff recommends that the existing crossing guard be relocated from the south leg to the west leg of the Melville Avenue and Cunningham Drive intersection. Further, the need for an additional crossing guard at St. Veronica Catholic Elementary School be referred to the first 2007 Council/School Board Liaison Meeting.

Attachments

1. Location Map
2. Council Extract - Item 17, Report No. 54, October 17, 2005
3. Council Extract - Item 26, Report No. 37, June 26, 2006

Report prepared by:

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

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MR: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.)

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Item 20, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2007, as follows:

By approving that staff proceed with the additional separate flyer in accordance with the memorandum from the Manager of Property Tax and Assessment, dated January 29, 2007.

20

INTERIM PROPERTY TAX LEVY FOR 2007

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Financial Services, dated January 22, 2007, be approved; and
- 2) That staff review opportunities to amend the tax bills to reflect the following:
 - 1) City of Vaughan Services – February installment
 - 2) School Board Services / Bill 1 – March installment
 - 3) School Board Services / Bill 2 – April installment
 - 4) York Region / Bill 1 – July installment
 - 5) York Region / Bill 2 – August installment
 - 6) GTA Tax Pooling – September installment.

Recommendation

The Director of Financial Services, in consultation with the Manager of Property Tax & Assessment recommends:

That a by-law be prepared to levy interim property taxes for 2007, with three installments due in March, April and May for all property classes.

Economic Impact

The issuance of an interim property tax levy provides the necessary cash flow to meet the City's own needs and its financial obligations to the Region of York and the Province of Ontario for education purposes.

Purpose

The purpose of this report is to inform Council on the issuance of the interim property tax bills for 2007 to all property classes, under the authority of section 317 of the *Municipal Act, 2001*, as amended.

Background - Analysis and Options

The issuance of an interim property tax levy provides funds for the City to meet day-to-day operating and capital financial obligations.

As noted above the interim levy will be due in three equal installments in March, April and May. Taxpayers enrolled in the pre-authorized payment plan will have withdrawals made on the first banking day of each month from January to November.

In accordance with current Provincial legislation, the amount levied by subject to the following rules:

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1. The amount levied on a property shall not exceed 50% of the total taxes levied on the property for the previous year.
2. A tax rate, based on 50% of the 2006 rates, will be used to calculate the levy.
3. For the purpose of calculating the total amount of taxes for the previous year, any amount levied for only part of the year will be annualized.
4. For new property assessments added to the roll for the 2007 taxation year, the levy will be 50% of the 2006 tax rate applied to the 2007 assessment.
5. The interim levy for properties in the commercial, industrial and multi-residential classes (capped classes) will include an amount equal to 50% of the 2006 capping adjustment.

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 interim levy will produce total property tax revenue of approximately \$251 Million based on taxable assessment of approximately \$40 Billion. These interim funds are raised for the City's, Region of York's and School Boards' operational purposes.

Attachments

None

Report prepared by:

Maureen E. Zabiuk, A.I.M.A., AMTC
Manager of Property Tax & Assessment
Ext: 8268

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Item 21, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

21

**VAUGHAN PUBLIC LIBRARY BOARD APPOINTMENTS
2006-2010 TERM OF OFFICE**

(Referred from the Council meeting of December 18, 2006)

The Committee of the Whole recommends that applications for appointment be considered at the Committee of the Whole (Closed Session) meeting of January 22, 2007, and that the Committee of the Whole (Closed Session) recommendation be forwarded to the Council meeting of January 29, 2007.

Please refer to Item 10, Report No. 2, of the Committee of the Whole (Closed Session) for the staff report and disposition of this matter.

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Item 22, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2007, as follows:

By receiving the written submission from Ms. Susan Kadis, Thornhill M.P., 7670 Yonge Street, Unit #10, Thornhill, L4J 1W1, dated January 22, 2007.

22

**PROCLAMATION REQUEST –
BLACK HISTORY MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated January 22, 2007:

Recommendation

The City Clerk recommends:

- 1) That February 2007 be proclaimed as “**Black History 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.

Purpose

To respond to the request received from the President of the Ontario Black History Society and from the Co-Chair Thornhill African Caribbean Canadian Association.

Background - Analysis and Options

The correspondence received from the President of the Ontario Black History Society, dated December 7, 2006, and from the Co-Chair Thornhill African Caribbean Canadian Association, dated December 18, 2006, is attached (Attachments #1 and #2).

In 2006 the City of Vaughan declared February 2006 as Black History Month following a request received from the Thornhill African Caribbean Canadian Association.

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”.* Ontario Black History Society is a registered charity.

The Ontario Black History Society and the Thornhill African Caribbean Canadian Association have requested the City publicize this proclamation to acknowledge the contribution and value that citizens of African Caribbean Canadian descent make to the character of the city and to inform and empower all Canadians through the messages and activities of Black History Month. This year’s theme is inspired by the Abolition of Slavery Act in 1807. The Corporate Communications Department posts proclamations issued by the City on the City’s website under “Events – Proclamations”. Publishing proclamations on the City Page depends on space availability. Corporate Communications will, given sufficient lead-time, issue news releases in support of the proclamation.

Relationship to Vaughan Vision 2007

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

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

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Conclusion

Staff is recommending February 2007 be proclaimed as “Black History Month” and that the proclamation be posted on the City’s website and published on the City Page, space permitting.

Attachments

Attachment #1 - Correspondence from the Ontario Black History Society,
dated December 7, 2006

Attachment #2 Correspondence from the Thornhill African Caribbean Canadian Association,
dated December 18, 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.)

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 23, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

23

**PROCLAMATION REQUEST –
CANCER AWARENESS MONTH**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Clerk, dated January 22, 2007, be approved;
- 2) That staff review opportunities of providing support with respect to the upcoming events being organized, including the purchase of a corporate table for the “Gala to Cure Cancer” event; and
- 3) That the deputation of Mr. Peter Badali, Chair, Vaughan in Motion to Cure Cancer, 252 Butterfield Crescent, Maple, L6A 1L2, and written submission dated December 14, 2006, be received.

Recommendation

The City Clerk recommends:

- 1) That April 2007 be proclaimed as “**Cancer Awareness 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.

Purpose

To respond to the request received from Vaughan in Motion...Walk to Cure Cancer.

Background - Analysis and Options

The correspondence received from Vaughan in Motion... Walk to Cure Cancer, dated December 21, 2006, is attached (Attachment #1).

In 2006 the City of Vaughan declared April 2006 as Cancer Awareness Month following a request received from Vaughan in Motion...Walk to Cure Cancer.

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*”. The Canadian Cancer Society is a registered charity.

Vaughan in Motion...Walk to Cure Cancer is a not-for-profit corporation that organizes events to benefit the Canadian Cancer Society and over the past ten years have donated over \$400,000. to the Canadian Cancer Society. The Corporate Communications Department posts proclamations issued by the City on the City’s website under “Events – Proclamations”. Publishing proclamations on the City Page depends on space availability. Corporate Communications will, given sufficient lead-time, issue news releases in support of the proclamation.

Relationship to Vaughan Vision 2007

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

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Conclusion

Staff is recommending April 2007 be proclaimed as “Cancer Awareness Month” and that the proclamation be posted on the City’s website and published on the City Page, space permitting.

Attachments

Attachment #1 -Correspondence from Vaughan in Motion...Walk to Cure Cancer, dated December 21, 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.)

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Item 24, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

24 COUNCIL APPOINTMENTS TO VARIOUS COMMITTEES AND TASK FORCES

The Committee of the Whole recommends:

1) That Clauses 10, 11, 12 and 13 contained in the following report of the City Clerk, dated January 22, 2007, be approved;

2) That the following Council members be appointed to the Council/School Board Liaison Committee for the term 2006-2010:

Mayor Linda D. Jackson (ex-officio)
Councillor Tony Carella
Councillor Bernie Di Vona
Councillor Peter Meffe
Councillor Alan Shefman
Councillor Sandra Yeung Racco

3) That the following Council members be appointed to the Emergency Management Program Committee for the term 2006-2010:

Mayor Linda D. Jackson (ex-officio)
Regional Councillor Gino Rosati
Regional Councillor Joyce Frustaglio (alternate Regional Councillor)
Councillor Sandra Yeung Racco
Councillor Bernie Di Vona (alternate Local Councillor)

4) That the following Council members be appointed to the Hearing Committee for Licensing Matters for the term 2006-2010:

Mayor Linda D. Jackson (ex-officio)
Councillor Tony Carella
Councillor Peter Meffe
Councillor Alan Shefman
Councillor Sandra Yeung Racco

5) That the following Council members be appointed to the Highway 427 Extension Committee for the term 2006-2010:

Mayor Linda D. Jackson (ex-officio)
Regional Councillor Joyce Frustaglio
Councillor Tony Carella
Councillor Peter Meffe

6) That the following Council members be appointed to the Keele Valley Landfill Site Liaison Committee for the term 2006-2010:

Mayor Linda D. Jackson (ex-officio)
Regional Councillor Mario F. Ferri
Councillor Peter Meffe

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- 7) That the following Council members be appointed to the Spadina-York Subway Extension Committee for the term 2006-2010:
- Regional Councillor Mario F. Ferri
Councillor Sandra Yeung Racco
- 8) That the following Council members be appointed to the Environmental Task Force for the term 2006-2010:
- Mayor Linda D. Jackson (ex-officio)
Regional Councillor Joyce Frustaglio
Regional Councillor Mario F. Ferri
Councillor Alan Shefman
- 9) That the following Council members be appointed to the Asian Long-Horned Beetle Intergovernmental Task Force for the term 2006-2010:
- Mayor Linda D. Jackson
Regional Councillor Mario F. Ferri
Councillor Bernie Di Vona
- 10) That the following Council members be appointed to the Preservation of the Berton Artifacts and Memorabilia Steering Committee for the term 2006-2010:
- Mayor Linda D. Jackson
Councillor Peter Meffe
- 11) That the following Council members be appointed to the Vaughan Tourism Advisory Committee, for a two year term:
- Councillor Tony Carella
Councillor Bernie Di Vona
Councillor Sandra Yeung Racco
- 12) That the following Council members be appointed to the Vaughan Business Enterprise Centre Advisory Committee, for a two year term:
- Regional Councillor Gino Rosati
Councillor Bernie Di Vona
- 13) That the memorandum of the Director of Economic Development, dated January 19, 2007, be received; and
- 14) That the deputation of Ms. Deborah Schulte, 76 Mira Vista Place, Woodbridge, L4H 1V8, be received.

Recommendation

The City Clerk recommends:

That Council members be appointed to the following committees and task forces for the 2006-2010 term of council:

- 1) Council/School Board Liaison Committee;
- 2) Emergency Management Program Committee;

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- 3) Hearing Committee for Licensing Matters;
- 4) Highway 427 Extension Committee;
- 5) Keele Valley Landfill Committee;
- 6) Spadina-York Subway Extension Committee;
- 7) Environmental Task Force;
- 8) Asian Long-Horned Beetle Intergovernmental Task Force;
- 9) Preservation of the Berton Artifacts and Memorabilia Steering Committee;
- 10) That staff be directed to request the York Catholic District School Board, the York Region District School Board and Trustees of both school boards for their continued participation and representation on the Council/School Board Liaison Committee;
- 11) That staff be directed to request the Region of York, Town of Caledon, Region of Peel and City of Brampton for their continued participation and representation on the Highway 427 Extension Committee;
- 12) That staff be directed to request the Region of York, City of Toronto, County of Simcoe, York University, Universal Workers Union Local 183, Parc Downsview Park Inc, Carpenters & Allied Workers Local 27, York Region Transit Plan Committee, Smart Commute Association of Black Creek, City of Barrie and Go Transit for their continued participation and representation on the Spadina-York Subway Extension Committee; and
- 13) That staff be directed to request the City of Toronto, Ministry of Natural Resources, Canadian Food Inspection Agency and the Toronto and Region Conservation Authority for their continued participation and representation on the Asian Long-Horned Beetle Intergovernmental Task Force.

Purpose

The purpose of this report is to consider Council appointments to various committees and task forces.

Background - Analysis and Options

A summary of each committee and task force's mandate and Council appointments in the previous term, is provided below for information purposes.

Council/School Board Liaison Committee

The committee's mandate is to promote discussion on issues of mutual concern between representatives of the City of Vaughan, York Catholic District School Board and York Region District School Board.

The following Council members were appointed to the Council/School Board Liaison Committee for the 2003-2006 term of office:

Mayor Michael Di Biase (ex-officio)
Councillor Bernie Di Vona
Councillor Tony Carella
Councillor Peter Meffe
Councillor Sandra Yeung Racco

Emergency Management Program Committee (Statutory Committee)

The committee functions as an accountable body that guides and oversees the development, implementation and maintenance of the Emergency Management Program to improve public safety and create a disaster-resilient community.

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The following Council members were appointed to the Emergency Management Program Committee in May 2005:

Mayor Michael Di Biase (ex-officio)
Regional Councillor Linda Jackson
Regional Councillor Joyce Frustaglio (alternate Regional Councillor)
Councillor Alan Shefman
Councillor Sandra Yeung Racco (alternate Local Councillor)

Hearing Committee for Licensing Matters (Statutory Committee)

The purpose of this committee is to hear applications for the granting, suspension or revocation of licenses issued pursuant to the City's Licensing By-law.

The following Council members were appointed to the Hearing Committee for Licensing Matters in May 2005:

Councillor Tony Carella
Councillor Bernie Di Vona
Councillor Peter Meffe
Councillor Alan Shefman

Highway 427 Extension Committee

The committee's mandate is to promote the Highway 427 extension.

The following Council members were appointed to the Highway 427 Extension Committee for the 2003-2006 term of office:

Councillor Tony Carella
Mayor Michael Di Biase
Regional Councillor Joyce Frustaglio

Keele Valley Landfill Committee

The Keele Valley Landfill Site Liaison Committee is an ad hoc committee that retains the existing membership with the exception of Council representatives.

The following Council members were appointed to the Keele Valley Landfill Site Liaison Committee for the 2003-2006 term of office:

Mayor Michael Di Biase (ex-officio)
Councillor Peter Meffe
Regional Councillor Mario F. Ferri

Spadina York Subway Extension Committee

The Committee's mandate is to promote the Spadina-York Subway Extension.

The following Council members were appointed for the 2003-2006 term of office to represent the City of Vaughan:

Councillor Sandra Yeung Racco
Regional Councillor Mario F. Ferri

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(Note: Regional Councillor Joyce Frustaglio represented the Region of York and Mayor Michael Di Biase represented the Region of York and TRCA)

Environmental Task Force

The Task Force's mandate is to lead the City in environmental stewardship including providing assistance and advice on "green" improvements to municipal operations, promoting awareness and encouraging green or environmental practices in homes, work places and open spaces.

Council members appointed were:

Mayor Michael Di Biase (ex-officio)
Regional Councillor Joyce Frustaglio
Regional Councillor Mario F. Ferri
Councillor Alan Shefman

Asian Long-Horned Beetle Intergovernmental Task Force

The Task Force was struck in 2004 to address the Asian Long-Horned Beetle infestation with the recommendation that the Mayor and Local Councillor, Ward 3, be appointed to the task force.

Council members appointed were:

Mayor Michael Di Biase
Councillor Di Vona

(Note: Regional Councillor Mario F. Ferri represented the Region of York).

Preservation of the Berton Artifacts and Memorabilia Steering Committee

The Task Force's mandate includes the creation of a place to house some of the artifacts collected by Mr. Berton during his 55 years of residence in Kleinburg.

Council members appointed were:

Mayor Michael Di Biase
Councillor Peter Meffe

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set by Council as it serves our citizens and promotes community safety, health and wellness.

Conclusion

It is appropriate at this time to appoint Council members to the aforementioned committees and task forces for the 2006-2010 term of council.

Attachments

None

Report prepared by:

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

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Item 25, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

25 APPOINTMENTS TO STATUTORY AND NON-STATUTORY COMMITTEES

The Committee of the Whole recommends that applications for appointment be considered at the Committee of the Whole (Closed Session) meeting of January 22, 2007, and that the Committee of the Whole (Closed Session) recommendations be forwarded to the Council meeting of January 29, 2007.

Please refer to Item 11, Report No. 2, of the Committee of the Whole (Closed Session) for the staff report and disposition of this matter.

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Item 26, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

**26 DESIGNATION OF THE VILLAGE OF MAPLE AS A HERITAGE CONSERVATION DISTRICT
PURSUANT TO PART V OF THE ONTARIO HERITAGE ACT**

(Referred from the Council meeting of December 18, 2006)

The Committee of the Whole recommends:

- 1) That this matter be deferred to a future Committee of the Whole meeting to allow for the discussion between staff and a landowner on issues related to the proposed Heritage Conservation District and Plan, in accordance with the memorandum of the Commissioner of Planning, dated January 16, 2007; and
- 2) That the written submission of Ms. Vania Ottoborgo, History Hill Group, 8700 Dufferin Street, Vaughan, L4K 4S6, dated January 11, 2007, be received.

Council, at its meeting of December 18, 2006, adopted the following:

That this matter be referred to the Committee of the Whole meeting of January 22, 2007.

Report of the Commissioner of Planning, dated December 11, 2006

Recommendation

The Commissioner of Planning, in consultation with the Commissioner of Community Services and the Directors of Policy Planning Department and Recreation & Culture Department recommend approval of the following:

- 1) A by-law be enacted to designate the area shown on Attachment No. 2 as the Village of Maple Heritage Conservation District pursuant to subsection 41(1) of the Ontario Heritage Act;
- 2) A by-law be enacted to adopt the Village of Maple Heritage Conservation District Plan – Volume 3 (Attachment 4) as guidelines for property owners, City staff, advisory committees and Council when making decisions on matters referred to in Sections 41.2 and 42 of the Ontario Heritage Act;
- 3) That following the adoption of the Heritage Conservation District Plan by Council, the Policy Planning Department, in consultation with the Development Planning Department and the Cultural Services Department, proceed with a review of OPA No. 350 – Maple Community Plan, By-law 1-88 and the City's Sign By-law and bring back a further report(s) on required amendments to reflect the approved Heritage Conservation District for Council's consideration;
- 4) That staff prepare a report early in 2007 for Council's review on any required amendments to the Site Plan Control By-law and associated OPA's to include all properties within the Village of Maple Heritage Conservation District or within the area identified during the review of OPA 200 (Site Plan Control) as amended, for Council's consideration; and
- 5) That funding to hire a part-time Heritage Coordinator be considered in the 2007 Operating Budget.

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Economic Impact

In order to fully implement the intent of the Heritage District Plan, additional funds for consulting work may be required to review and revise, where necessary, OPA No. 350 (The Maple Community Plan) and the City's Comprehensive Zoning By-law 1-88 to ensure these documents reflect the policies contained within the Heritage Conservation District Plan. Additionally, to administer the Heritage Permit Process, a part-time Heritage Coordinator is required at a cost of \$35,000 annually. Other resources may be required from time to time to fully implement the programs recommended in the Plan, such as producing educational material and re-examining the City's grant and loan program. Funding to hire a part-time Heritage Coordinator be considered in the 2007 Operating Budget.

Purpose

The purpose of this report is to outline of the actions taken during the preparation of the Village of Maple Heritage Conservation District Study - Volume 2 (Attachment 3) and subsequent development of the Village of Maple Heritage Conservation District Plan – Volume 3 (Attachment 4). This report provides an overview of the contents of each of the aforementioned documents and provides a recommendation to enact a by-law to designate a Heritage Conservation District comprising the lands of the Village of Maple (Attachment 2) and a by-law to adopt the Village of Maple Heritage Conservation District Plan. This report also identifies other actions that will be required to be undertaken by City staff in order to ensure the successful implementation of the Village of Maple Heritage Conservation District Plan.

Background, Analysis and Options

Ontario Heritage Act

The Ontario Heritage Act, R.S.O. 1990, c.O. 18, as amended, (the "Act"), Part V enables municipalities to establish or designate Heritage Conservation Districts. The Act governs the establishment of Heritage Conservation Districts and is concerned with the protection and enhancement of buildings, streets, and open spaces that collectively give an area a special character, identity or association. Heritage Conservation Districts can either comprise a few buildings, a large area or even an entire municipality. They may have cultural, architectural, historic, scenic or archaeological aspects worth conserving. The designation of a District under Part V of the Act can provide a means to protect and manage that character in the course of change over time.

A municipal council may control alterations, additions and proposed demolitions through the District similar to that for individually designated heritage properties under Part IV of the Act. The compatibility and design of new construction may also be reviewed and managed by Council more rigorously than is permitted under the Planning Act. It should be noted that the intent of a Heritage Conservation District is not to "freeze" a community in time, but to manage its special character through the preparation of a district plan that guides physical change and compatible development. The outcome is the conservation of complete environments as attractive, interesting and congenial places to live, work and visit.

Recent revisions to the Ontario Heritage Act change the relationship between Heritage Conservation District Plans and Official Plans and Zoning By-laws. Pursuant to Part V, Section 41(2) of the Ontario Heritage Act, the development policies and guidelines contained with the Heritage Conservation District Plan will supersede existing policies contained within OPA No. 350 (The Maple Community Plan) and the City's Comprehensive Zoning By-law 1-88. As a result of this change to the Act, it will be necessary to review these documents to ensure they conform to the policies and guidelines contained within the Heritage Conservation District Plan.

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OPA No. 350 – Maple Community Plan

Subsection 41(1) of the Ontario Heritage Act enables a municipal council to designate heritage conservation districts where an Official Plan (Amendment) contains policies relating to the establishment of such districts. Section 8.0 “Heritage Conservation” of OPA No. 350 fulfills this requirement by outlining Council’s intent to undertake a study to determine if a Heritage Conservation District is warranted for Maple. Specifically, subsection 8.0(c) states:

“In Consultation with Heritage Vaughan, Council may, by by-law:

- ii) define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district;”

Should Council decide to designate the Heritage Conservation District and adopt the Heritage Conservation District Plan, this Section of OPA No. 350 will need to be revised to reflect the contents of the Heritage Conservation District Plan. These amendments will address items such as appropriate uses, built form and policies to preserve and enhance the heritage landscape of Maple.

Village of Maple Heritage Conservation District Study Area

At its meeting of October 25, 2004, Vaughan Council approved that:

- “1. A Heritage Conservation District Study be undertaken in order to secure the long-term protection of Maple’s historic fabric and to ensure that new development within the core is compatible with the architectural and contextual character of the Village;
2. Phillip H. Carter, Architect, be retained on a single-sourced basis in accordance with the City’s Purchasing Policies to undertake Phases I, II and III of the study, the funds to be paid out of the 2004 Planning Policy and Urban Design Operating Budget in the amount of \$15,000 in accordance with Schedule ‘B’;
3. This item be forwarded to the City’s Budget Committee for its consideration in allocating funds from the Planning Policy and Urban Design 2005 Operating Budget to complete Phase IV and V of the Study in the amount of \$21,000;
4. Council for the City of Vaughan enact a By-law to examine the area shown on Schedule ‘A’ as a potential Heritage Conservation District in accordance with Section 40, Part V of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended;
5. Staff report back to Council on amendments to the Site Plan Control By-law to include all properties, generally within the Study area and/or to be specifically defined; and
6. All development applications received by the municipality that fall within the approved Study Area be reviewed for conformance with the direction of the Study as it proceeds.”

Based on this recommendation, and other items presented in the Staff Report, Council enacted By-law 366-2004, which defined an area to be examined for future designation of the whole or any part of the study area as a Heritage Conservation District pursuant to subsection 40(1) of the Ontario Heritage Act. The selected consultant reviewed and commented on development applications during the preparation of the Study and Plan. By-law 366-2004 allowed the City to undertake the following tasks:

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1. To complete an inventory and evaluation of streetscapes, buildings, landmarks and open spaces within the Study Area as input into evaluating the heritage character of the area.
2. To establish the heritage character of the Study Area, and consider the need, suitability and justification for designating the whole or part of the Study Area as a Heritage Conservation District.
3. To make appropriate recommendations related to the specific determinants and rationale for the proposed boundaries of the Heritage Conservation District and the subsequent designation of the proposed Heritage Conservation District under Part V of the Ontario Heritage Act.
4. To prepare a Heritage Conservation District Plan that includes goals and objectives, policies, design concepts and design guidelines aimed at preserving and enhancing the defined character of the District and provides the basis for considering future development proposals for any lands, buildings or structures within the District.
5. To review the results of the Maple Heritage Study and identify the need to incorporate any related policies into the Maple Community Plan by way of an amendment to OPA 350 or the need for any amendments to the Zoning By-law.
6. To encourage and ensure the participation and input of local residents and local interest groups in all phases of the Heritage Conservation District Study and any appropriate District Plan preparation process.

These items have been completed, except for Item 5 - the review of OPA 350 and associated planning tools. This review will be undertaken by Policy Planning staff in consultation with Development Planning and Cultural Services staff.

Heritage Consultant Retained to Undertake Heritage Study and District Plan

Phillip H. Carter, Architect was retained to undertake the study based on a submitted proposal and similar work he has completed for the City, including the Kleinburg-Nashville Heritage Conservation District Plan and Study and the Maple Streetscape and Urban Design Guidelines Study: Heritage Review.

Analysis and Options

The Boundary of the Proposed District

In defining the boundary of the Study it was the intention of the City to review the area adjacent to Keele Street and Major Mackenzie Drive (Attachment 1). The study area was large enough to allow the consultant to capture the development history of Maple and determine an appropriate boundary for a Heritage Conservation District. Based on the review of architectural styles and landscapes, which are presented in the Assessment and Study (Attachment 3), combined with public input, the boundary of the Village of Maple Heritage Conservation District presented on Attachment 2 has been determined. The proposed boundary encompasses 56 buildings that were previously identified by the City through its "Inventory of Buildings of Architectural Interest. Of these 56 buildings, 27 are on the City's Register or "Listing of Significant Heritage Structures" (approved by Council, October 2005) and 5 are designated pursuant to Part IV of the Ontario Heritage Act. The area that has been excluded from the proposed Heritage Conservation District contains buildings and landscapes that are more contemporary in terms of architectural styles and neighbourhood design.

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Based on the findings contained within the Study, the proposed Heritage Conservation District boundary excludes neighbourhoods built at a later date. However, properties located just outside the study area on Keele Street have been included within the proposed District due to their location and potential to act as gateways to both the District and the “downtown” of the Village of Maple.

Historical Significance of the Proposed District

The core area of the Village of Maple is located at the intersection of Major Mackenzie Drive and Keele Street. Maple was settled in the early to mid 1800’s by the Noble and Rupert families. During the 1800’s and into the early 1900’s Maple acted as a local service centre and contained businesses such as sawmills, a rope factory, a funeral home, a hotel and a harness repair shop. The evidence of some of these businesses and the community they serviced can still be seen today.

In addition to buildings of architectural merit that are worthy of preservation Maple has been home to many important Canadians. Two of note include Lord Beaverbrook (Max Aitken), newspaper magnate, and Dr. Frederic William Routley, founder of the Blue Cross Medical Plan.

The Village of Maple has had many names, including Noble Corner and Rupertsville. Local folklore traces the current name to the large number of maple trees. These trees continue to form an integral part of the landscape. Due to their importance in defining the Village of Maple as a special place, special policies and guidelines to preserve and protect this integral landscape feature have been included in various sections of the Village of Maple Heritage Conservation District Plan.

Property and Assessment Research Undertaken for the Proposed District

In accordance with provincial guidelines and heritage criteria provided by the Ministry of Culture, a range of building types, open spaces, vistas, landscapes, and streetscapes that establish the historic, architectural, scenic and contextual character of the Village of Maple were identified. The assessment provides a comprehensive record of the area’s heritage-character defining features and contextual aspects. Specifically, it includes photographs of many of the structures and identifies significant features with general guidance on restoration, maintenance and repair. The assessment consists of entries for the vast majority of buildings within the Study area and all buildings within the proposed Heritage Conservation District.

As a research document, the inventory provides the necessary information in developing the Heritage Character Statement and the District Plan. As a conservation and planning tool, the assessment will be of assistance for City Officials, property owners, and local businesses in the future when reviewing proposed building alterations and new development in the District. The Assessment will be made available through the Cultural Services Department and the Policy Planning Department.

Statement of Heritage Value

The District’s structure and heritage attributes form the rationale for defining the Heritage District. The Statement of Heritage Value provides a general description of the District’s significance, built-form characteristics, architectural styles, streetscape, natural setting, character of roads, open spaces and aspects of contemporary construction. The Statement of Heritage Value was developed based upon the aforementioned Property Assessment and a review of the landscape. A detailed examination and description of the landscape is included in the Section 4 of the Study (Attachment 3). Based on these items, it is proposed that the Statement of Heritage Value for the Village of Maple be as follows:

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“The Village of Maple is one of four 19th century settlements in the City of Vaughan that could have been considered more than a hamlet. (Two of these, Thornhill and Kleinburg-Nashville, have been made Heritage Conservation Districts.) The Ontario Huron and Simcoe Railway, the first in Canada, provided the opportunity for its modest prosperity. The core of the village was always small, with some outlying houses and businesses spaced out along the main roads on the outskirts. Today, Maple has many newer buildings, which have filled in the spaces between earlier ones, and in some cases replaced them. Nonetheless, there is a wealth of 19th and early 20th- century buildings, and the character of a village remains evident. Newer development has tended to make design reference to heritage styles, with mixed success. To ensure that existing heritage resources are preserved, and that new development authentically enhances the village character, a Maple Village Heritage Conservation District is proposed. The proposed District consists of the historic block of Church and Jackson Streets, and properties along the two main roads, roughly to the extent of the old Police Village.

The Maple Village Heritage Conservation District is a distinct area in the City of Vaughan, characterized by a wealth of heritage buildings, and with many newer building that respect the scale and site-plan characteristics of a historic village. The heritage character, shown in sections 4.1 through 4.8 of this Study, is worthy of preservation.”

Public Meetings and Consultation

In preparing the Village of Maple Heritage Conservation District Study and Plan the community was consulted throughout the process and this input was considered and is reflected in the contents of the Plan.

In preparing the Study portion of the project there were three community meetings. These meetings were held June 15, 2005, September 29, 2005 and March 30 2006 at the Maple Public Library. During the preparation of the Plan there was one community meeting held on June 12, 2006. The public was notified of these meetings through mailings to all property owners and advertisements in local newspapers.

Issues raised at the various “Community Meetings” included:

- a) Defining a suitable boundary for the Heritage Conservation District;
- b) Heritage Permits and what the design guidelines would cover and what impact they would have on people looking to renovate or rebuild existing buildings and on new construction;
- c) What programs, grants or incentives might be available to promote heritage conservation;
- d) Property owners not wanting their property included within the proposed Heritage Conservation District; and
- e) Property owners concerned with the Heritage Conservation District effecting property values.

Generally, the concerns raised by the public at the public consultation meetings can be addressed through information contained in the proposed Plan and consultation with City staff before they finalize proposals/construction plans.

The District boundary was based on the location and landscape related by the heritage assets along Keele Street and Major Mackenzie Drive. The boundary was presented at a meeting early in the consultation process and was generally supported by the members of the community in attendance.

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Section 8.3.1 of the Plan (Attachment 4) outlines the type of work that is either exempt or requires a Heritage Permit pursuant to the Ontario Heritage Act. For the most part minor work, items considered temporary and work not visible from the public realm will not require a Heritage Permit. Work that will require a Heritage Permit will, depending on its scale, either be addressed by Cultural Services staff or Heritage Vaughan. In either case the issuance of a Heritage Permit will not significantly delay the issuance of a building permit if the work conforms to the guidelines contained within the Plan (Attachment 4). In all cases the best way for a property owner to minimize delay is to contact the City early in the development process to discuss the requirements within the Village of Maple.

With respect to concerns of costs associated with maintaining and renovating existing buildings and increasing the cost of new construction, the Design Guidelines do outline a distinct philosophy of what materials and construction types should be used for existing and new buildings. The costs associated with the use of higher quality materials and finishes, while marginally higher at the time of construction/renovation, should increase the value of buildings in the long term. Therefore, they should be seen as an investment in the building and the community.

Based on the potential costs associated with maintaining heritage buildings, it is recognized that additional programs, grants and incentives may have to be developed for the City of Vaughan. Examples of these are presented in Sections 6.1.2 Education and 7.10 Grants and Loans of the Plan (Attachment 4).

With respect to property owners not wanting their properties included in the District, it is the intent of a Heritage Conservation District that the entire district is greater than the sum of its parts and that if you remove some of its parts you weaken the integrity of the district as a whole. The boundary, as proposed, was developed through public consultation, general community agreement and an analysis of the landscape that considered and described the relationship of buildings to the streets and to one another.

With respect to property values, the consultant advises that studies have shown that the designation of an area as a Heritage Conservation District does not have a negative impact on property values. Studies show that in many instances property values in Heritage Conservation Districts actually increase at a higher rate than other neighborhoods within a community.

The Ontario Heritage Act requires that where a municipality has a municipal heritage committee that they be consulted on the Study and Plan. On August 23, 2006 the District Study and Plan were presented to Heritage Vaughan Committee. The Maple Streetscape Committee was also invited and attended this meeting. Although a quorum was not attained, Heritage Vaughan members and Maple Streetscape Committee members were all distributed the Study and Plan for review and to provide comments to staff. In addition to the presentation to these two committees, Cultural Services staff was involved throughout the preparation and review of the Study and Plan and this report.

Items discussed at the joint meeting of Heritage Vaughan and the Maple Streetscape Committee included:

- a) How the boundary for the Heritage Conservation District was decided upon.
- b) How to integrate the Design Guidelines contained within the Heritage Conservation District Plan and the Maple Streetscape and Urban Design Guidelines.
- c) How will exemptions from Heritage Permit will be addressed.

As previously noted, the district boundary was determined through the public consultation process and in relation to the location of heritage resources within the Village of Maple.

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With respect to how the Guidelines contained within Part D of the Plan will be integrated with those contained within the Maple Streetscape and Urban Design Guidelines, the consultant indicated that in preparing the Design Guidelines for the Plan the existing streetscape and urban design guidelines were considered and are reflected in the Plan. It should be noted that if Council adopts the Plan it will take precedence over the existing Maple Streetscape and Urban Design Guidelines.

The final item that was discussed in detail was how exemptions from requiring a Heritage Permit will be identified and implemented. It is staff's intention that the exemption process will be handled in a manner similar to that of Kleinburg where a property owner contacts Cultural Services staff and is issued a letter stating that no permit is required for the proposed work. The Heritage Vaughan Committee and the Maple Streetscape Committee are supportive of the Plan.

On September 5, 2006 the statutory "Public Meeting" required pursuant to the Ontario Heritage Act occurred. The purpose of this meeting was to allow property owners within the area under consideration for designation as a Heritage Conservation District the ability to express their concerns formally to Council. Notices were mailed to all property owners within the Study area and advertisements were placed in the newspaper on August 9 and August 17 2006. The Ontario Heritage Act requires that the Plan be available for public review prior to this "Public Meeting". The Plan was available by request from the Policy Planning Department. Copies of the Study and Plan were also available prior to and at the Public Meeting.

At the September 5, 2006 Public Meeting, there was one resident/owner who addressed Council regarding the proposal. The owner of 10122 Keele Street expressed concern of the proposed Heritage District restricting his ability to sever his lands in the future. Policy Planning Staff have since met with this property owner and advised that the potential to sever his land would only be minimally effected by a Heritage designation. A severance proposal would primarily be assessed against planning and planning-related regulations, such as the official plan and severance policies and the requirements of the zoning by-law.

The District Plan (Attachment 4)

The approach of the District Plan is to provide a tool for managing change consistent with recognized heritage conservation principles. The Plan encourages the continued maintenance of the built and natural environment and guides new construction within the Heritage District. The District Plan is not intended to prevent owners from making alterations or additions to their properties, but to provide guidance with respect to what is appropriate in terms of form, scale and massing.

The Plan consists of four sections. These sections include Part A - District Overview, Part B - District Policies, Part C - Implementing the District and Part D - Design Guidelines.

"Part A – District Overview" of the Plan provides a statement of intent for the Plan and establishes the context in which heritage conservation within the Village of Maple should be considered. This is accomplished through the "Statement of Heritage Value" and the identification of existing heritage resources within the community. For a detailed inventory of heritage resources and description of the built form and landscape within the study area see Volume 1 – The Inventory and Volume 2 the Study (Attachment 3). Part A also establishes the objectives of the Plan that will be addressed through the Policies contained within Part B of the Plan.

"Part B – District Policies" of the Plan establishes the framework in which the preservation of the heritage landscape, both built and natural, will be preserved. This includes a range of policies that includes topics such as the conservation of existing heritage buildings, land uses, infrastructure, vegetation and raising public awareness.

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“Part C – Implementing the District” of the Plan provides a detailed review of how the objectives of the Plan will be accomplished and outlines the roles and responsibilities of various City Departments and Committees. The key implementation tool for ensuring the policies of the Heritage Conservation District Plan is the Heritage Permit. The Plan includes provisions for work that is exempt from requiring a permit and work that requires permits. In cases of large scale developments that require site plan approval there is a requirement for the development to be reviewed by a qualified heritage architect prior to application for a Heritage Permit. It should be noted that a Heritage Permit is required prior to the issuance of a building permit and does not replace a building permit.

Finally, “Part D – Design Guidelines” provides the standards for development within the Heritage Conservation District. Part D includes detailed pictures and descriptions of all typical building styles within the district and how each of these buildings should be maintained and what materials and processes are appropriate for use within the district. This section includes guidelines for all types of buildings and expected development within the proposed District.

Implementation and Next Steps

There are various programs and actions described throughout the Plan that will be required in order to ensure the preservation of the built and natural environments in the proposed Village of Maple Heritage Conservation District. The underlying theme of all of the programs, policies and guidelines within the Plan is communication between the City and property owners within the proposed District. This required communication has been demonstrated by the City, through the consultation process and will continue should the proposed Village of Maple Heritage Conservation District Plan be designated and the Heritage Conservation District Plan be adopted.

Recent amendments to the Ontario Heritage Act strengthen the relationship between the Heritage Conservation District Plan, the Official Plan Amendment (OPA No. 350) and the Comprehensive Zoning By-law 1-88 by requiring that where a conflict between the documents exists, the Heritage Conservation District Plan takes precedence. Therefore, reviews of OPA No. 350 (The Maple Community Plan) and the City’s Comprehensive Zoning By-law 1-88 and the Sign By-law to ensure that the policies and development standards contained within these documents match and implement the intent of the Village of Maple Heritage Conservation District Plan are required. Specific items to be considered during this review should include, scale, massing, permitted land uses, signage and site development standards including yard setbacks, parking and landscaping.

In addition to the development policies contained within OPA 350 and the City’s Comprehensive Zoning By-law 1-88, there are other planning tools that can be used to protect the heritage character of the community. An important tool available is Site Plan Control Agreements. Therefore, it is recommended that OPA 200 (Site Plan Control), as amended, and the associated Site Plan Control By-law be reviewed and amended to include all properties within the Village of Maple Heritage Conservation District or an area otherwise identified.

During the preparation of the Study and Plan, residents provided comments and questions with respect to the cost of owning and maintaining a heritage building. Possible solutions to offsetting some of the costs associated with maintaining and improving these buildings are grants and low interest loans. As noted in the Plan (Attachment 4), due to currently low interest rates the City’s current loan and grant programs are outdated and under funded. The Cultural Services Department will need to review the City’s current loan and grant programs and investigate the potential for revised programs.

Subsection 41(10.1) and clause 41(5)(b) of the Ontario Heritage Act requires that “the clerk shall ensure that a copy of the by-law is registered against properties affected by the bylaw”. This registration on title ensures that property owners and potential property owners are advised of the Heritage Conservation District. Within the proposed District there are approximately 200

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properties. The Legal Services Department advises that the total cost to register the by-law on title for all of the properties within the District is \$70.70 plus staff time. This work will be done by Legal Services as a next step in the implementation process once the by-laws are adopted and in effect.

In addition to actions required by the Policy Planning Department to implement the Heritage Conservation District Plan there are recommendations included in the Study and Plan that require action by the Cultural Services Department. This includes reviewing the City's Inventory of Buildings of Architectural Interest and the Register or Listing of Significant Heritage Structures. All properties included within the boundary of the proposed Village of Maple Heritage Conservation District will automatically be designated under Part V of the Act with the passing of the designation by-law and some of the buildings will also be included in the City's Register or Listing of Significant Heritage Structures.

The Department of Recreation and Culture has identified the need for an additional part-time Heritage Coordinator at a cost of \$35,000 annually in order to administer the Heritage Permit approval process related to the implementation of the Maple Heritage Conservation District in addition to existing Heritage Districts of Thornhill and Kleinburg-Nashville. The total number of properties now designated under Part V as a result of a third District will be approximately 467 properties. The requirements of a Part V or District Designation under the Ontario Heritage Act necessitates that all properties, heritage or contemporary, within a District require application and approval under the Heritage Permit process for any changes or additions to the exterior of these properties. Culture staff are required to undertake a review of all changes to properties to assess whether they conform to the Heritage District Design Guidelines and issue Heritage Permit approvals either via Heritage Vaughan, Council or at the staff level (for minor changes) to property owners.

Relationship to Vaughan Vision 2007

Section 4.6 of Vaughan Vision outlines the City's commitment to preserving "significant historical buildings and communities". The recommendation to designate the lands shown on Attachment 2 as a Heritage Conservation District pursuant to Part V of the Ontario Heritage Act is consistent with the polices contained within Vaughan Vision 2007.

Conclusion

The Village of Maple is a unique community in the City of Vaughan and is significant for its historical associations and its 19th and 20th century architecture. As demonstrated through the study, it is appropriate for Council to enact the necessary By-laws to designate the Village of Maple Heritage Conservation District pursuant to Part V of the Ontario Heritage Act and to adopt the Village of Maple Heritage Conservation District Plan.

By creating the Village of Maple Heritage Conservation District, pursuant to Part V of the Ontario Heritage Act, staff recognizes that additional work will be required to further reinforce and implement the polices and guidelines contained therein. Therefore, it is recommended that, in addition to bringing forward a by-law to designate a Heritage District and adopt its related Plan, Council direct staff to undertake additional actions, including:

- a) A review and update of OPA No. 350 – Maple Community Plan in order to reflect the Village of Maple Heritage Conservation District Plan and a review of the City of Vaughan Comprehensive Zoning By-law 1-88 and the Sign By-law with specific attention being paid to creating development standards that are consistent with the design guidelines and polices contained within the Village of Maple Heritage Conservation District Plan;

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- b) A review of OPA No. 200, as amended, and the associated By-law, to define the types of development within the Village of Maple Heritage Conservation District that will be subject to Site Plan Control; and

The Department of Recreation and Culture requests funding to hire a part-time Heritage Coordinator in order to administer the Heritage Permit approval process related to the implementation of the Maple Heritage Conservation District in addition to the existing Heritage Districts of Thornhill and Kleinburg-Nashville.

Legal Services will pursue fulfilling the Ontario Heritage Act requirement of registering the by-law adopting the Village of Maple Heritage Conservation District on title for every property within the District advising of its Heritage District Designation.

Attachments

- 1) Village of Maple Heritage Conservation District Study Boundary
- 2) Village of Maple Heritage Conservation District Boundary
- 3) Village of Maple Heritage Conservation District Study – Volume 2 (Members of Council ONLY)
- 4) Village of Maple Heritage Conservation District Plan – Volume 3 (Members of Council ONLY)
- 5) Written submission from Ms. Vania Ottoborgo, History Hill Group

Report prepared by:

Aaron Hershoff, Planner 1, ext 8320
Duncan MacAskill, Senior Planner, ext 8017
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 27, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

27 **BLUWOOD – A NEW TREATMENT PRODUCT FOR WOOD**

The Committee of the Whole recommends:

- 1) **That the Commissioners of Community Services, Engineering & Public Works, Planning, and Economic/Technology Development & Communications review and report back on the feasibility of implementing this product in the City of Vaughan; and**
- 2) **That this matter also be referred to the Environmental Task Force.**

Recommendation

The Commissioner of Planning recommends:

That Council receive the following for information only.

Economic Impact

None

Purpose

To review the short and long term benefits of using BluWood.

Background - Analysis and Options

At its September 11, 2006 meeting Council directed 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 that this report be brought to a Committee of the Whole Meeting in January 2007.

Staff have met with representatives of Shelburne Wood Processing, distributors of a product known as BluWood. The product was developed by Wood Smart Solutions Inc. based in Boca Raton, Florida.

The process is a two-product treatment called the perfect barrier system wherein an infusion film encapsulates the wood affectively forming a water repellent, vapour permeable barrier followed by a proprietary DOT wood preservative.

While the process and product is significant in the protection of wood in heavy termite areas there appears to be additional benefits that the factory applied product will also prevent mold growth as stated by Charles Morando, the lead person in the development of the product.

Representatives of Shelburne Wood Processing also did a presentation to both the plans review and inspection staff of the Building Standards Department and provided some additional supporting information.

The Ministry of Municipal Affairs does not see a need to evaluate the product from a wood performance perspective as the product has no apparent impact on the natural properties of wood and is not unlike applying a stain. The characteristic of smoke development and flame spread rating identified in the Ontario Building Code are not compromised.

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As well the product has been recognized as a green spec product for green building.

Although staff do not have the expertise to endorse the proposed termite and mold benefits of the product, staff see no concern with the structural properties or natural wood properties of BluWood as they relate to the use of BluWood in typical wood construction.

Relationship to Vaughan Vision 2007

This report is in keeping with Vaughan Vision and Code regulations related to public safety.

Conclusion

Based on the review staff had no concern with the structural properties or natural wood properties as they relate to the use of BluWood in typical wood construction within the parameters of the Ontario Building Code.

Attachments

None

Report prepared by:

Leo Grellette, Director of Building Standards, ext. 8218.

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Item 28, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

28

**STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-95065
1275621 ONTARIO INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 22, 2007:

Recommendation

The Commissioner of Planning recommends:

THAT the following street names for Draft Plan of Subdivision File 19T-95065 (1275621 Ontario Inc.), as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Alrob Court
Street 'B'	Upper Post Road
Street 'C'	Heritage Estates Road

Economic Impact

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

Background

The subject lands shown on Attachment #1 are located on the east side of Dufferin street, south of Major Mackenzie Drive, Block 11, in Lot 20, Concession 2, City of Vaughan.

The applicant has submitted street names for approval. The Planning Department for the Region of York does not have any objections to the proposed names.

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 no objection with the proposed street names for Draft Plan of Subdivision 19T-95065.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Approved Block 11 Community Plan

Report prepared by:

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

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/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 29, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

29

**STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-03V01
THORNHILL RAVINES DEVELOPMENT CORP.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 22, 2007:

Recommendation

The Commissioner of Planning recommends:

THAT the following street names for Draft Plan of Subdivision File 19T-03V01 (Thornhill Ravines Development Corp.), as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Heritage Estates Road
Street 'B'	Thornhill Ravines Crescent
Street 'C'	Stratheden Lane
Street 'D'	Upper Post Road
Street 'E'	Cedarpoint Court
Street 'F'	Moraine Hill Drive (existing)

Economic Impact

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

Background

The subject lands shown on Attachment #1 are located on the east side of Dufferin street, south of Major Mackenzie Drive, Block 11, in Lot 19, Concession 2, City of Vaughan.

The applicant has submitted street names for approval. The Planning Department for the Region of York does not have any objections to the proposed names.

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 no objection with the proposed street names for Draft Plan of Subdivision 19T-03V01.

Attachments

1. Location Map
2. Draft Plan of Subdivision
3. Approved Block 11 Community Plan

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Report prepared by:

Jack McAllister, Senior GIS Technician, ext. 8209

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 30, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

30

**ZONING BY-LAW AMENDMENT FILE Z.05.053
DRAFT PLAN OF SUBDIVISION FILE 19T-05V09
SHELLSIMON CONSTRUCTION LTD.
REPORT #P.2005.2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 22, 2007:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.053 (Shellsimon Construction Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically Exception 9(1193), to rezone part of the subject lands from RM1 Multiple Residential Zone to R5 Residential Zone in the manner shown on Attachment #4, in order to permit semi-detached dwelling units in addition to the permitted street townhouse dwelling units in the RM1 Multiple Residential Zone, subject to the site-specific zoning standards as identified in the staff report.
2. THAT Draft Plan of Subdivision File 19T-05V09 (Shellsimon Construction Ltd.) shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1.
3. THAT Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-05V09 (Shellsimon Construction Ltd.) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 76 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 applications:

1. A Zoning By-law Amendment Application (File Z.05.053) to amend By-law 1-88, specifically Exception 9(1193) for the subject lands shown on Attachment #2, to rezone part of the subject lands from RM1 Multiple Residential Zone to R5 Residential Zone, as

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shown on Attachment #4, to permit semi-detached dwelling units in addition to street townhouse dwelling units and to provide the necessary zoning standards required to implement the proposed development; and

2. An application for Draft Plan of Subdivision approval (File 19T-05V09) to facilitate a total of 76 residential units on the subject lands shown on Attachment #3 consisting of the following:
 - a) 68 lots for semi-detached dwelling units with frontages ranging from 7.1m to 7.5m, and lot areas ranging from 182m² to 417m²;
 - b) 2 blocks for 8 street townhouse units with frontages ranging from 6.0m to 9.8m, and lot areas ranging from 157m² to 336m²;
 - c) 0.04 ha for two 4m wide buffer blocks; and
 - d) 0.74 ha for roads.

Background - Analysis and Options

The subject lands are located on the south side of Teston Road, west of Keele Street, being Part of Lot 25, Concession 5, City of Vaughan, as shown on Attachment #2. The 2.57ha parcel of land represents an extension of the existing subdivision to the west. The proposed extension of D'Amato Crescent is to be completed on the subject lands and Isaac Murray Avenue is also proposed to be extended and terminate in a cul-de-sac at Teston Road. The surrounding land uses are:

- North - Teston Road, vacant lands (A Agricultural Zone)
- South - existing York Region Reservoir (A Agricultural Zone)
- East - vacant land (C4 Neighbourhood Commercial Zone)
- West - existing residential uses (R4 and R5 Residential Zones)

On December 23, 2005, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the Gates of Maple Ratepayers Association. Comments were received from area residents and people in attendance at the Public Hearing meeting, primarily expressing their concerns with vehicular access to the proposed subdivision through the existing neighbourhood, providing more single-detached dwellings, and the reorientation of certain lots abutting existing residential development.

The recommendation of the Committee of the Whole on January 16, 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 January 23, 2006.

Official Plan

The subject lands are designated "Medium Density Residential" in OPA #350 (Maple Community Plan). The official plan designation permits townhouse dwellings and other building forms, which do not exceed the permitted densities. The proposed zoning by-law amendment to rezone part of the subject lands from RM1 Multiple Residential Zone to R5 Residential Zone, in the manner shown on Attachment #4 to permit semi-detached dwelling units within the proposed subdivision, conforms to the Official Plan. A discussion of the density is provided later in this report.

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Zoning

The subject lands are zoned RM1 Multiple Residential Zone by By-law 1-88, subject to Exception 9(1139), which permits street townhouse units. An amendment to the Zoning By-law is required to rezone part of the subject lands from RM1 Multiple Residential Zone, as shown on Attachment #4, to R5 Residential Zone to permit semi-detached dwelling units and to provide general development standards to facilitate the proposed draft plan of subdivision. Exceptions to the RM1 Zone will also be required to facilitate the street townhouse units. The zoning exceptions for both the semi and townhouse units are discussed later in this report.

Subdivision Design

The draft plan of subdivision shown on Attachment #3, has an area of 2.57ha and frontage of 175.43m along Teston Road, and is to be an extension of the existing residential subdivision to the west. The extension of D'Amato Crescent is proposed on the subject lands, and Isaac Murray Avenue is also proposed to be extended and terminate in a cul-de-sac at Teston Road. In response to the surrounding landowners' concerns considered at the January 16, 2006 Public Hearing, two semi-detached lots being Lots 6 and 7, as shown at the northwest corner of the plan on Attachment #3, have been amended by the Owner so that 2 semi-lots will now face north rather than east, which will provide a better lotting transition from the existing single detached lots to the west.

Blocks 35 and 36 will have a combined total of 8 townhouse units. As a result of the existing constraints of the subject lands and connections to the existing road pattern, Block 35 will have a reduced rear yard of 6.0m, (from required 7.5m), which will be addressed in the implementing site-specific zoning by-law. The remainder of the lots will be semi-detached lots. Lots 6, 7, 32, 33, and 34 will also have shallow depths ranging from 24.2m to 29.9m which will be addressed in the implementing site-specific zoning by-law. All exterior lots will have a minimum exterior side yard setback of 3.5m, with the exception of Lots 8, 19, and 20, which about a 4m buffer, and will have a minimum 0.9m side yard setback. A 4m wide landscape buffer (Blocks 37 and 38) totaling 0.04ha in area is provided along Teston Road and will be conveyed to the City for landscaping purposes, to the satisfaction of the Development Planning Department.

Respecting street angles and driveway locations, in particular Lot 7, all driveways shall be clear of the 0.3 metre reserve and returns to the satisfaction of the Engineering Department.

Density

The official plan designation permits townhouse dwellings and other building forms, which do not exceed the permitted densities. The Official Plan requires that the net density shall be a minimum of 30 units/ha and a maximum of 60 units/ha. The proposed density is based on the following:

$$76 \text{ units} \times 2.53\text{ha (excluding the 0.4ha buffer lands)} = 30.0 \text{ units/ha}$$

The Official Plan policy stipulates that a minimum density of 30 unit/ha is to be provided and that other building forms are permitted, but should not exceed the permitted densities. The proposed density proposed by the subject application meets the required minimum density of the Official Plan.

Zoning Exceptions

The subject lands are zoned RM1 Multiple Residential Zone, subject to Exception 9(1139), which permits street townhouse dwelling units on lots with a minimum 6m frontage. The Owner is proposing to rezone part of the subject lands from RM1 Multiple Residential Zone to R5 Residential Zone, in the manner shown on Attachment #4, in order to permit semi-detached dwelling units, which will broaden the variety of housing types on the subject lands.

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The following zoning exceptions to the proposed R5 Residential Zone will be required to implement the draft plan of subdivision, as shown on Attachment #3:

- | | | |
|----|---------------------------------------|-------------------------|
| a) | Minimum Lot Frontage | 7.0m/unit |
| | Minimum Lot Area | 200m ² /unit |
| | Minimum Interior Side Yard | 1.2m ⁽¹⁾ |
| | Minimum Exterior Side Yard | 3.5m ⁽³⁾ |
| | Minimum Lot Depth | 30.0m ⁽²⁾ |
| | Maximum Building Height | 2-storeys/11.0m |
| | Minimum Number of Parking Spaces/Unit | 2 |
1. The minimum interior side yard setback on one side may be reduced to 0.9m, where it abuts a minimum yard of 0.9m, except where it abuts a non-residential use.
 2. Except for Lots 6, 7, 32, 33, and 34 where the minimum lot depth shall be 24.2m.
 3. Except for Lots 8, 19 and 20, where the exterior side yard shall be 0.9m on the side that directly abuts a 4.0m wide landscape buffer.
- b) Include any other zoning exceptions as may be required to implement the Draft Plan of Subdivision.

Site-specific zoning exceptions to the current RM1 Multiple Residential Zone standards will also be required to facilitate the street townhouse lots, as follows:

- a) permit a minimum rear yard setback of 6m, whereas 7.5m is currently required;
- b) permit a minimum garage setback of 6m to the front lot line for the dwellings on Block 35, whereas 6.4m is currently required;
- c) permit a minimum lot area of 157m²/unit for Block 35, whereas 180m²/unit is currently required;
- d) permit a maximum lot coverage of 52.5% on Block 36, whereas 50% is currently permitted; and,
- e) include any other zoning exceptions as may be required to implement the Draft Plan of Subdivision.

The proposed development standards will result in a development form that is compatible with the existing residential area to the west. In addition, some of the zoning exceptions are a result of irregular shaped lots and the location of Isaac Murray Avenue relative to the south property line, which results in a number of smaller lots particularly for townhouse Block 35.

The Development Planning Department can support the approval of the Draft Plan of Subdivision Application and Zoning By-law Amendment Application to rezone part of the subject lands, in the manner shown on Attachment #4, from RM1 Multiple Residential Zone to R5 Residential Zone to permit semi-detached dwelling units as a permitted use in addition to the street townhouse use in the existing RM1 Multiple Residential Zone, subject to the site-specific development standards identified above.

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Engineering Department

i) Environmental Site Assessment (ESA)

A Phase 1 Environmental Site Assessment (ESA) Report has been approved to the satisfaction of the Engineering Department. The Record of Site Condition, under Registration Number 3442, has been filed with the Ontario Ministry of the Environment.

ii) Servicing

In accordance with the City's Servicing Capacity Distribution Protocol, servicing allocation capacity for Draft Plan of Subdivision File 19T-05V09 has been reserved for a total of 76 units. The Engineering Department will require a minimum 200mm diameter watermain to service the proposed subdivision along with 25mm water service connections to each lot. The Owner agrees to install the watermain within the proposed 4.0m landscape buffer. This will provide a loop between D'Amato Crescent and Isaac Murray Avenue ensuring that adequate water pressure for the subdivision is maintained. A valve in chamber is to be installed at either end of the landscape buffer between Lots 8 and 19. The Engineering Department has consulted with the Public Works Department and Development Planning Department regarding the installation of the watermain within the landscape buffer, and there are no objections. Final approval for this proposal is required from both departments based on the servicing and landscape submission.

A 4m by 4m easement for telephone service for the lots and blocks in the plan of subdivision will be required. The location of the easement shall be to the satisfaction of the Engineering Department. Any underground servicing conditions shall be in compliance with the standards of the Engineering Department, subject to the conditions of draft plan of subdivision approval provided in Attachment #1.

Region of York

The Region of York, has no objections to the proposed draft plan of subdivision, subject to the conditions provided in Attachment #1.

School Boards

The York Region District School Board, York Catholic District School Board, and Conseil Scolaire de District Catholique Centre-Sud, do not object to the proposed draft plan of subdivision.

Canada Post

Canada Post Corporation has no objection to the proposed plan of subdivision, subject to the conditions of draft approval provided in Attachment #1.

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 applications for Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the approval of 76 residential lots and to accommodate changes to the Zoning By-law to provide exceptions to implement the proposed development, in the context of the applicable Official Plan policies, By-law 1-88, and the existing

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and planned land uses in the surrounding neighbourhood. The Development Planning Department is satisfied that the draft plan of subdivision, as shown on Attachment #3, and the implementing site-specific zoning exceptions are appropriate to facilitate the proposed 76 unit residential subdivision consisting of semi (R5 Residential Zone) and street townhouse lots (RM1 Multiple Residential Zone).

For these reasons, the Development Planning Department recommends approval of the Draft Plan of Subdivision and Zoning By-law Amendment applications, with the conditions of approval for the subdivision provided in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Subdivision 19T-05V09
4. Proposed Zone Boundaries

Report prepared by:

Stephen Lue, Planner I, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

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

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Item 31, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

31 **ZONING BY-LAW AMENDMENT FILE Z.06.056
YORK REGION DISTRICT SCHOOL BOARD &
YORK CATHOLIC DISTRICT SCHOOL BOARD
REPORT #P.2006.68**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 22, 2007:

Recommendation

The Commissioner of Planning recommends:

THAT Zoning By-law Amendment File Z.06.056 (York Region District School Board & York Catholic District School Board) BE APPROVED, to amend the General Provisions of By-law 1-88, specifically Section 2.0 "Definitions" and Section 4.1.7 "Residential Uses, General Provisions, Uses Permitted", as follows:

- a) The definition for "SCHOOL, PUBLIC" will be amended to read: "Means a public or separate school, high school, a continuing school, technical school, college or university, or any other school established and maintained at public expense, **which may include a day nursery operating within the school**"; and,
- b) Section 4.1.7 (Residential Zones) "Uses Permitted" will be amended to include the words "including day nursery" after the existing permitted use of "Public or Private School"; and,
- c) That the implementing zoning by-law be brought forward to the January 29, 2007, Council meeting for enactment.

Economic Impact

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

Purpose

The York District School Board and the York Catholic District School Board have jointly submitted an application to amend the General Provisions of Zoning By-law 1-88 to permit a day nursery (i.e. day care centre) use within all public schools within the City of Vaughan.

Background - Analysis and Options

The proposed amendment to the General provisions of By-law 1-88 is applicable City-wide. Public Schools are typically located within Residential Zones, which permits the school use, and a day nursery as an accessory use. The restrictions on the accessory use provisions within the By-law would prevent a day nursery use from operating all year-round, and would only permit the day nursery use to operate when the school is open during the school year. The proposed amendment would permit day nursery uses to exist within all public schools year round. There are several site-specific zoning amendments throughout the City that have been initiated by the School Boards and permit the year round operation of day nurseries within the public schools. This proposed amendment would alleviate the need for future site-specific amendments.

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A "Public School" is defined in By-law 1-88 as "a public or separate school, high school, a continuation school, a technical school, a college or university or any other school established and maintained at public expense".

"Public Schools" are recognized as "Institutional Uses" that are permitted in all Residential Zones. Section 4.1 of By-law 1-88, which relates to the "Residential Zones – General Provisions" is proposed to be amended to permit a day nursery use to operate year round within the public schools.

Public Hearing

On November 19, 2006, and November 23, 2006, a Notice of Public Hearing was published in the Vaughan Citizen and Vaughan Liberal as the proposed amendment is City-wide. The Public Hearing for this proposed amendment was held on December 11, 2006. The Development Planning Department received two phone calls in response to the notices which were in support of the proposed amendment. At the Public Hearing, two deputations were made by the public. The deputants expressed concerns with regard to the facilitation of the day nurseries within schools which may compromise the space needed for regular school activities, and that the day nurseries should be accessible only to those residents within close proximity of the schools.

It was clarified at the Public Hearing through the School Board representatives that the proposed amendment will apply to new schools, which will be designed to accommodate day nurseries within the schools, and will not compromise the facilitation of regular school activities, and that it is beyond the limitations of the zoning by-law to stipulate the programming within these centres and admittance to day nurseries.

The recommendation of Committee of the Whole on December 11, 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 December 18, 2006.

Provincial Policy Statement

The Provincial Policy Statement, which is the policy expression of the Province's direction on land use planning and development is based on building strong communities which accommodate a mix of uses, which promote efficient land uses and development patterns to promote healthy and liveable communities.

The proposed amendment is an efficient and cost effective way of implementing day nurseries within the secure environment of a school and within the community at large, which is consistent with the policies of the Provincial Policy Statement.

Official Plan

In the various Official Plans within the City, public schools, and day nurseries (under the general permission of "institutional uses") are permitted within the various Residential Zones throughout the City.

The proposed zoning amendment conforms with the various Official Plans throughout the City.

Zoning

Day nurseries are considered to be an appropriate use to complement a public school. Vaughan currently has 42 licensed child care centres within schools, which serve a combination of all day child care programs and before and after school programs. Utilizing public schools which have been designed and constructed to provide day nursery facilities is an efficient way of providing

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for the child care needs of the community; both before and after school and outside of the school year. The Province of Ontario has encouraged the school boards to utilize existing infrastructure within schools, and encourage selecting schools as a priority location for day nursery facilities.

Schools which are designed to include day nurseries will be subject to the requirements of the by-law, which include providing adequate parking.

The General Provisions of By-law 1-88, in relation to both Section 2.0 "Definitions", and Section 4.1.7 "Residential Uses, General Provisions, Uses Permitted" will be amended as follows:

- i. The definition for "SCHOOL, PUBLIC" will be amended to read: "Means a public or separate school, high school, a continuing school, technical school, college or university, or any other school established and maintained at public expense, ***which may include a day nursery operating within the school.***"
- ii. Section 4.1.7 (Residential Zones) "Uses Permitted" will be amended to include the words "including day nursery" after the existing permitted use of "Public or Private School".

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 application to amend the general provisions of By-law 1-88 in order to permit a day nursery use to operate year round within public schools. This application is considered to be appropriate and desirable, and it is recommended that the application be approved, and that the implementing by-law be brought forward to the January 29, 2007 Council meeting for enactment.

Attachments

N/A

Report prepared by:

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

/CM

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Item 32, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

32

**ZONING BY-LAW AMENDMENT FILE Z.05.060
DRAFT PLAN OF SUBDIVISION FILE 19T-05V11
ALICE SMITH
REPORT #P.2006.18**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 22, 2007:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.05.060 (Alice Smith) BE APPROVED, to rezone the subject lands from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RD3 Residential Detached Zone Three (tableland) and OS5 Open Space Environmental Protection Zone (valleylands) as shown on Attachment #5 to implement the approved draft plan of subdivision, and that Lots 8 and 9 (in Phase 1 – Stage 2) be placed in a Holding “H” Zone, pending availability of servicing capacity.
2. THAT Draft Plan of Subdivision File 19T-05V11 (Alice Smith) as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.
3. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and conform to the approved “Cash-In-Lieu of Parkland Policy”.
4. THAT Council pass the following resolution with respect to the allocation of sewage and water servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision 19T-05V11 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply system for a total of 15 residential units.”
5. THAT the Owner enter into an agreement (to be registered on title) with the City of Vaughan, indicating that the lots included in Phase 1 – Stage 2 (Lots 8 and 9) will not be offered for sale by the Owner or purchasers until servicing has been identified and allocated by the City, and the Holding "H" provision has been removed.
6. THAT the following street name for Street "A" within Draft Plan of Subdivision 19T-05V11 (Alice Smith), as shown on Attachment #4, BE APPROVED: Valley Vista Drive (continuation of approved street name).

Economic Impact

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

Purpose

The Owner has submitted the following:

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1. An application to amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #2 from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to RD3 Residential Detached Zone Three (tableland – Lots 1-7, 10-17), RD3(H) Residential Detached Zone Three with Holding Provision (Lots 8 and 9), and OS5 Open Space Environmental Protection Zone (valleyland), in the manner shown on Attachment #5.
2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #4 to facilitate a residential plan of subdivision consisting of 17 lots for single-detached dwelling units with lot frontages ranging from 12.5m to 25.1m and lot areas ranging from 546.37m² to 670.74m². The development details are as follows:

17 Single Detached Dwelling Units (Lots 1-17)	1.040 ha
Valleylands (Block 18)	0.465 ha
Valleyland Buffer (5.0m wide)(Blocks 19 & 20)	0.158 ha
Greenway (3.0m wide) (Block 21)	0.059 ha
Future Development (Part Lot – Block 22)	0.024 ha
<u>Road and 0.3m Reserve</u>	<u>0.456 ha</u>
Total Site Area	2.202 ha

Background - Analysis and Options

The subject lands shown on Attachment #2 are located south of Major Mackenzie Drive, between Dufferin Street and Bathurst Street, in Planning Block 11, in Part of Lot 20, Concession 2, City of Vaughan.

The vacant 2.2 ha site will be accessed from the adjacent approved westerly subdivision (19T-95065), which will be developed as Phase 1 of the Block 11 Plan. The subject lands comprise the southern portion of a larger 8.19 ha parcel of land owned by the applicant. The subject lands are designated “Low Density Residential” and “Valley Lands” by OPA #600 and “Settlement Area” by OPA #604, and are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88. The surrounding land uses are:

- North - valley lands (OS5 Open Space Environmental Protection Zone)
- South - valley lands (OS5 Open Space Environmental Protection Zone)
- East - valley lands (OS5 Open Space Environmental Protection Zone)
- West - vacant, future approved residential (RD3 and RD3(H) Residential Zones) and road

On February 10, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. The Town of Richmond Hill has previously expressed its concerns regarding the availability of servicing in this area through objections to other approved draft plans within Block 11. Concerns surrounding issues of service allocation have been resolved, and as a result, the previous appeals launched by the Town of Richmond Hill to the Ontario Municipal Board have been settled.

The recommendation of the Committee of the Whole to receive the Public Hearing report of March 6, 2006, and to forward a comprehensive report to a future Committee of the Whole Meeting was ratified by Council on March 20, 2006.

Block Plan

On August 25, 2003, Council adopted the Block 11 Plan, subject to conditions, which have since been addressed to the satisfaction of the City. Block 11 is located within the community of “Carrville Urban Village 2” and bounded by Rutherford Road to the south, Major Mackenzie Drive to the north, Dufferin Street to the west and Bathurst Street to the east.

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The Block 11 Plan provides for primarily low density residential development, which is comprised of detached and semi-detached units. The Block also includes some medium density units in the form of townhouse development and initially high density development was restricted to the Carrville District Centre. However, in March and September of 2006, applications for high density development were approved at the southeast corner of Major Mackenzie Drive and Dufferin Street (Files OP.05.009 and Z.03.070) and further east along Major Mackenzie Drive on the south side (files OP.05.019 and Z.05.040). The two respective proposals were approved by Council to permit "High Density Residential/Commercial Area" designations on lands previously designated low and medium density. The Block 11 Plan provides for three elementary schools and one high school, as well as, four neighbourhood parks, three of which are located adjacent to elementary school blocks. The Carrville District Centre located at the southwest corner of Block 11, and three convenience commercial sites are proposed throughout the Block. The Block includes eight stormwater management ponds and a significant amount of valley lands. A large parcel of land located centrally on the west side of the Block has been dedicated as a nature reserve, as shown on Attachment #3.

Oak Ridges Moraine Conservation Plan

The subject lands are located within the boundaries of the Oak Ridges Moraine and designated "Settlement Area" in the Oak Ridges Moraine Conservation Plan. The Applicant is required to conform to the Oak Ridges Moraine Conservation Plan as the lands are located within the Moraine. A conformity report was submitted and reviewed, and the Development Planning Department has no further concerns respecting conformity to the Plan.

Official Plan

The "Low Density Residential" designation permits detached dwellings at a maximum net density of 22 units/ha. The Draft Plan of Subdivision proposes 17 residential detached lots and 1 part lot intended for single-detached residential use. The low density residential component is at a density of 11.18 units/ha.

The southerly portion of the draft plan includes Block 18, which is designated "Valley Land" and will be maintained in a natural state and conveyed to public ownership.

Zoning

The lands are presently zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88, as shown on Attachment #2.

A rezoning of the subject lands (Attachment #5) is required to implement the proposed draft plan of subdivision, in accordance with the City of Vaughan's new residential zone standards, specifically the RD3 Residential Detached Zone Three, which requires a minimum lot frontage of 12m, a minimum lot depth of 27m, and minimum lot area of 324m². The proposed residential lots conform to the required standards for lot dimensions in the RD3 Zone.

The valleylands will maintain the present OS5 Zone, and the 5m wide valleyland ecological buffer will also be zoned OS5 Zone.

Lots 8 and 9 are within Phase 1 – Stage 2 of the Block 11 Plan development, and will be zoned RD3(H) Zone with a Holding "H" Provision, which can be lifted once water and sanitary sewage capacity becomes available and is formally allocated by Council.

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Subdivision Design

The draft plan has been prepared in accordance with the approved Block 11 Plan. The proposed east-west road which bisects the subject lands will be named Valley Vista Drive, and will form part of the main east west collector road located in the northern half of Block 11.

Construction access to the subject lands will be via Valley Vista Drive, from the westerly approved plan subdivision 19T-95065 in Phase 1.

The use of alternative road design standards is being proposed in this development within the Block 11 Plan.

The draft plan provides for 17 single-detached residential lots with frontages ranging between 12.5m and 25.1m in width, and lot depths ranging from 31.8m to 48.85m.

Block 18 within the Draft Plan is designated valley land and has a total area of 0.465ha.

The Development Planning Department is satisfied with the proposed Draft Plan subject to the conditions of approval outlined in Attachment #1.

Vaughan Engineering Department

The Vaughan Engineering Department has provided the following comments:

a) Environmental Site Assessment (ESA)

On June 2005, Soil Engineers Ltd. submitted the Phase 1 ESA report and the City has since approved the report. A record of Site Condition (RSC) must be registered with the Environmental Site Registry (ESR) of the Ministry of Environment.

b) Engineering Services

The municipal services for this development have been constructed under the spine works agreement prepared for Block 11. The work has been carried out in accordance with the approved Master Environmental Servicing Plan (M.E.S.P).

c) Allocation

Council has previously approved allocation for water and sanitary for the Phase 1 lands only consisting of 15 units. Lots 8 and 9 in Phase 1-Stage 2 may only be developed upon confirmation by the Region of York of the additional capacity.

Draft Plan of Subdivision 19T-05V11 is within the Proposed Bathurst Collector drainage area of the York Durham Sewage System. Ultimately this subdivision will be serviced by the proposed Bathurst Collector Trunk Sewer, however, in the interim a portion of it will be serviced by the existing North Don Sewer. The Region entered into a Development Charge Credit Agreement (DCCA) with the Block 11 Developers Group and the City of Vaughan in December 2003 for the up-front financing of the Bathurst Collector Trunk Sewer to accommodate growth in Vaughan. The applicant, Alice Smith, is a member of the participating Developers Group.

Currently, with the execution of the up-front financing agreement, Phase I sewer capacity is available to service 17,000 persons in addition to the 11,764 persons capacity previously assigned to the City of Vaughan. As stipulated in the DCCA, the City will allocate from the Phase I sewage capacity to the Block 11 developers group for a total of 4,500 persons

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A key infrastructure requirement for the Phase I capacity remains to be the construction of the second part of the Bathurst Trunk Sewer. The second part of the Bathurst Trunk Sewer is now under construction and substantially completed.

d) Phase 1 - Stage 2

Vaughan has indicated that 600 units have been reserved for Phase 1 – Stage 2 development for Block 11. It is anticipated that the 2 units currently without allocation within the subject lands being Lots 8 and 9 will receive allocation from this reserve when it becomes available.

The subject lands will be serviced from Pressure District No. 7. Under the up-front financing agreement, developments that receive Phase I sewage allocation will also receive matching water allocation from the City.

No restrictions have been placed on lots serviced by the Phase I water and sewer capacity. Restrictions should however be imposed on developments that require Phase I – Stage 2 water and sewer capacity to ensure that water and sewer capacity is available to service projected demands. Restrictions will be included within the implementing zoning by-law in the form of a Holding "H" provision on the subject phases without allocation (Lots 8 and 9), together with the restriction of pre-selling lots and blocks until the availability of water and sewer capacity is confirmed by the Region.

Archaeological Assessment

Stage 1 and 2 Archaeological Assessments have been conducted and submitted to the Ministry of Culture for approval.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to the proposed rezoning and draft plan of subdivision, subject to the conditions of approval in Attachment #1.

Region of York

The Region of York Transportation and Works Department has no objections to the proposed applications, subject to the conditions of approval in Attachment #1.

Street Name Approval

Street "A" as shown on Attachment #4 is proposed to be named "Valley Vista Drive", which will form a continuation of the approved street name for this primary east/west road between Dufferin Street and Bathurst Street. The respective Planning Departments for the City and Region of York do not have any objection to the proposed street name, which is recommended for approval.

Other Agencies

Conditions of approval for Canada Post and Bell Canada are provided in Attachment #1.

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 applications to amend the Zoning By-law and for approval of Draft Plan of Subdivision 19T-05V11 in accordance with the applicable policies of the Official Plan and the requirements of the Zoning By-law, the Block 11 Plan and the area context. The proposed Draft Plan of Subdivision consisting of 17 single detached residential units and valleylands as shown on Attachment #4 is an appropriate form of development for the subject lands and conforms to OPA #600. Furthermore, the proposed plan is consistent with the overall pattern of development established in the Block 11 Plan.

The Development Planning Department can support the approval of the Zoning By-law Amendment application and the proposed Draft Plan of Subdivision, subject to the conditions of approval as set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Approved Block 11 Community Plan
4. Draft Plan of Subdivision 19T-05V11
5. Draft Plan of Subdivision 19T-05V11 with Proposed Zoning

Report prepared by:

Armine Hassakourians, Planner, ext. 8368
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 33, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

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**OFFICIAL PLAN AMENDMENT FILE OP.05.027
ZONING BY-LAW AMENDMENT FILE Z.05.059
SITE DEVELOPMENT FILE DA.05.061
PROMENADE PARK LIMITED
REPORT #P.2006.7**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 22, 2007, be approved;
- 2) That in response to the concerns of area residents, that staff initiate a meeting with the Promenade Shopping Centre, the owner of the Promenade Circle, to address the various traffic concerns identified in the report, as well as other issues that may arise as a result of the completion of these buildings including sidewalk access to the transit terminal and lighting to ensure better security for residents and upkeep of the area;
- 3) That appropriate screening be provided for the outdoor parking area;
- 4) That the following deputations and written submission, be received:
 - a) Mr. Jacob Lapidus, Director of the Condominium Board of York Region Condominium Corporation No. 834, 110 Promenade Circle, Suite 1107, Thornhill, L4J 7W8, on behalf of 110 and 120 Promenade Circle, and written submission;
 - b) Mr. Sid Lipton, 110 Promenade Circle, Suite 1703, Thornhill, L4J 7W8;
 - c) Mr. Sal Vitello, E.I. Richmond Architects Ltd., 243 College Street, 2nd Floor, Toronto, M5T 1R5; and
 - d) Mr. Michael Clark, E.I. Richmond Architects Ltd. 243 College Street, 2nd Floor, Toronto, M5T 1R5;
- 5) That the following written submissions, be received:
 - a) Ms. Dawn Miles, Brookfield Residential Services, York Region Condominium Corporation No. 834, 110 Promenade Circle, Thornhill, L4J 7W8, dated January 22, 2007, and
 - b) Mr. Morley Daiter, President of the Condominium Board of York Region Condominium Corporation No. 834, 110 Promenade Circle, Thornhill, L4J 7W8; and
- 6) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.027 (Promenade Park Limited) BE APPROVED, to amend OPA #210 as amended by site-specific OPA #590, to permit an increase in the maximum net residential density on the subject lands shown on Attachment #1, from 283 units/ha to 312 units/ha, thereby increasing the total maximum number of residential apartment units permitted by the Official Plan for combined Phases 1 and 2 (Building "A" - constructed and Building "B" – proposed, respectively) from 340 units to 373 units, representing an increase of 33 units overall, to be situated in Building "B" (from 172 to 205 units) of the development as shown on Attachment #2.

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2. THAT Zoning By-law Amendment File Z.05.059 (Promenade Park Limited) BE APPROVED, to amend By-law 1-88, to permit the following site-specific exceptions:
 - a) an increase in the maximum permitted building height for the southerly Building “B” as shown on Attachment #2, from 49m to 57m, thereby increasing the height of Building “B” from 16 to 19 storeys (an additional 3 storeys);
 - b) a decrease in the required minimum lot area per unit from 35m²/unit to 32.1m²/unit on the applicant’s overall lands for the combined Phases I and II;
 - c) a decrease in the required minimum amenity space from the required 17,120m² to 10,182m², respecting the applicant’s overall lands for the combined Phases I and II; and
 - d) a decrease in the required minimum landscaped strip width abutting an outdoor parking area from 3m to 0.3m (existing situation for a small portion adjacent to the north property line); and exemption from the requirement that the landscaped area abutting the entire outdoor parking area be comprised entirely of a berm, whereas a flat area consisting of a variety of tree and shrub planting is provided (recognizes an existing situation in Phase I as previously approved by Council).

3. THAT Site Development File DA.05.061 (Promenade Park Limited) BE APPROVED, to permit an additional 3 storeys (floors 17 to 19) for Building “B”, subject to the following conditions:
 - a) that prior to the execution of the amending site plan agreement:
 - i) the final building elevations for floors 17 to 19 shall be approved by the Development Planning Department; and
 - ii) the implementing Official Plan and Zoning By-law Amendments shall be in full force and effect; and,
 - b) that the site plan agreement contain the following provision:
 - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed unit rate, prior to the issuance of a Building Permit for Building “B”, 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 applications on the subject lands shown on Attachment #1:

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1. An application to amend the Official Plan, specifically OPA #210 (Thornhill-Vaughan Community Plan), as amended by site-specific OPA #590, to increase the permitted maximum net residential density on the applicant's overall lands shown as Phases I and II on Attachment #2, from 283 units/ha to 312 units/ha, thereby increasing the total maximum number of residential apartment units permitted under the Official Plan from 340 units to 373 units, which represents an increase of 33 units on the Phase II portion of the subject lands from the permitted 172 units to 205 units.
2. An application to amend the Zoning By-law, specifically the site-specific Zoning Exception 9(480) to By-law 1-88 by providing the following additional exceptions:
 - a) an increase in the permitted maximum building height for the southerly Phase II Building "B" as shown on Attachment #2, from 49m to 57m, thereby increasing the height of the apartment building from 16 storeys to 19 storeys (an additional 3 storeys);
 - b) a decrease in the required minimum lot area per unit from 35m²/unit to 32.1m²/unit on the applicant's overall lands for the combined Phases I and II;
 - c) a decrease in the required minimum amenity space from 17,120m² to 10,182m² respecting the applicant's overall lands for the combined Phases I and II;
 - d) a decrease in the required minimum landscape buffer width surrounding the periphery of an outdoor parking area from 3m to 0.3m (existing situation for a small portion adjacent to the north property line in the Phase I development); and
 - e) eliminate the requirement to screen the outdoor parking areas with a landscaped berm, whereas a flat area consisting of tree and shrub planting is provided. This is an existing situation around the entire outdoor parking area in the Phase I development as previously approved by Council.
3. An application for Site Development approval to amend the approved building elevations to permit 3 additional storeys (floors 17 to 19) for Building "B" as shown on Attachments #2. to #6 inclusive. Northerly Building "A" has been constructed and includes a 16-storey, 168 unit condominium apartment building.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northwest corner of West Promenade and Promenade Circle, being Block 7 on Registered Plan 65M-2325, City of Vaughan. The 1.198 ha irregular-shaped lot has 66.85m frontage along West Promenade and a 178.85m flankage along Promenade Circle and is developed with a 16-storey, 168 unit (but approved by Council for 170 units) condominium apartment (Building "A") being Phase I of the applicant's overall development (100 Promenade Circle), as shown on Attachment #2. The southerly portion of the site (88 Promenade Circle), which is the subject of this staff report, was previously site plan approved by Council on September 22, 2003, for a 16 storey, 170 unit condominium apartment (Building "B"), of which construction has not commenced as shown on Attachment #2. The current proposal for Building "B" includes the two units that were not constructed in Phase I (ie. From 170 to 172 units)

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by OPA #590, and zoned RA3 Apartment Residential Zone by By-law 1-88, subject to site-specific Exception 9(480). The surrounding land uses are:

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- North - residential apartment buildings (RA3 Apartment Residential Zone)
- South - West Promenade (road); open space park (OS2 Open Space Park Zone)
- East - Promenade Circle (road); Promenade Shopping Mall (C5 Community Commercial Zone)
- West - townhouse development (RA3 Apartment Residential Zone)

Public Hearing

On January 27, 2006, a Notice of Public Hearing to consider the Official Plan and Zoning By-law Amendment applications, was circulated to all property owners within 120m of the subject lands, and to the Brownridge Ratepayers Association and Crestwood Springfarm York Hill Residents Association. At the Public hearing held on February 20, 2006, the City received petitions from a number of area residents urging Council to refuse the proposed applications. A letter in objection to the proposed increase in density was submitted on behalf of the residents within the Condominium Corporations at 110 and 120 Promenade Circle, located to the north of the subject lands. The following comments were made in the written objection:

- increasing Building “B” to 19 floors will upset the aesthetics of the overall area;
- notwithstanding the traffic study carried out by the developer, which indicates that Promenade Circle has sufficient capacity to meet peak demands, there is a noticeable problem every weekend. Traffic to the Promenade Shopping Centre most weekends creates an unacceptable traffic situation on Promenade Circle;
- during peak shopping hours, traffic congestion blocks up North Promenade and Promenade Circle in the vicinity of the Viva bus stop;
- pedestrian street crossings are unregulated and traffic on Promenade Circle is hazardous for pedestrians and motor vehicles alike;
- emergency vehicles regularly servicing residents at 110 and 120 Promenade Circle will inevitably be delayed in responding to emergency calls;
- the capacity of existing municipal services, especially hydro, has been of concern over the last number of years. Both 110 and 120 Promenade Circle have suffered blackouts and voltage fluctuations, and the increased demand can only cause further problems; and,
- amenities which are now approved for 100 Promenade Circle (Building “A”) are already insufficient and a further increase in the number of units will only put further unnecessary pressure on the various facilities.

The recommendation of the Committee of the Whole on February 20, 2006, to receive the Public Hearing report, and that a technical report be brought forward to a future Committee of the Whole Meeting was ratified by Council on February 27, 2006.

Official Plan

The subject lands are designated “High Density Residential” by OPA #210 (Thornhill-Vaughan Community Plan), as amended by site-specific OPA #590. The existing land use designation permits residential apartment units at a maximum net residential density of 283 units/ha. The proposed increase in the net density on the overall site to 312 units/ha in order to accommodate an additional 33 residential units in Building “B”, requires an amendment to the Official Plan.

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Zoning

The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88 subject to site-specific Exception 9(480), which permits residential apartment units. A by-law amendment is required to facilitate the following exceptions:

	<u>Standard</u>	<u>Proposed</u>
Max. Building Height	49m	57m
Max. Number of Storeys (Phase II Building "B")	16 storeys	19 storeys
Min. Lot Area per Unit	35m ² /unit	32.1m ² /unit
Min. Amenity Area	17,120m ²	10,182m ²

It should be noted that the site-specific zoning by-law indicates a maximum permitted building height of 46m, however, the Owner had made an application to the Committee of Adjustment in 2004 (File A270/04), and was approved for 49m as referenced above.

The proposed decrease to the minimum required Lot Area per Unit is directly related to the corresponding increase of 33 additional units for the overall Phase 1 and Phase 2 lands, to be located in Building "B". The proposed reduction of the required Amenity Area from 17,120m² to 10,182m² takes into account the original reduction from 17,120m² to 11,682m², which was inadvertently omitted from the previous implementing By-law 56-2003, and the amenity area required for the 33 additional units being proposed through this application. The 33 units required a combined 1500m² of amenity space included in the proposed reduction. It is noted that the amenity areas for Building "A" and "B" include all landscaped areas on the site, patios, balconies for individual residential units, and all other indoor recreational facilities.

The existing site layout for the Phase I lands also does not comply with the requirement for screening outdoor parking areas and providing a minimum 3m wide landscaped area around the outdoor parking areas, which reflects an existing situation to the east and north of Building "A" (see Attachment #2). The existing landscaped strip adjacent to Promenade Circle consists of a flat area that is to include a variety of tree and shrub planting, whereas the By-law requires a landscaped berm. The existing landscaped strip width between the northern property line and parking spaces is a minimum 0.3m for a small portion of its length, whereas the By-law requires a minimum 3.0m landscaped berm. These two exceptions were approved by Council previously, and the design is consistent with the approved site plan and landscape drawings from 2003.

The staff report will further discuss the appropriateness of the proposed exceptions to the Zoning By-law, in light of the issues affecting land use, compatibility, and density.

Site Plan

The original site plan as approved by Council on September 22, 2003, consisted of two, 16-storey 170 unit residential apartment buildings, connected by a single storey lobby/recreation area. The overall development was to be constructed in two phases. The first phase comprises the northern portion of the site (see Attachment #2), and includes Building "A" and the lobby/recreation structure, which have been constructed. The second phase will include, if approved, the additional 33 units for a total of 205 units as discussed below, and the additional 3 storeys, comprising a total 19 storey building for Building "B".

Although the first approval in 2003 planned for a total of 340 units with 170 units in each building, the Phase I Building "A" was constructed with a total of 168 units. The remaining 2 units are to be incorporated into Building B, Phase II of development. With the inclusion of the additional 33 units, Building "B" will contain a total of 205 units.

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The full movement access to the site is from Promenade Circle located adjacent to Building "A" as per the original approval, and leads to a circular drop-off/pick-up area at the main lobby located between the two buildings. There are 38 visitor parking spaces provided at grade along the north and west sides of Building "A". The location of the ramp to the underground parking area is located to the west of Building "A", which will serve both Buildings "A" and "B". The underground parking garage for Building "B" will be constructed as part of the Phase 2 development.

Service areas are provided along the west sides of both buildings. The southwest area of the site will include a large landscaped amenity area, which will serve both Buildings "A" and "B". There are also other landscaped areas throughout the property, including the northwest corner of the site. The existing one-storey structure that will connect Building "A" with Building "B" also includes recreational facilities. Furthermore, the residential units in both buildings will be constructed with balconies. On this basis, the Development Planning Department is satisfied that the proposed zoning exception to decrease the required amenity area on the overall property by 1,500m² from 11,682m² to 10,182m² is sufficient and will allow appropriate amenity space for the residents in both Buildings "A" and "B". As identified earlier, the original decrease from 17,120m² to 11,682m² for both Phases I and II was inadvertently omitted from the implementing Zoning By-law 56-2003, and accordingly, the proposed exception will reflect a decrease from 17,120m² to 10,182m².

Building Elevations / Shadow Study

The proposed 19 storey apartment building (Building "B") is to be constructed with light beige stucco and darker beige precast façade. The rectangular building footprint remains the same as that of the original site plan approval. The only difference to the elevation is the applicant's building height in order to accommodate the additional 3 storeys on the Phase II building, from 16 to 19 storeys.

The Development Planning Department has reviewed the building elevations for aesthetic appeal and with respect to the applicant's sun/shadow study, and have found both the study and building elevations to be acceptable.

The sun/shadow study prepared by I.E. Richmond Architects and dated February 16, 2006, was conducted in hourly increments using March 21, September 21, June 21 and December 21 as study dates. The most significant shadow was cast in the early AM hours (approximately 8:00 am) towards the west. In the PM hours after 12:00 noon, the shadows do not impact the residential development to the west and instead are cast eastwards on the parking area of the Promenade Shopping Centre.

Access

Access to the subject lands is from Promenade Circle and has not been altered as a result of the existing application to increase the number of units and floors in Building "B". The City Engineering Department has reviewed the traffic impact study dated August 2002 and the revised updated report dated March 2006 conducted by Marshall Macklin Monaghan Limited and concur with the findings of the study and conclusion, which indicates that the 33 additional units will not affect existing traffic patterns in the area.

Parking

The required parking for the proposed development and addition is 485 spaces with 487 spaces being provided (ie. surplus of 2 spaces). The required parking is based on the following:

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- 373 units x 1.1 resident spaces per unit, plus 0.2 visitor spaces per unit (ie. Total 1.3 spaces per unit x 373 units)= 485 required parking spaces

Landscape Plan

The proposed landscape plan and details are consistent with the approved landscape plan included within the original Site Development Agreement. However, minor suggestions by the Development Planning Department were made to the applicant to address changes to some species of plants. The final Landscape Plan, Landscape Details and Landscape Cost Estimate will be approved to the satisfaction of the Development Planning Department.

Site Servicing

The applicant has submitted a Functional Servicing Report prepared by AI Underhill and Associates Ltd. and dated August 3, 2006, which has been approved by the City Engineering Department, confirming that existing municipal services can support the additional 33 units in Building "B".

Snow plowing and garbage/recycling pick-up will be privately administered through the Condominium Corporation. The condominium buildings include a multiple sort disposal system in the form of a tri-sorter carasoul on each floor of the recycling and garbage on each floor.

Council originally granted water and sewage allocation for both Buildings "A" and "B" on September 22, 2003, for a combined total of 340 units. On September 25, 2006, Council granted formal water and sewage allocation for an additional 33 units that are proposed in Building "B".

Current Policy Framework

Provincial Policy Statement (PPS)

The Provincial Policy Statement provides direction on matters of provincial interest related to land use planning and development. The PPS envisions efficient development patterns that optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, employment, parks and open space, as well as, transportation choices that facilitate pedestrian mobility and other modes of travel.

The "Building Strong Communities" policies of the PPS state that sufficient land shall be made available through intensification and redevelopment, and if necessary, designated in growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet project needs for a time frame of 20 years.

The proposed increase in density would facilitate an intensification of high density residential development which is consistent with the policies set forth in the PPS. The subject lands are located within the Town Centre, providing the highest density and mix of unit sizes as well as having accessibility to public transit. The subject lands have access to full municipal services as confirmed by the Functional Servicing Report and allocation for the 33 additional units has been granted by Council. The subject lands are also in close proximity to existing, recreational and institutional facilities, public transit and commercial/retail locations. The existing road network can also accommodate the increase in density as confirmed in the supporting Traffic Impact Study.

The PPS defines "Settlement Areas" as urban areas and rural settlement areas within municipalities (such as cities, town, villages and hamlets) that are built up areas where development is concentrated and which have a mix of land uses; and lands which have been designated in an official plan for development over a long term planning horizon".

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The policies relating to “Settlement Areas” state that these areas shall be the focus of growth and that Planning authorities shall identify and promote opportunities for intensification and land use patterns within settlement areas, which shall be based on, in part, on densities and a mix of land uses which:

- i) efficiently use land and resources; and
- ii) are appropriate for, and efficiently use infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

The subject lands are located in a settlement area as defined by the PPS, and on lands designated “High Density Residential” by the City’s Official Plan. The proposed increase in density by the subject proposal will result in intensification, and an efficient use of lands and existing services.

The proposed increase in density will also facilitate the efficient use of existing infrastructure as intensification has the potential of generating more transit use, and the use of existing roads, and tying into the existing service scheme for the area.

Places to Grow

On June 16, 2006, the Province of Ontario approved the Places to Grow Plan, which is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form and housing. The Plan discusses increasing intensification of the existing built-up area, with focus on urban growth centres, intensification of corridors, and major transit stations. Concentrating intensification in these areas provides for a focus for transit and infrastructure investment to support growth, and for building compact, transit supportive communities in greenfields. The plan further requires that by 2015, a minimum of 40% of all residential development is to occur within defined built up areas.

The proposed official plan and zoning by-law amendment to increase density on the subject lands addresses these principles and policies through its location, compact form of development, and by supporting an existing and viable transit system.

The amendment proposes intensification by increasing the net density from 283 to 312 units/ha. The location of the site is ideal for intensification because of its close proximity to service and retail commercial uses, parks and access to the arterial road network and transit systems. The proposal is in accordance with the goals of intensification established in the Growth Plan.

The Growth Plan identifies intensification corridors as locations presenting an opportunity to accommodate growth. Intensification corridors are defined as “Lands along major roads, arterials or higher order transit corridors within the built boundary that have the potential to provide a focus for higher density mixed-use development consistent with planned transit service levels”.

Although the subject lands are not directly located along Centre Street or New Westminster Drive, they are within a short walking distance of these roads, and to Bathurst Street. Both Promenade Circle and West Promenade are private roads built to city standards, and owned by the Promenade Shopping Mall. There is an existing bus transit terminal located to the north at the southwest corner of Centre Street and North Promenade as shown on Attachment #1.

Region of York Official Plan (ROP)

The Region of York’s Official Plan is a broad based plan that includes policies intended to guide economic, environmental and community building decisions affecting the use of land, and to assist with the coordination of more detailed planning by the area municipalities.

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One of the objectives of the Regional Official Plan with respect to housing is to “promote an integrated community structure and design that ensures a broad mix and range of lot sizes, unit sizes, and housing forms, types and tenures that will satisfy the needs of the Region’s residents and workers”.

The Regional Official Plan designates the subject lands as “Urban Area”. The ROP encourages opportunities for higher densities. The proposed Official Plan Amendment to increase the density of the subject lands assists in achieving the goals set forth in the Regional Official Plan. The additional density is located in an established area with commercial uses in close proximity.

In consideration of the above, the applications to amend the Official Plan and Zoning By-law to permit an increase in residential density is consistent with the objectives of the Regional Official Plan.

OPA #210 (Thornhill-Vaughan Community Plan)

The subject lands are designated “High Density Residential” by OPA #210 (Thornhill-Vaughan Community Plan) as amended by site-specific OPA #590. The existing land use designation permits a maximum site-specific net residential density of 283 units/ha.

The focal point of the Thornhill-Vaughan Community is provided in the Town Centre, which is located both north and south of Centre Street between New Westminster Drive and Bathurst Street, and south to Clark Avenue. The Town Centre is intended to provide services primarily for the residents of the Thornhill-Vaughan Community. The Town Centre is proposed as a mixed use area and includes such uses as a major shopping centre, offices, community recreation facilities, a civic park and high density uses. The Town Centre is intended to be the commercial focus for the community. With respect to residential uses in the Town Centre, the policies within OPA #210 envision the Thornhill Town Centre to ultimately have 7,260 residents within 3,300 residential units when fully developed. Furthermore, OPA #210 envisions the entire Thornhill community to have a maximum population of 75,000. The 2001 Canada Census indicated a population of 64,241.

The recent Centre Street Study and implementing OPA #671 contemplate an additional 600-900 residential units on the north side of Centre Street. Furthermore, the Liberty development north of Centre Street has been approved for 1,598 residential apartment and townhouse units, for a combined total of 2,498 new units in the Town Centre Area. The existing and planned unit counts for the Town Centre is in the range of 3,100 units, still less than the envisioned 3,300 units. The addition of the 33 units, however minor, will assist in achieving the intended objectives with respect to total unit counts for the Town Centre set forth in OPA #210 and carried through in OPA #671.

In order to achieve the increased density for the Town Centre Area, it is appropriate to facilitate development within high-rise buildings. Typically in the Thornhill area, buildings have been constructed to a height of 18-storeys. The “High Density” designation in OPA #671 along New Westminster Drive permits high-rise apartment buildings up between 22 storeys. Similarly, the highest apartment building in the Liberty development will be 22-storey when constructed in the future. In comparison, the proposed applications, if approved, would facilitate a building that would be 19 storeys in height.

Planning Considerations

The location of the site, as well as, compatibility with the surrounding land uses were taken into consideration, and indicate that the proposed increase in density and zoning exceptions to permit an additional three storeys and 33 units are complementary and would have little impact on the

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surrounding area. Review of existing provincial, regional and local policies indicate that the height and additional density proposed are in keeping with the policies established for intensification to achieve appropriate development in the surrounding community.

The York Region Official Plan encourages opportunities for high density development in compatible and established areas. Furthermore, the York Regional Planning Department has no concerns respecting the proposed increase of 33 units, and has delegated final approval of the Official Plan Amendment, if approved and adopted by Vaughan Council, to Vaughan, as they consider the proposal to be a matter of local significance.

The Provincial Policy Statement has policies similar to that of the Regional Official Plan. The PPS includes policies requiring a mix of residential uses that promote cost-effective development standards and which minimize land consumption. The proposed development satisfies these policies.

The Growth Plan for the Greater Golden Horseshoe further establishes the principles of compact communities that provide a choice in housing and transportation.

Given the location of the site in an established area, within the heart of the Thornhill Community, and on lands currently designated for high density residential development, and in consideration of the minimal impact if any on hard and soft services, the introduction of 33 additional residential units is considered by the Development Planning Department to be appropriate and represent good planning.

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 applications to amend the Official Plan and Zoning By-law to permit an increase in residential density to facilitate an additional 33 units on the overall property, specifically within the area of the proposed height expansion of the three additional storeys (floors 17-19) in Building "B", in light of the Provincial, Regional and City policies, and the area context, and can support the approval of the applications, which are appropriate, consistent and compatible with other similar development in the surrounding area. Also, the Development Planning Department can support the approval of the Site Development Application to amend the approved building elevations in the registered site plan agreement to facilitate the additional three storeys.

Attachments

1. Location Map
2. Site Plan
3. West Elevation – Building "B"
4. North Elevation – Building "B"
5. East Elevation – Building "B"
6. South Elevation – Building "B"

Report prepared by:

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

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

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Item 34, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

34

**OFFICIAL PLAN AMENDMENT FILE OP.05.014
SITE PLAN CONTROL BY-LAW AMENDMENT FILE Z.05.024
CITY OF VAUGHAN
REPORT #P.2005.33**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated January 22, 2007:

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.05.014 (City of Vaughan) BE APPROVED, to amend OPA #200, as amended by OPA #553, to require Site Plan Control for new individual (not within a plan of subdivision) single-detached dwellings located within the Kleinburg-Nashville Heritage Conservation District as shown on Attachment #1.
2. THAT the City's Site Plan Control By-law (#228-2005) be amended to require Site Plan Control for new individual (not within a plan of subdivision) single-detached dwellings located within the Kleinburg-Nashville Heritage Conservation District as shown on Attachment #1.
3. THAT the Tariff of Fees By-law (#89-2006) for Planning Applications be amended to require new individual (not within a plan of subdivision) single-detached dwellings that are to be constructed within the Kleinburg-Nashville Heritage Conservation District as shown on Attachment #1, to be subject to the base fee for Site Development Applications.

Economic Impact

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

Purpose

The City of Vaughan has initiated applications to:

1. Amend the Official Plan (OPA #200, as amended by OPA #553) to require Site Plan Control to be applied to new individual (not within a plan of subdivision) single-detached dwellings located within the Kleinburg-Nashville Heritage Conservation District as shown on Attachment #1, which are currently exempt from the provisions of site plan control.
2. Amend the City's Site Plan Control By-law (#228-2005) to require Site Plan Control to be applied to new individual (not within a plan of subdivision) single-detached dwellings located within the Kleinburg-Nashville Heritage Conservation District as shown on Attachment #1, which are currently exempt from the provisions of site plan control.

Background - Analysis and Options

Official Plan

Site Plan Control within the City of Vaughan applies to commercial, industrial, institutional, recreational, and residential apartment, block townhouse and other multiple residential dwelling forms. Single-detached, semi-detached and street townhouse dwellings, are exempt from Site Plan Control.

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Site Plan Control policies were originally added to the Vaughan Official Plan by OPA #200 when the Planning Act was changed in 1983 to allow municipalities to use Site Plan Control, Holding Provisions and Temporary Use Provisions to regulate development. These planning tools could only be used provided a municipality has specific policies in their Official Plans to outline how these provisions would be applied.

OPA #200 added Site Plan Control policies, Holding policies and Temporary Use policies to Vaughan's Official Plan. OPA #200 prescribed Site Plan Control Policies for all residential development including single and semi-detached lots with narrow frontages, in order to ensure streetscape issues could be addressed.

In 2001, OPA #200 was amended by OPA #553. The purpose of OPA #553 is to exempt on a City-wide basis, all residential singles and semi-detached and street townhouse dwellings and accessory structures from site plan control, following a review of the City's Residential Design Standards in 2001. The purpose of the subject Official Plan Amendment is to re-introduce the single-detached residential use, as a use to be subject to site plan control in the Kleinburg-Nashville Heritage Conservation District only.

Site Plan Control By-law #228-2005

OPA #200, as amended, is implemented through the City's Site Plan Control By-law, being By-law #228-2005. This by-law identifies classes of development requiring site plan approval by Council and identifies the type of development for which site plan approval authority has been delegated to the Commissioner of Planning under Complex Procedures. By-law #228-2005 currently exempts single and semi-detached and street townhouse dwellings from site plan approval on a City-wide basis.

"Development" is defined in the Site Plan Control By-law, By-law #228-2005, as "the construction, erection or placing of one or more buildings or structures on land or the making of an addition to a building or structure that has the effect of substantially increasing the size of the building or usability, thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers or mobile homes".

The purpose of the subject amendment to the Site Plan Control By-law is to re-introduce the single-detached residential use, as a use to be subject to site plan control in the Kleinburg-Nashville Heritage Conservation District.

Kleinburg-Nashville Heritage Conservation District Study & Plan

In the summer of 2002, the City retained heritage consultant Philip H. Carter Architect, to examine the Kleinburg-Nashville community with the intent of creating a Heritage Conservation District. The consultant's report, the "Kleinburg-Nashville Heritage Conservation District Study and Plan", identifies an area of that community where heritage conservation is considered to be important, which is shown on Attachment #1. The KNHCD Study/Plan describes the architecture of existing buildings, and how each building relates to each other and contributes to the landscape and history of the district. The KNHCD Plan also provides guidelines to preserve and enhance the heritage character of this community and recommends that site plan control be implemented for all classes of development within the KNHCD as a means of preserving and enhancing the heritage character of this community.

Currently, the City can address new development within heritage conservation districts and on individual heritage sites through the existing Site Plan Control and Heritage Permit Approval processes, the existing zoning by-law, and the provisions of the Heritage Act. However, as noted, single-detached, semi-detached and street townhouse developments are exempt from Site Plan Control.

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Heritage Act

The designation of the KNHCD under Part V of the Ontario Heritage Act, requires a municipal Heritage Permit to be obtained for erecting, demolishing or removing any part of a structure, or altering the external portions thereof. Therefore, any exterior work on a building in a heritage conservation district requires a Heritage Permit.

Currently, there are 3 categories of municipal heritage permits issued by the Vaughan Cultural Services Department:

- 1) Heritage Permits for work not requiring building permits (i.e. exterior painting, resurfacing roof, replacing existing windows);
- 2) Building Permits (Heritage) for work that requires building permits (i.e. erecting a garage, adding windows where none existed, decks, gazebos); and
- 3) Site Plan Approval for work requiring heritage planning approvals (i.e. new residential construction).

There is no fee for a Heritage Permit and it must be approved and obtained prior to site plan approval under the Planning Act. The City's current Heritage Permit process works in conjunction with the site plan approval process, however, single-detached, semi-detached and street townhouse development is presently excluded from the site plan approval process.

In addition to the tools previously developed to preserve and enhance the heritage character of the community and to specifically address architectural heritage and urban design issues, the proposed Official Plan and Site Plan Control By-law amendments would subject single-detached residential development into the heritage permit/site plan approval process within the KNHCD.

Other Implementation Tools

The Development Planning Department, together with the Building Standards, Policy Planning and Cultural Services Departments have reviewed the appropriateness and implications of amending OPA #200 and the Site Plan Control By-law. The recommended amendments to these documents are as follows:

i) OPA #200

Paragraph IV, A, 4ii) of OPA #200, identifies the classes of development currently exempt from site plan control on a City-wide basis, specifically "residential detached, semi-detached, and street townhouse dwellings, and structures and buildings accessory thereto". An amendment to OPA #200 is required to provide additional provisions to identify that all classes of residential development, within the KNHCD, will be subject to site plan control, and it is recommended that this paragraph be amended as follows:

"iii) Notwithstanding Paragraph ii) above, single-detached dwellings located within the Kleinburg-Nashville Heritage Conservation District as defined in the Kleinburg-Nashville Community Plan shall be subject to Site Plan Control, but excluding any development that occurs through the subdivision approval process and complies with approved design guidelines."

This change would ensure that the objectives of the KNHCD Plan are implemented. The exemption for development proceeding through the draft plan of subdivision approval process is discussed further in Section (v) of this report.

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ii) Site Plan Control By-law (228-2005)

OPA #200, as amended by OPA #553, establishes the City's Site Plan Control policies within the Official Plan, which are implemented through the current Site Plan Control By-law #228-2005. Although the entire City of Vaughan has been identified as an area subject to Site Plan Control, By-law #228-2005 exempts single-detached, semi-detached and street townhouse dwellings from the provisions of site plan control. In order to implement the recommendations of the KNHCD Study/Plan and for By-law #228-2005 to conform to the proposed amendment to OPA #200, previously outlined, it is recommended that By-law #228-2005 be amended by adding the following footnote to Schedule "1":

"7. Single-detached dwellings located within the Kleinburg-Nashville Heritage Conservation District shall be subject to Site Plan Control, but excluding such development proceeding through the subdivision approval process."

This change would implement the recommendations of the KNHCD Plan regarding Site Plan Control in the KNHCD. Commercial Development and other classes of development are already included under the existing site plan control provisions, and amendments to OPA #200 and By-law #228-2005 in this regard, are not required.

iii) Kleinburg-Nashville Community Plan (OPA #601 and OPA #633)

OPA #601, as amended by OPA #633 (upon coming into effect), being the Kleinburg-Nashville Community Plan, establishes land use designations and policies for development within the Kleinburg-Nashville Community including the KNHCD. Single-detached dwellings are permitted by the Official Plan. Semi-detached dwellings and street townhouses are not permitted within the Kleinburg-Nashville Community Plan. Both Official Plan Amendments currently include policies that would implement development through the site plan approval process. No Amendments to OPA #601 and OPA #633 are not proposed at this time.

iv) Heritage Permits

The City's current Heritage Permit process, as previously described, works together with the site plan approval process. Heritage Permits are required for additions to all buildings (including residential decks, sheds, garages, gazebos, etc), within a heritage conservation district. The current heritage permit and building permit processes under the Building Code Act adequately address heritage issues for such development and site plan approval is not considered necessary for these classes of development.

v) Exemption from Site Plan Control

The Development Planning Department recommends that site plan approval should not be applied to residential development proceeding through the draft plan of subdivision process and located within the KNHCD, since through the OPA #601 policies and the subdivision approval process, the City can ensure that the heritage characteristics of the district are addressed and protected. The implementation tools including urban design and architectural design guidelines would ensure that development is consistent with the Official Plan policies and that building permit drawings are stamped by a Control Architect for consistency with City policies and guidelines, prior to submission to the City for building permits. However, any subsequent residential redevelopment within a plan of subdivision (ie. demolition and replacement with a new dwelling), within a plan of subdivision will be subject to site plan approval.

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vi) Site Plan Control Fees

By-law #89-2006 outlines the City's Tariff of Fees for Planning Applications, including a \$3790.00 base fee for the processing of site plan applications. Single detached, semi-detached, and street townhouses are presently exempt City-wide from site plan approval. The Development Planning Department recommends that the current fee schedule apply site plan approval to new individual single-detached dwellings within the KNHCD, that are not being developed through the plan of subdivision approval process.

Currently, on a City-wide basis, only commercial, industrial, institutional, recreational, and residential apartment, block townhouse and other multiple residential dwelling forms are subject to Site Plan Control. The proposed amendments will give the City the authority to proceed with the review and approval of currently exempted uses including all new residential development applications for single-detached within the Kleinburg-Nashville Heritage Conservation District (KNHCD), as shown on Attachment #1. These amendments will ensure that new residential development will preserve and enhance the heritage characteristics of the KNHCD as presented in the KNHCD Study and Plan prepared by Phillip H. Carter Architect and Planner, and adopted by Council on June 23, 2003.

The lands affected by the proposed amendment are generally located in the core areas of the Kleinburg and Nashville communities being within Part of Lots 20-26, Concession 8; Part of Lot 23, Concession 9; and, Part of Lots 25 and 26, Concession 10, in the City of Vaughan, as shown on Attachment #1.

Public Hearing

On May 12, 2005, a Notice of Public Hearing concerning the proposed amendments to the Official Plan and Site Plan Control By-law were published in the Vaughan Citizen. As of December 21, 2006, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing report on June 8, 2005 and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on June 15, 2005.

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 Kleinburg-Nashville Heritage Conservation District (KNHCD) is a unique area and it is important for the City to preserve and enhance the heritage character of this district. In 2002, the City retained a consultant to examine the merits of establishing a Heritage Conservation District within the community. The KNHCD Plan/Study recommended that a Heritage Conservation District be established, which was implemented by Council through the enactment of By-law's #183-2003 and #268-2003 in 2003, in accordance with Part V of the Heritage Act. One recommendation of the Study was that Site Plan Control apply to all classes of development within the KNHCD, in order to maintain and enhance the heritage character of the area. Currently, all classes of development within the KNHCD are subject to site plan control except single-detached, semi-detached and street townhouse dwellings. Of the three uses, only single-detached dwellings are permitted by the Kleinburg-Nashville Official Plan.

In order to implement site plan control for single-detached dwellings, amendments are required to the Official Plan (OPA #200), and the City's Site Plan Control By-law (By-law #228-2005), to implement site plan control, as discussed in this report. The proposed Official Plan and Site Plan

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Control Amendments, will work together with the existing heritage permit process, official plan policies and building permit process in order to achieve the goal of preserving the heritage character of the KNHCD, as recommended by the Study/Plan.

Accordingly, the Development Planning Department, in consultation with the Building Standards, Policy Planning and Cultural Services Departments can support the approval of the proposed amendments to the site plan control provisions of the Official Plan and Site Plan Control By-law, to address heritage development issues in the KNHCD, as outlined in this report.

Attachments

1. Location Map of Kleinburg-Nashville Heritage Conservation District

Report prepared by:

Laura Janotta, Planner, ext. 8634

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.)

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EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 35, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

35

2006 HIATUS REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated January 22, 2007:

Recommendation

The City Manager in consultation with the Director of Purchasing Services recommends:

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

Economic Impact

N/A

Purpose

The purpose of this staff report is to advise members of Council of those matters attended to by staff (City Manager) during Council's 2006 election hiatus.

Background - Analysis and Options

By-law 332-98 provides authority for the execution of documents of an administrative nature by staff and/or the Mayor and Clerk, for certain matters during the hiatus of Council. Approvals made during the 2006 Hiatus period are as follows:

1. CT-06-04
For the Supply and Delivery of Office Paper on Behalf of the York Public Buyers Co-operative
Approval – November 7, 2006
\$197,883.72 plus applicable taxes for three (3) years
Buntin Reid Paper, Div. of Domtar Incorporated
Mississauga, Ontario
2. T06-189
Supply and Installation of New Sensus SR Water Meters
Approval – November 17, 2006
\$676,920.24 including GST (est. per annum)
4 year life of this contract (2 yrs. + an optional 2 yr. extension)
Wamco Municipal Products, a Division of EMCO Corp.
Barrie, Ontario
3. T06-206
Rutherford Road Sidewalk Construction - 2006
Approval – October 20, 2006
\$124,965.68 plus GST
Clearway Construction Inc., Vaughan, Ontario

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4. T06-210
Supply of Granular Materials
Approval – November 15, 2006
\$220,000.00 including. GST (est. per annum), 4 year life of this contract (3yrs. + 1yr.
optional extension)
Strada Aggregates Inc., Concord Ontario

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

Relationship to Vaughan Vision 2007

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

Conclusion

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

Attachments - MAYOR AND MEMBERS OF COUNCIL ONLY

1. Staff Report – CT-06-04
2. Staff Report – T06-189
3. Staff Report - T06-206
4. Staff Report - T06-210

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

Report prepared by:

Lorena Marcucci
Executive Assistant to the City Manager

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

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Item 36, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

36

MID-BLOCK CROSSING ON KEELE STREET, MAPLE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Ferri and Councillor Meffe, dated January 22, 2007:

Recommendation

Regional Councillor Mario Ferri and Councillor Peter Meffe, recommend:

1. That the City of Vaughan Council requests the Transportation and Works Department of the Regional Municipality of York to review its current pedestrian crossing policy to allow opportunities for mid-block crossings; and
2. That the Transportation and Works Department of the Regional Municipality of York be requested to install, at its sole cost and expense, a mid-block crossing at 9929 Keele Street, between Major Mackenzie Drive and Barrhill Road, in the City of Vaughan.

Economic Impact

N/A

Purpose

To facilitate pedestrian access for the senior residents at 9916 and 9944 and Keele Street to the plaza located at 9929 Keele Street.

Background - Analysis and Options

The residents of 9916 and 9944 Keele Street, Maple, Ontario, expressed their concern in safely crossing Keele Street to access the retail outlets located at 9929 Keele Street. The majority of the residents are seniors with mobility restrictions rendering it difficult to utilize the pedestrian crossing signals located at the intersection of Keele Street and Major Mackenzie Drive and/or Keele Street and Barrhill Road.

The retail outlets located at 9929 Keele Street are patronized by the residents of 9916 and 9944 Keele Street on a regular basis. A number of requests were made to our office by the residents desiring to access the retail outlets opposite their homes, seeking a remedy to facilitate a crossing opportunity. Our office requested the Regional Municipality of York to look into the possibility of a crossing at this location.

In response to the request of our office and the request of the residents of 9916 and 9944 Keele Street, staff of the Transportation and Works Department of the Regional Municipality of York conducted a survey on October 12, 2006 to obtain a pedestrian count at this location. The results of the survey were presented at a community meeting held on November 9, 2006. This meeting was attended by two staff personnel of the Transportation and Works Department of the Regional Municipality of York, along with the Local Councillor, Peter Meffe, and Regional Councillor Mario Ferri and numerous residents of 9916 and 9944 Keele Street. Among the options explored to address the crossing issues as identified by the residents, was the amendment of the Regional policy with respect to locating crosswalks. Based on the outcome of the discussions, it was agreed that a formal request to the Regional Municipality of York would be made to amend its policy so that a safe crossing situation would be implemented to address the needs of these senior residents.

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Relationship to Vaughan Vision 2007

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

Conclusion

That the recommendation above be approved in order to facilitate the possible implementation by the Regional Municipality of York of a mid-block crossing in the identified location.

Attachments

None

Report prepared by:

Regional Councillor Mario F. Ferri

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Item 37, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

37

**PROCLAMATION REQUEST –
WOODBRIIDGE-VAUGHAN SUPER CITIES WALK FOR MS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated January 22, 2007:

Recommendation

The City Clerk recommends:

- 1) That April 15th 2007 be proclaimed as “THE WOODBRIDGE-VAUGHAN SUPER CITIES WALK FOR MS”; 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.

Purpose

To respond to the request received from Valerie Stevens, Co-ordinator, Fundraising Events, Multiple Sclerosis Society of Canada, Ontario Division.

Background - Analysis and Options

The correspondence received from Valerie Stevens, Co-ordinator, Fundraising Events, Multiple Sclerosis Society of Canada, Ontario Division, received on January 22, 2007, is attached (Attachment #1).

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

The Multiple Sclerosis Society of Canada, Ontario Division has requested the City publicize this proclamation to encourage everyone that can to participate in the WALK for MS and to bring awareness to the community about this debilitating neurological disease. The Corporate Communications Department posts proclamations issued by the City on the City’s website under “Events – Proclamations”. Publishing proclamations on the City Page depends on space availability. Corporate Communications will, given sufficient lead-time, issue news releases in support of the proclamation.

Relationship to Vaughan Vision 2007

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

Conclusion

Staff is recommending that April 15th, 2007 be proclaimed as “THE WOODBRIDGE-VAUGHAN SUPER CITIES WALK for MS” and that the proclamation be posted on the City’s website and published on the City Page, space permitting.

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Attachments

Attachment #1 - Correspondence from Valerie Stevens, Multiple Sclerosis Society of Canada, Ontario Division, received on January 22, 2007

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.)

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Item 38, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

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APPOINTMENT OF YOUTH CITY COUNCILLOR

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of January 22, 2007.

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

Please refer to Item 12, Report No. 2 of the Committee of the Whole (Closed Session) for disposition of this matter.

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Item 39, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

39

**DEPUTATION – MR. SAVINO QUATELA
WITH RESPECT TO THE BY-LAW GOVERNING ELECTION SIGNS**

The Committee of the Whole recommends that the deputation of Mr. Savino Quatela, and the written submission dated January 22, 2007, be received.

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40

**DEPUTATION – MS. DEBORAH SCHULTE
WITH RESPECT TO THE BY-LAW GOVERNING ELECTION SIGNS**

The Committee of the Whole recommends that the deputation of Ms. Deborah Schulte, 76 Mira Vista Place, Woodbridge, L4H 1V8, be received.

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Item 41, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

41

**DEPUTATION – MS. DEBORAH SCHULTE
WITH RESPECT TO PATHWAY LIGHTING LEADING INTO
THE WOODBRIDGE EXPANSION OPEN SPACE**

The Committee of the Whole recommends that the deputation of Ms. Deborah Schulte, 76 Mira Vista Place, Woodbridge, L4H 1V8, be received, and referred to staff to review the concerns identified by the deputant, including related issues and report back to the Committee of the Whole meeting of March 26, 2007.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 42, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

**42 DEPUTATION – MR. PAUL DE BUONO, VAUGHAN WATCH INC.
 WITH RESPECT TO RESPONSE PROTOCOL FOR SENIOR MANAGEMENT TEAM**

The Committee of the Whole recommends that the deputation of Mr. Paul De Buono, Vaughan Watch Inc., 9983 Keele Street, Suite 105, Vaughan, L6A 3Y5, and written submission dated January 22, 2007, be received, and referred to staff for a report with respect to a policy on the protocol for responses by the Senior Management Team.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 43, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

43

NEW BUSINESS – KIPLING AVENUE PARKING

The Committee of the Whole recommends that the Fire Services, Enforcement Services and Engineering Departments prepare a joint report, containing recommendations respecting on-street and parking-related issues along that portion of Kipling Avenue within the City of Vaughan from Kipling Parkette to the southerly limit of Kipling Avenue, for the Committee of the Whole meeting of March 26, 2007, or earlier if possible.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 44, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2007, as follows:

By approving the following in accordance with the memorandum from the Deputy City Clerk, dated January 29, 2007:

- 1) ***That binders with appropriate tabs be provided for all members of Council;***
- 2) ***That all agendas, addendum agendas and additional information be provided to all members of Council on three-hole punched paper; and***
- 3) ***That Clerk's staff meet with the Council Executive Assistants to discuss the proposed method of organizing the binders.***

44 NEW BUSINESS – ORGANIZATION OF COMMITTEE AGENDAS FOR COUNCIL MEMBERS

The Committee of the Whole recommends that staff investigate methods to install Councillors' agendas into a binder to improve efficiency and ensure complete agendas, as per Regional agenda binders, and provide a report to the Committee of the Whole meeting of February 5, 2007.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 45, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 29, 2007, as follows:

By receiving the memorandum from the Deputy City Clerk, dated January 26, 2007.

45 NEW BUSINESS – CRITERIA FOR MATTERS DEALT WITH UNDER NEW BUSINESS

The Committee of the Whole recommends that staff provide the criteria of what constitutes matters dealt with under “New Business”.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 46, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

46

NEW BUSINESS – BICYCLE PATHS

The Committee of the Whole recommends that staff bring forward a status report to the next Committee of the Whole meeting with respect to the implementation of bicycle paths throughout the City of Vaughan

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 47, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

47

**PRESENTATION – MR. ROBERT BERTOLAS, CHAIR
VAUGHAN IN MOTION TO CURE CANCER
WITH RESPECT TO THE NORTH AMERICAN VICTORY TOUR FOR MS**

The Committee of the Whole recommends:

- 1) That the presentation by Mr. Robert Bertolas, President, Crossing Bridges Inc., 840 Burnett Avenue, Cambridge, N1T 1Z9, and written submission, be received; and**
- 2) That staff review and report back on opportunities of providing support for this cause, including assistance in promoting this event and the purchase of a corporate table.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2007

Item 48, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2007.

48

**PRESENTATION – MS. MARY-FRANCES TURNER
YORK REGION RAPID TRANSIT CORPORATION
WITH RESPECT TO THE VIVA PHASE 2**

The Committee of the Whole recommends that the presentation by Ms. Mary-Frances Turner, Vice-President, York Region Rapid Transit Corporation, 1 West Pearce Street, 6th Floor, Richmond Hill, L4B 3K3, entitled “VIVA Phase 2 Update”, and handout entitled “Phase 2 Network Phasing Plan”, be received.