



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007

#### Item 1, CW Report No. 8 – Page 2

As a result, the Task Force has identified the following:

- . Consulted agencies verified that the incidence of domestic violence in Vaughan is comparable to that in any other municipality in Ontario;
- . According to the Ministry of Community Safety and Correctional Services Quarterly Reports for 2006, 1004 females were victims of abuse. These statistics have been provided to the Ministry by York Regional Police. Furthermore, A representative from the York Regional Police informed a member of the Task Force that this number is not indicative of the actual number of cases of abuse since a greater number goes unreported;
- . The shelter needs of domestic violence victims are not being adequately addressed. York Region (population 950,674 as of December 2006) is extremely under-resourced in terms of this vital social service having only two shelters, one in Aurora and one in Georgina compared to Peel Region (population 1,080,000 as of December 2006) which has four and Durham Region (population 600,000 as of December 2006) which has five. Lack of funding has resulted in insufficient shelter spaces, and consequent waiting lists. Abused women are forced to leave the region to receive protection from their abusers, as occupancy rates for existing shelters in the region are 99.8% for most of the year, leaving no space. More importantly, many women refuse to leave their abusive homes if it means uprooting their children from their schools;
- . The problems with respect to shelter capacity are compounded by the lack of parallel services (i.e. affordable housing, outreach counselors, interpretation services, etc.). Moreover, there are presently no existing programs intended to re-habilitate the abuser, which leads to repeated incidences of domestic abuse;
- . The consensus is that any shelter should be safe and secure, centrally located in Vaughan, in a confidential location, and with access to public transit (or, in the alternative, some volunteer-based transport service);
- . Awareness of the existence of the Task Force has been spread by local and regional media reports, and resulted in indications of widespread interest in this matter.

Upon consultation with Members of Council and other women shelter initiatives, the Task Force determined that increased service would best be met by establishing a women's shelter in the City of Vaughan.

The following strategy addresses basic questions relating to costs:

#### Operational

The study goes well beyond identifying the need for a women's shelter in Vaughan. Based on the projected costs obtained from an existing agency, we have determined that expenses for a fifteen-bed shelter and outreach counseling services will cost an estimated \$512,000 per annum.

#### Capital

It is projected that approximately \$250,000 will be required to bring the proposed location up to acceptable standards set by the Ministry.

#### Funding Options

Ministry of Community and Social Services; autonomous fundraising; Provincial and Federal sources.

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#### Size

The administrative facility is approximately 2,000 square feet; the future housing facility is approximately 16, 000 square feet on two floors.

#### Location

The location of the shelter is confidential; however, we can state that the shelter is located in the City of Vaughan.

#### Relationship to Vaughan Vision 2007

The establishment of the Task Force to investigate the need for a women's shelter in the City of Vaughan demonstrates that Vaughan's Vision 2007 includes the protection of women and children in dangerous environments. Furthermore, this report is consistent with the priorities previously set by Council for serving our citizens and promoting community safety, health and wellness.

#### Conclusion

In conclusion, the mandate of the Mayor's Task Force on Women's Shelter Needs was to identify whether the need for a shelter on the part of the women of the City of Vaughan is currently being met (outlined in the aforementioned Background and Analysis section) and if not, to outline a strategy for developing such a facility. The strategy is outlined above in operational costs, capital costs, funding, size and location. The Task Force has investigated this matter as directed, and requests that Council receive this report in completion to our mandate.

With the completion of this report, which meets the Council's mandate, the Members of the Mayor's Task Force on Women's Shelter Needs have successfully created awareness of domestic violence in the City of Vaughan. This has aroused the sympathy of a philanthropist in the community who has provided the use of a location.

Further recognition and acknowledgement of this great accomplishment has come from the Premier of Ontario to the philanthropist, in the form of a letter, thanking him for his generous contribution to this important cause.

#### Attachment

1. Sample of questionnaire sent to agencies involved in domestic violence
2. Summary of questionnaires received from agencies
3. Letter of support received from Chief Superintendent, RCMP (Retired)
4. Two newspaper articles relating to domestic violence in York Region
5. Statistics regarding domestic violence occurrences from 2004 to 2006
6. Website information on women's' shelters in other regions, which demonstrates the difficulty in accessing the same information in York Region
7. Spreadsheet of projected operational costs

#### Report prepared by:

Gloria Hardychuk, Assistant City Clerk on behalf of the  
Mayor's Task Force on Women's Shelter Needs

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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 2, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**2**

**REGIONAL INTERMODAL TRANSIT HUB**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Jackson, dated February 19, 2007:**

**Recommendation**

Mayor Linda Jackson recommends the following:

THAT this report be received;

THAT Council endorse the direction to approach federal and provincial government officials with the City's interest in developing a regional intermodal transit hub within the municipality;

THAT Staff of the Economic/Technology Development and Communications and the Engineering and Public Works Commissions develop and implement a plan to promote funding a regional intermodal transit hub in Vaughan with key provincial and federal decision makers;

THAT this report be forwarded to the Region of York and York Region Transit/VIVA Transit with a request that they support the City in this initiative.

**Economic Impact**

At this time, there is no significant economic impact. However, should the proposal receive funding through the Canada-Ontario Infrastructure Program, budget will need to be allocated for the completion of planning, technical, feasibility studies and business plans.

**Purpose**

To advise Council that a funding proposal for new regional intermodal transit facilities have been submitted to both the provincial and federal governments by the Toronto Economic Development Corporation (TEDCO). To seek Council endorsement to proceed with formal discussions with various government representatives for the purpose of indicating the City's interest in regional intermodal transit facilities.

**Background**

For the past several years, TEDCO (on behalf of the City of Toronto) and Greyhound Canada (on behalf of the Ontario Motor Coach Association) have been examining the building of new infrastructure to support a rapidly growing bus commuter population in the Greater Golden Horseshoe. A three-part proposal was developed:

1. A new downtown Toronto bus terminal linking Union Station to the Toronto Transit Commission's (TTC) subway system
2. Five (5) Park and Ride bus facilities in provincially designated high growth centres: Barrie, Cambridge (Kitchener-Waterloo); Guelph, Peterborough and St. Catharines
3. A bus terminal at Highway 407 and Jane Street in Vaughan

In the conception of regional transit infrastructure, it was recognized that a downtown Toronto hub could not fully service the intermodal traffic. Consultants for TEDCO identified the opportunity for infrastructure facilities north of the City of Toronto, to more efficiently and effectively manage transit traffic not requiring connections through downtown Toronto. The Jane/407 location (see

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attachment) was identified as a potential location for a fully intermodal transit hub, providing opportunities for integration with the proposed 407 Transitway and connections to the TTC's subway system via the Spadina Subway extension. It was recognized that some uses, such as the subway, would occur within a longer time horizon, however, the development of a hub could occur within a short (2 to 3 year) horizon with possibly an interim facility.

In October 2006, it was brought to the attention of the City that this three-part proposal had been developed and submitted. Although the City of Vaughan had not been involved in the proposal development, the proponents included an initial costing request for \$15 million in funding for the Vaughan transit hub. The Vaughan hub would be funded through the Canada-Ontario Infrastructure Program whereas others parts of the proposal may have differing funding arrangements.

This proposal has been submitted to the provincial and federal governments for policy and funding consideration under the Canada-Ontario Infrastructure Program. The project has received policy support from both federal and provincial Ministers of Transportation. The proposal is currently on a list of projects to be considered for funding once the Canada-Ontario Infrastructure Program has been negotiated between Finance Ministers Flaherty and Sorbara. Program negotiations are concluding and it is expected that final project funding decisions will be made shortly.

As the Vaughan transit hub is a late addition to the proposal, key decision makers at the provincial and federal levels have not been made aware of the benefits of such a facility. There is an urgent need to initiate discussions with decision makers in order that the Vaughan hub receives full consideration when all of the projects are allocated funding.

#### **Relationship to Vaughan Vision 2007**

This report is consistent with Vaughan Vision 2007 Goal 3.2.4 Support Regional and Provincial Initiatives on Transportation Infrastructure. However, the necessary resources have not been previously allocated nor approved.

#### **Conclusion**

The City of Vaughan is located at a strategic crossroad within the Greater Toronto Area, and indeed the Greater Golden Horseshoe. Over many years, Vaughan Council and City officials have worked diligently to promote transit projects, such as VIVA and the Spadina Subway extension, in order to mitigate traffic congestion to the benefit of residents, employees and the business community.

This proposal would take support to the next level, providing infrastructure for multi-modal and intermodal transit uses. At its full conception, this would entail infrastructure that services bus, subway and motor coach users along a corridor that the Ontario Ministry of Transportation has allocated for the 407 Transitway. In addition to the transportation and traffic benefits, the terminal or hub provides great economic development opportunities for Vaughan.

However, the City must first act in order to ensure that the Vaughan portion of the proposal receives full consideration by federal and provincial decision makers. As a first step, Vaughan Council and staff must promote the City's interest in a potential intermodal transit hub. Once funding is allocated, the City will need to engage in further planning, technical and feasibility studies as well as business planning and a comprehensive cost-benefit analysis. Subsequent phases of this project will require City Staff to seek Council approval for additional funding.

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**Attachments**

Letter from Michael Dearden, Dearden & Associates  
Map of Subject Property

**Report prepared by:**

Mayor Linda D. Jackson

(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 FEBRUARY 26, 2007**

Item 3, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**3 TAX ASSESSMENT RATE REPORT FOR THE AMALFI CONDOMINIUM  
9519 KEELE STREET, MAPLE**

The Committee of the Whole recommends:

- 1) That staff provide a report on the tax assessment rate on seniors' buildings such as the Amalfi Condominium, 9519 Keele Street, Maple;
- 2) That the following report of Councillor Meffe, dated February 19, 2007, be received; and
- 3) That the deputation of Mr. Richard T. Lorello, 235 Treelawn Boulevard, P.O. Box 927, Kleinburg, L0J 1C0, be received.

**Recommendation**

Councillor Peter Meffe recommends:

That staff provide a report on the tax assessment rate on the Amalfi Condominium 9519 Keele Street, Maple.

**Economic Impact**

Nil.

**Purpose**

To ensure that a fair and proper tax assessment rate has been applied to this Condominium.

**Background - Analysis and Options**

Residents of this Condominium have provided me with a petition questioning the level of taxation vis-à-vis services provided by the Municipality. Most of the residents in this building are seniors, on a fixed income, whom have moved from single family dwellings into this Condominium and are questioning the tax rate assigned to this building.

**Relationship to Vaughan Vision 2007**

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

**Conclusion**

It is my feeling that we need to ensure that the services we provide to this Senior's Condominium are reviewed to ensure that the proper tax assessment rate has been applied.

**Attachments**

Petition from residents.

**Report prepared by:**

Peter Meffe

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### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007

Item 4, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

4

#### DISCOVER VAUGHAN TOURISM GUIDE

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated February 19, 2007:

##### Recommendation

The Commissioner of Economic/Technology Development and Communications in consultation with the Director of Economic Development recommends:

That this report be received for information purposes only.

##### Economic Impact

There is no economic impact related to this report, as it is an information item.

##### Purpose

The purpose of this report is to provide Council with information with respect to the details of publication and distribution of *Discover Vaughan*, the complete tourism guide to the City of Vaughan and the completion of a key recommendation for the first year of the City of Vaughan's Five Year Tourism Action Plan.

##### Background

The City of Vaughan Tourism Strategy and Five Year Action Plan was adopted by Council in June 2005. The Five Year Action Plan recommended the development of a tourism brochure in Year One, i.e. 2006, as the primary communications tool providing residents and visitors alike with information on the all there is to do, to see, to experience and enjoy in Vaughan while contributing to the Vaughan economy.

In early 2006, the Economic/Technology Development department issued a list of specifications for our Tourism Guide to five Vaughan-based printing and publishing companies inviting them to quote on the following elements: artwork, design/creative and advertiser sales solicitation, print, production and delivery.

Impact North/Whatever Publishing offered to provide all required services, including solicitation for advertising revenues whereby they would assume all risks and costs associated with the publication. The publication could thus be realized without any financial exposure for the City by partnering with this company. Impact North/Whatever Publishing chose St. Joseph's Printing as the company to print the publication.

*Discover Vaughan* has evolved into a public private partnership, with Whatever Publishing assuming the risk for design, advertising sales revenues and printing of and distribution of 80,000 units. The City of Vaughan provided strategic guidance on content with respect to tourism criteria as well as providing support to Whatever Publishing's advertising solicitations through direct appeals for advertising support from all key stakeholders in tourism related businesses in Vaughan.

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#### Item 4, CW Report No. 8 – Page 2

##### Discover Vaughan Tourism Guide

*Discover Vaughan Tourism Guide* is a 134 page distinctive publication, sized 10" by 6", printed in four colour throughout and perfect bound. High quality paper stock and publishing by St. Joseph's Printing of Vaughan establishes *Discover Vaughan* as an award winning tourism guide.

Content includes brief notes on Vaughan's history, information on attractions, accommodations, restaurants, Festivals and Events in 2007 and a fold out map locating key venues in the city.

##### The Vaughan Tourism Strategy

The Vaughan Tourism Strategy stressed that the greatest opportunity for the City of Vaughan is to attract the friends and relatives visiting Vaughan residents and the residents themselves. The "VFR" (visiting friends and relatives) market is the largest tourism segment in York Region and the way to approach this group is promoting Vaughan to its own residents. *Discover Vaughan* is the first step in a process to make residents of Vaughan "tourism ambassadors" for their city.

*Discover Vaughan* provides a concise reference to the key "tourism" attractors in Vaughan including accommodations, retail opportunities, outdoor experiences, dining, cultural and entertainment venues.

To support the launch of *Discover Vaughan*, a local media campaign will reinforce the message to residents of their role as "tourism ambassadors" for Vaughan. The emphasis will be on discovering Vaughan first, buying locally and ensuring that visiting friends and relatives stay in Vaughan hotels, shop locally, dine in Vaughan and experience all Vaughan has to offer.

There are a number of ways we can measure the initial success of *Discover Vaughan*.

1. *Discover Vaughan* Value Card Activations
2. Value proposition redemptions at participating merchants in the Value Card program
3. Web site orders for *Discover Vaughan*
4. WhateverClub.ca registrations
5. Hotel guest usage of *Discover Vaughan*
6. Resident fulfillment through the distribution at libraries, community centres and events

These numbers will provide initial feedback on the utilization of *Discover Vaughan*. Longer term resident and merchant surveys with respect to "buying Vaughan first" will allow us to quantify changes in expenditure patterns and measure increased economic benefits to the community.

##### Distribution Strategy for *Discover Vaughan*

The distribution strategy for *Discover Vaughan* ensures extensive reach.

Whatever Publishing will distribute 80,000 copies via a Canada Post mail drop the last week of January 2007.

- 72,000 copies of *Discover Vaughan* to residences in Vaughan
- 8,000 copies of *Discover Vaughan* to businesses in Vaughan
- 5,000 copies of *Discover Vaughan* distributed among *Discover Vaughan* advertisers

Economic/Technology Development Department will distribute 15,000 copies through a variety of methods.

- Vaughan hotels will place a copy of the *Discover Vaughan Tourism Guide* in each hotel room
- [www.vaughan.ca](http://www.vaughan.ca) web call to action to "Order Your Brochure Today" on City's tourism home page
- Distribution through Vaughan Public Libraries, Community Centres and Civic Centre
- Distribution throughout 2007 at multiple travel industry trade shows.
- York Region Tourism web site link.
- Inside the Tourism Toronto 2007 brochure (850,000 circulation), we will place a "Call to action" ad inviting their readers to order the *Discover Vaughan Tourism Guide*

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- Corporate and Group request fulfillment.
- Distribution to new business transitioning to Vaughan (a copy for each employee)
- Insert among Delegate Attraction materials for 2009 Communities in Bloom National Conference to be held in Vaughan
- Media launch and releases to travel editors of consumer and travel trade publications
- Dreamscapes, the national travel magazine of The Globe and Mail will carry a feature on *Discover Vaughan* as well as offering a brochure fulfillment opportunity in the March 2007 issue
- Discussions are underway with OTMPC (Ontario Tourism Marketing Partnership Corporation) to carry the guide in their roadside Information Kiosks in Ontario

#### **Relationship to Vaughan Vision 2007**

*Discover Vaughan* has resulted from the recommendations contained in the Vaughan Tourism Strategy and Five Year Action Plan approved by Council with the view to strengthening the City's diversified economic base through tourism contained in item 2.5 of 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 Economic/Technology Development Department is well underway in the execution and delivery of the key recommendations of the Five Year Tourism Action Plan. The development and delivery of a tourism guide through a unique public private partnership with Whatever Publishing has resulted in a powerful Tourism Guide staff believes will be kept as a valued reference tool which will inspire residents, businesses and visitors to visit and spend in Vaughan.

#### **Report prepared by:**

Noreen Cartwright	Manager of Tourism
Emilia Valentini	Director, Economic Development

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**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 5, Report No. 8, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 26, 2007, as follows:

***By receiving the memorandum from the Director of Economic Development, dated February 26, 2007.***

5

**CITY OF VAUGHAN COMMUNITY PROFILE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Economic/Technology Development and Communications, dated February 19, 2007, be approved; and
- 2) That staff provide additional information for the Council meeting of February 26, 2007, addressing Members of Council's comments.

**Recommendation**

The Commissioner of Economic/Technology Development and Communications, in consultation with the Director of Economic Development recommend

That this report be received as information only.

**Economic Impact**

There is no economic impact associated with this report.

**Purpose**

To advise Council that a Community Profile is now available for corporate marketing and business development purposes.

**Background**

The Economic & Technology Development Department has updated and published a new Community Profile. The Community Profile is a foundation piece of all marketing and collateral materials used by Economic Developers across North America. This new publication provides broad insight into our community, including demographics; locational and transportation advantages; labour and employment characteristics; real estate markets; key development areas; business costs; housing; tourism and other lifestyle amenities.

The purpose of the Community Profile is to provide investors, site selection professionals, businesses and residents with an understanding of the characteristics that distinguishes Vaughan from other municipalities for economic development purposes. With this publication, business investors will have another tool to assist in making an informed decision on relocation and expansion opportunities in Vaughan. The Community Profile will be distributed to site selectors, realtors, developers, investors, government agencies, business associations, residents and ratepayer associations.

The Community Profile is available in hardcopy and electronic format via the City's website. The hardcopy of the Community Profile embodies the City's commitment to environmental leadership and has been printed on paper stock sanctioned by the Forest Stewardship Council. A further step has been taken in selecting a printer using a waterless printing technology, which produces better colour saturation with less volatile organic compounds and no requirement for water consumption, typical of most conventional printing processes.

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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**

The Community Profile is a foundation piece of any corporate marketing toolkit. Business investors and their advisors use the Community Profile as one of the first tools to gain insight into a community as a potential location. This document further presents a picture of the community's quality of life, cultural and social amenities, important factors to be considered for potential new residents, employers and business investors.

**Attachments**

City of Vaughan Community Profile

**Report prepared by:**

Shirley Kam, Manager of Economic Development  
Emilia Valentini, Director of Economic Development

(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 FEBRUARY 26, 2007**

Item 6, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**6**

**YORK MAJOR HOLDINGS INC.  
APPLICATION FOR AMENDMENT TO THE MOE  
CERTIFICATE OF APPROVAL A230610  
SECONDARY BUFFER ZONE – KEELE VALLEY LANDFILL SITE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 19, 2007, be approved; and**
- 2) That the confidential memorandum of the Director of Legal Services, dated February 16, 2007, be received.**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That this report BE RECEIVED for information purposes;
2. That the City of Vaughan has no objections to the amendment to the Ministry of the Environment's Provisional Certificate of Approval A230610 with respect to the lands described by Part 20 of Registered Plan 65R-5832; and that the City of Vaughan concurs with the removal of these lands from the Secondary Buffer Zone of the Keele Valley Landfill Site in accordance with the future amendments to the Ministry of the Environment's Provisional Certificate of Approval A230610.
3. That the Commissioner of Engineering and Public Works be given authority to directly provide comment to the Ministry of the Environment, in order to expedite future responses to the MOE, with respect to future requests for amendments to the Ministry's Provisional Certificate of Approval A230610 to remove lands from the Secondary Buffer Zone of the Keele Valley Landfill Site.
4. That the Ministry of the Environment be requested to expedite the review and approval of the application to remove Avondale from the Secondary Buffer Zone.
5. That a copy of this report be sent to Mr. Dickson Odame-Osafo, Senior Engineer, Waste Unit, Ministry of the Environment, Environmental Assessment and Approvals Branch, Floor 12A, 2 St. Clair Avenue West, Toronto, Ontario, M4V 1L5.

**Economic Impact**

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

**Purpose**

This purpose of this report is to seek Council comment to amend the Ministry of the Environment's Provisional Certificate of Approval A230610 in order to remove the lands described by Part 20 of R.P. 65R-5832 from the Secondary Buffer Zone of the Keele Valley Landfill Site.

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#### **Background - Analysis and Options**

The Closure Plan for the Keele Valley Landfill Site has now been finalized and was approved on December 20, 2006 by the Ministry of the Environment (MOE). The Closure Plan summarizes an extensive list of issues involving: end use plans, closure procedures, final cover, liner performance monitoring, groundwater monitoring, leachate management, landfill gas management, and key recommendations related to the implementation of the Closure Plan. The attached figure from the Closure Plan identified the lands required for monitoring and post-closure management of the KVLS.

The Ministry of the Environment (MOE) has received an application from the City of Toronto, on behalf of York Major Holdings Inc., for an amendment to the Provisional Certificate of Approval, A230610, to approve the removal of a parcel of land from the Secondary Buffer Zone of the Keele Valley Landfill Site (KVLS). The parcel is located south of Teston Road between Keele Street and the Greater Toronto Transit Authority railway tracks and is described as Part 20 of Registered Plan 65R-5832 (Refer to Attachment No. 1 – Area 1). The lands have been identified in the Closure Plan as not required for monitoring and post-closure management of the KVLS. The Ministry of the Environment's York-Durham District Office is requesting comments from the City of Vaughan on this amendment to the application.

The release of Part 20 of Registered Plan 65R-5832 from the Secondary Buffer Zone is the first of future amendments to the Provisional Certificate of Approval as part of the Closure Plan. As noted above, the Closure Plan provides closure, post closure and end use plan documentation for the KVLS and addresses and defines activities, plans and programs that are necessary for the post closure periods until such time as controls may no longer be required. This includes York Major Holding lands that have been identified within the Closure Plan as not required for long-term management of the KVLS. Part 20 was originally included as part of the Secondary Buffer for the Keele Valley Landfill Site based on ownership at the time of the original approval for the KVLS. Since that time, Part 20 has not been required, or used, for landfill gas or groundwater monitoring as it is well beyond the area of influence for the KVLS. Also, Part 20 is not contiguous with the existing Secondary Buffer of the KVLS and is separated from the lands to the east by the Greater Toronto Transit railway tracks that run along the eastern boundary of the lands.

Engineering staff have reviewed the supporting documentation from Stantec Consulting Ltd., as provided by the MOE, and do not have objections to the application for Approval of Waste Disposal Sites Amendment to remove Part 20 from the Secondary Buffer Zone of the Keele Valley Landfill Site.

In addition, in order to allow for the development of the Dufferin / Major Mackenzie Commercial Site (Area 4), McNaughton Community Plans – South Proposal and North Proposal (Draft Plans 19T-05V05(S) and 19T-05V05(N))(Areas 3 and 5), McNaughton Road (Area 2), Dufferin Street and Major Mackenzie Drive Road Improvements (Area 6 – Region of York) and the Avondale lands (Area 7), York Major Holdings and the City of Toronto have submitted applications to the MOE to remove these lands from the Secondary Buffer Zone of the KVLS. Once the applications are approved by the Ministry, the redevelopment of the lands and the elimination of the requirement of the "H" in the Zoning By-law, as well as, the dedication of the private roadway currently known as the McNaughton Road extension (located east of Keele Street to Major Mackenzie Drive) to a municipal public highway may occur.

It is anticipated that there will be subsequent requests from the MOE with respect to the City of Vaughan providing comments regarding the applications for future amendments to the Provisional Certificate of Approval A230610. It is proposed that staff through the office of the Commissioner of Engineering and Public Works, provide comments directly to the Ministry, recommending that the above noted lands also be removed from the Secondary Buffer Zone of the KVLS, once these applications for amendment are received.

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**Relationship to Vaughan Vision 2007**

In consideration of the strategic priorities related to planning and managing growth as established by Vaughan Vision 2007, this report will assist in ensuring protection of the environment and that municipal operations are undertaken in an environmentally responsible manner.

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

**Conclusion**

Should Council concur, the recommendations herein may be endorsed.

**Attachments**

1. Secondary Buffer Lands to be Removed

**Report Prepared by:**

Michael Frieri, Development Supervisor, Engineering Planning & Studies, Ext. 8729

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

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Item 7, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**7** **FUTURE DEDICATION OF EAGLE ROCK WAY TO  
MCNAUGHTON ROAD EAST**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 19, 2007:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That upon confirmation from the Ministry of the Environment that all property requirements for the lands intended to be the McNaughton Road extension east of Keele Street and north of Major Mackenzie Drive (currently referred to as Eagle Rock Way) have been removed from the Secondary Buffer Zone of the Keele Valley Landfill Site, the necessary by-law be enacted dedicating this roadway as a City of Vaughan municipal public highway to be known as McNaughton Road East.

**Economic Impact**

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

**Purpose**

The purpose of this report is to advise Council of the imminent opening and dedication of the McNaughton Road extension east of Keele Street and north of Major Mackenzie Drive.

**Background - Analysis and Options**

The Closure Plan for the Keele Valley Landfill Site (KVLS) has now been finalized and was approved by the Ministry of the Environment on December 20, 2006. As part of the approved Closure Plan and in order to allow for the development of the McNaughton Community Plan (Draft Plans 19T-05V05 South and 19T-05V05 North), York Major Holdings Inc. and the City of Toronto have submitted applications to the Ministry of the Environment to have all lands removed from the Secondary Buffer Zone of the KVLS as required for the dedication of the currently private roadway referred to as Eagle Rock Way to a public right -of- way (extension of McNaughton Road east of Keele Street to Major Mackenzie Drive).

Eagle Rock Way is currently a private roadway north of Major Mackenzie Drive extending in an easterly direction from Keele Street to the Greater Toronto Transit Authority Railway tracks. This private roadway is intended to connect with the proposed right-of-way within the McNaughton Community Plan (Draft Plans 19T-05V05 South and 19T-05V05 North) in order to complete the McNaughton Road extension east of Keele Street to Major Mackenzie Drive. Once opened the roadway will serve as a "by-pass" for the Major Mackenzie Drive and Keele Street intersection and will align with the existing portion of McNaughton Road west of Keele Street. Refer to Attachment No. 1.

There currently exists an intersection of McNaughton Road and Major Mackenzie Drive, west of Keele Street, and based on safety concerns raised by the Fire Department, and it is proposed that the new extension of McNaughton Road east of Keele Street to Major Mackenzie Drive be named "McNaughton Road East". This would minimize the potential for confusion, in the event that emergency vehicles need to be dispatched to the intersection of McNaughton Road and

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#### Item 7, CW Report No. 8 – Page 2

Major Mackenzie Drive. Accordingly, the intersections of McNaughton Road **East** and Major Mackenzie Drive and McNaughton Road and Major Mackenzie Drive could be easily distinguished from one another.

#### **Relationship to Vaughan Vision 2007**

In consideration of the strategic priorities related to planning and managing growth as established by Vaughan Vision 2007, this report will assist in ensuring protection of the environment and that municipal operations are undertaken in an environmentally responsible manner.

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

#### **Conclusion**

It is anticipated that all applicable property requirements for the lands intended to be the McNaughton Road extension east of Keele Street and north of Major Mackenzie Drive will be released from the conditions of the Secondary Buffer Zone of the Keele Valley Landfill Site in the near future. Upon this happening the McNaughton Road extension is anticipated to be opened by the spring of this year. Upon confirmation from the Ministry of the Environment, it is recommended that Council enact the necessary bylaw in the future to dedicate the subject roadway, (as shown in Attachment 1), to a City of Vaughan public right- of- way to be known as McNaughton Road East. Should Council concur, the recommendations herein may be endorsed.

#### **Attachments**

1. Location Map

#### **Report prepared by:**

Michael Frieri, Development Supervisor, Engineering Planning & Studies, Ext. 8729

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

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Item 8, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

8

**JUDITH AVENUE  
FOLLOW UP REPORT – PROPOSED RAISED CROSSWALK**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 19, 2007:

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That a raised crosswalk not be installed on Judith Avenue between Chelwood Drive and Bayhampton Crescent (south).

**Economic Impact**

Not Applicable.

**Purpose**

To present additional information to the Committee of the Whole, as stated in a previous report dated December 18, 2006, and to review the feasibility of installing a raised crosswalk on Judith Avenue between Chelwood Drive and Bayhampton Crescent (south).

**Background - Analysis and Options**

Judith Avenue is a two lane, residential roadway with a 20.0 metre right-of-way and an existing speed limit of 50 km/h. There is an existing speed hump located on Judith Avenue south of Briarcliff Court. There are existing painted road narrowings on the north/west sides of the Judith Avenue. Both the speed hump and the painted road narrowings were approved through the Brownridge Drive Area Traffic Committee. Refer to Attachment No. 1.

Staff conducted speed and volume studies on Judith Avenue from November 27, 2006, to December 1, 2006, approximately 100 metres north of Chelwood Drive. The results have been summarized below:

Direction	Average Speed	85 <sup>th</sup> Percentile Speed	Average Daily Traffic
Northbound	37	46	590
Southbound	37	46	580

The recorded average speeds on Judith Avenue are 37 km/h in each direction. The recorded 85<sup>th</sup> percentile speeds on Judith Avenue are 46 km/h in each direction, respectively.

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

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

Judith Avenue is not a primary response route. The existing speed limit is a statutory 50 km/h. The recorded average speeds of 37 km/h in both directions do not exceed the posted speed limit

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by 10 km/h and therefore do not warrant the installation of a raised crosswalk. A review of the collision history indicates there have been two reported collisions along Judith Avenue at the intersection of Judith Avenue and Bayhampton Crescent (south intersection) within the past three years.

Further to the initial public meeting held on Wednesday, November 15, 2006, a survey was issued to the eight homeowners of Judith Avenue between Chelwood Drive and Bayhampton Crescent (south intersection). Of the five returned surveys, one resident supported the proposed raised crosswalk and four were against it. The results of the survey indicate that the residents are not in support of a raised crosswalk on Judith Avenue between Chelwood Drive and Bayhampton Crescent (south intersection).

**Relationship to Vaughan Vision 2007**

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

**Conclusion**

Based on staff's review and the lack of resident support, it is recommended that a raised crosswalk not be installed on Judith Avenue between Chelwood Drive and Bayhampton Crescent (south intersection).

**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.)

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Item 9, Report No. 8, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 26, 2007, as follows:

***By receiving the memorandum from the Commissioner of Engineering and Public Works, dated February 22, 2007.***

9

**SHERWOOD PARK DRIVE  
PARKING PROHIBITION REVIEW**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 19, 2007, be approved;
- 2) That staff meet with the deputant to discuss the concerns raised and provide a report to the Council meeting of February 26, 2007; and
- 3) That the deputation of Mr. Paul Ciaravella, 3 Sherwood Park Drive, Concord, L4K 4X8, be received.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That this report be received for information.

**Economic Impact**

Not Applicable.

**Purpose**

To review the feasibility of removing the existing 'No Parking' prohibition on the south side of Sherwood Park Drive between Keele Street and 30 metres west of Keele Street.

**Background - Analysis and Options**

In June 2006, the parking prohibition on Sherwood Park Drive was changed from parking permitted on the south side to parking permitted on the north side as discussed during a community meeting with residents.

Engineering staff met on-site with the resident of #3 Sherwood Park Drive on January 3, 2007. This meeting was to discuss the opportunity to allow a parking space in front of the subject property. The existing parking prohibition on the south side of Sherwood Park Drive will remain west of the existing all-way stop control at the Plaza's access. This area is shown in Attachment No. 1.

Staff reviewed the space in question and note that the length is 4.7 metres between properties # 3 and # 5 Sherwood Park Drive. The space is approximately 10.7 metres east of the existing all-way stop control. The typical minimum length for a parking space (as per Institute of Transportation Engineers and the Ontario Traffic Manual) is 5.5 metres. This space is below industry standards and if a larger vehicle parks in the space it may overhang into one or both driveways, causing potential for possible accident when entering/exiting the driveways.

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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**

Staff recommends that this report be received for information.

**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.)

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**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 10, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**10**

**ASSUMPTION – HULLMARK  
19T-97V36 / 65M-3510, 65M-3511**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated February 19, 2007:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plans 65M-3510 and 65M-3511 and that the municipal services letter of credit be reduced to \$70,000.

**Economic Impact**

Upon assumption of this development, approximately 4.7 lane kilometers of roadway and associated municipal infrastructure will be added to the City of Vaughan's system. There will be a future cost associated with the operation and long-term maintenance of the additional inventory of lands and public highways that may include roads, sewers, watermains, street lighting, streetscaping, storm water management ponds, parks, etc.

**Purpose**

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

**Background - Analysis and Options**

The 337 lot development is a residential subdivision. The development is located south of Rutherford Road and west of Dufferin Street as shown on Attachment 1.

The Subdivision Agreement was signed on February 28, 2001. The municipal services in Plans 65M-3510 and 65M-3511 were installed in June 2000 and the top course asphalt was placed in September 2003.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering Services, Public Works, Building Standards, Parks Development, Parks Operations and Forestry and Clerks. The Development Planning Department is requesting that \$70,000 be held back in securities to ensure all streetscape deficiencies are repaired to the satisfaction of the City. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been met.

**Relationship to Vaughan Vision 2007**

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

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

**Conclusion**

It is therefore appropriate that the municipal services in Plans 65M-3510 and 65M-3511 be assumed and the municipal services letter of credit be reduced to \$70,000. The letter of credit will be released once the streetscape deficiencies are repaired and completed to the satisfaction of the City.

**Attachments**

1. Location Map

**Report prepared by:**

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

VR/fc

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

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Item 11, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**11 MARTIN GROVE ROAD AND BELLONA STREET  
PEDESTRIAN SIGNAL ACTIVATION**

The Committee of the Whole recommends:

- 1) That this matter be referred to staff to schedule and attend a community meeting at Father Ermanno Bulfon Community Centre as soon as possible to discuss the matter and report back to a future Committee of the Whole meeting; and
- 2) That the deputation of Mr. Nick Pinto, on behalf of West Woodbridge Homeowners Association, 57 Mapes Avenue, Woodbridge, L4L 8R4, be received.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the Inactivation Pedestrian Signal at Martin Grove Road and Bellona Street be activated as soon as possible.

**Economic Impact**

There is no additional impact to the Capital Budget to activate the Pedestrian Signal at its current location. There will be routine maintenance costs for signal operation that is captured in the annual Operating Budget.

**Purpose**

To seek Council approval to energize the now installed Pedestrian Signal at the above referred location.

**Background - Analysis and Options**

A Pedestrian Signal has recently been installed on the north side of Bellona Street at Martin Grove Road, opposite Father Ermanno Bulfon District Park. (See Attachment No. 2).

The project was approved by Council as part of the 2005 Capital Budget and was constructed in the Summer 2006.

Staff reported on the implications and costs of relocating the Pedestrian Signal in September 2006. A copy of Item 59, Report No. 43, of Committee of the Whole as approved by Council is enclosed as Attachment No. 1 for reference.

Electrical Safety Agency (ESA) inspections are now complete and PowerStream Inc. has made the necessary electrical supply connections. Only minor site works and the pavement markings that were delayed since Fall 2006, need to be completed. This will occur in Spring 2007, with return to good weather conditions.

Staff note that no school crossing guards are impacted with these works and that there are no traffic calming measures on Martin Grove Road in the immediate area.

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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 previous report(s) and various studies, it is appropriate to now activate the Pedestrian Signal at the intersection of Martin Grove Road and Bellona Street.

**Attachments**

1. Council Extract – September 25, 2006
2. Location Map

**Report prepared by:**

Gary Carroll, P. Eng., Director of Engineering Services, ext. 3101  
Mike Dokman, Supervisor, Traffic Engineering, ext. 3118

GC: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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**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 12, Report No. 8, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 26, 2007, as follows:

***By approving that the Hesperus Fellowship Community be assigned as a Priority 3 in the service allocation schedule, and that the allocation of 82 residential units be deferred to a future Committee of the Whole meeting for a staff report to include charitable non-profit status, and compliance with all York Region conditions by December 1, 2007, and if not met, allocation will immediately revert back to the City of Vaughan;***

***By approving the following:***

***That the proposed Rice Development residential condominium (File No. OPA.06.013 and Z.06.035) be assigned a Priority 3 listing as it satisfies several of the criteria in the servicing report, being:***

- (1) an infill development at a location in the urban area where the City strategically chooses to provide for deliberate growth;***
- (2) it is the second phase of a development already underway; and***
- (3) the density increase supports increased transit usage along the Highway 7 corridor; and***

***That the 88 units in question be deducted from the 451 held for future allocation, to be assigned at Council's discretion;***

***By receiving the memorandum from the Commissioner of Planning and the Commissioner of Engineering and Public Works, dated February 22, 2007; and***

***By receiving the written submission from Mr. Gerry Lynch, Cole Engineering Group Ltd., 100 Renfrew Drive, Suite 100, Markham, L3R 9R6, dated February 15, 2007.***

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12

**SERVICING ALLOCATION CAPACITY STRATEGY**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Commissioner of Planning, dated February 19, 2007, be approved;**
- 2) That the deputation of Ms. Sybille B. Hahn, Hesperus Fellowship Community, 9100 Bathurst Street, Box 5, Vaughan, L4J 8C7, and written submission dated February 19, 2007, be received and referred to staff for a report addressing the issues identified, to the Council meeting of February 26, 2007;**
- 3) That the memorandum of the Commissioner of Engineering and Public Works and the Commissioner of Planning, dated February 16, 2007, be received; and**
- 4) That the written submission of Mr. Roger Howard, Rice Development Company Inc., 17 Dean Street, Brampton, L6W 1M7, dated February 16, 2007, be received.**

**Recommendation**

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

1. That this report be received for information purposes.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

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2. That Council pass the following resolution with respect to the ALLOCATION of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for the PRIORITY 1 SCHEDULE of development applications listed below:

“IT IS HEREBY RESOLVED THAT the approved development applications 19T-97V15, 19T-97V19, 19T-97V21, 19T-97V23, 19T-03V03, 19T-03V20, 19T-03V24, 19T-04V01, DA.05.046, DA.04.050, B031-032/06, B061-062/06, B023/06, B051/06, B042/06, B034/06, B005/05, B041-042/05, B046/06, A220/06, Z.05.028, B003-004/07, and B037/06 are allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 1,164 residential units.”

3. That Council pass the following resolution with respect to the RESERVATION of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for the PRIORITY 2 SCHEDULE of development applications listed below, which may be allocated in the future by Council in conjunction with Draft Plan or Site Plan approval:

“IT IS HEREBY RESOLVED THAT the development applications 19T-06V08, 19T-06V05, 19T-00V21, DA.05.007, DA.04.022, DA.03.036, DA.03.076, and DA.06.069 are reserved sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 1,323 residential units. Said reservation shall automatically be revoked after a period of one year from the time of reservation of sewage capacity through Council in the event that the Site Plan agreement has not been executed or that the Draft Plan has not been registered.”

4. That subject to the Region of York granting the City additional servicing capacity from the York-Durham Servicing Scheme and the York Water Supply System for 5,300 residential units (in accordance with the Region’s Water & Wastewater Capacity & Servicing Assignment Protocol as adopted by Regional Council on June 23, 2005) and subject to the City being satisfied that adequate local sewage conveyance capacity and water distribution capacity is available, the City plans to ASSIGN this FUTURE CAPACITY according to the PRIORITY 3 SCHEDULE as follows:

- i) 2,400 residential units be held for future allocation to Phase 2 of the four development blocks party to the Bathurst and Langstaff Development Charge Credit Agreements, to be equally distributed amongst the four blocks including 600 units to Block 11, 600 units to Block 12, 600 units to Block 18 and 600 units to Block 33 West,
- ii) 1,489 residential units be assigned and held for future allocation to the City’s active development applications as identified in the Priority 3 Schedule,
- iii) 50 residential units be assigned and held for future allocation to individual City-wide infill consent/severance applications as approved by Committee of Adjustment and requiring not more than 4 residential units per application.
- iv) 451 residential units be assigned and held for future allocation to other development applications at Council's discretion.

5. That an annual review of the status of the available and unused servicing capacity and related distribution protocol be undertaken by Staff and brought forward to the Committee of the Whole.

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#### Item 12, CW Report No. 8 – Page 3

6. That a copy of this report including the related “Servicing Allocation Capacity Distribution Protocol’ and associated Priority Schedules be forwarded to the Region of York.

#### Economic Impact

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

#### Purpose

The purpose of this report is to provide Council with an update on the status of available servicing allocation capacity, that is, to reconcile the servicing allocation capacity from the previous year, and to reaffirm the City’s ‘Servicing Allocation Capacity Distribution Protocol’ and related Priority Schedules.

#### Background – Analysis and Options

On November 14, 2005 Council adopted the City’s ‘Servicing Allocation Capacity Distribution Protocol’ included as Attachment No. 1. This protocol essentially categorizes active development applications into three priority classes. Applications that are categorized within Priority 1 are **allocated** servicing capacity unconditionally, while applications categorized within Priority 2 are **reserved** servicing capacity for a period of one year. The reserved servicing capacity for applications within the Priority 2 category is automatically revoked after a period of one year if a development application does not proceed to registration (in the case of a draft plan of subdivision) or to execution of a Site Plan Agreement (in the case of a site development application). On November 14, 2005, Council’s commitment of active development applications to either the Priority 1 or the Priority 2 categories as described above essentially depleted the City’s total remaining available servicing capacity of 7,995 persons equivalent.

A Priority 3 category was also established as part of the approved ‘Servicing Allocation Capacity Distribution Protocol’ to deal with the **assignment** of future servicing capacity expected to be released by the Region of York and totaling 5,300 residential units.

The reservation of capacity to a number of Priority 2 development applications reserved on November 14, 2005 was automatically revoked on November 14, 2006. The reconciliation of this previously reserved and now expired capacity and the release of Priority 3 future servicing capacity to the City of Vaughan is discussed in further detail in the report.

The ‘Servicing Allocation Capacity Distribution Protocol’ included as Attachment No. 1 has provided Staff and Council with an effective and efficient tool for prioritizing the City’s limited allocation capacity. The implementation of the protocol has been successful to ensure:

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

#### Reconciliation of Servicing Allocation Capacity

A detailed reconciliation of the servicing allocation capacity remaining available has been conducted by Staff. The analysis accounts for all development applications allocated since November 14, 2005 and any capacity reserved by Council on November 14, 2005 that has now expired and is therefore available for re-distribution. Table 1 below summarizes this analysis.

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Regional Persons per Unit Analysis

Due to the findings of a persons per unit (PPU) analysis conducted by the Region, on June 7, 2006 written confirmation was received from the Region of York identifying that servicing capacity for an additional 465 residential units is available to Vaughan for allocation to development applications City-wide. The Region's analysis calculated a new average PPU based on 2001 Census data and compared it to the assumed PPU for individual unit types within each local municipality. In Vaughan's case, the actual PPU based on Census data was lower than the assumed PPU.

While Vaughan's share of available servicing capacity (expressed in persons equivalent) from the Region's total York-Durham Servicing Scheme capacity remains the same, an efficiency equivalent to an additional residential population of 1,576 persons or 465 units equivalent is gained by the lower actual PPU. This additional servicing capacity together with the reconciled capacity of November 14, 2005 has been accounted for in calculating the current available servicing capacity in Table 1 below.

**TABLE 1  
CURRENT SERVICING ALLOCATION CAPACITY SUMMARY**

<b>Description</b>	<b>Servicing Capacity (Persons Equivalent)</b>
Total Available Capacity as of Nov. 14, 2005	7,995
	<i>less</i>
Priority 1 Applications Allocated Capacity Unconditionally on Nov. 14, 2005	3,821
	<i>less</i>
Priority 2 Applications Reserved Capacity on Nov. 14, 2005 Not Expired & Allocated Prior to Nov. 14, 2006	1,283
	<i>less</i>
Other Applications Allocated Capacity Not Accounted For on Nov. 14, 2005	1,284
	<i>plus</i>
Confirmed Additional Capacity by York Region On June 7, 2006 from Persons/Unit Analysis (465 Units)	1,576
	<hr style="width: 10%; margin-left: auto; margin-right: 0;"/>
<b>Current Servicing Capacity Remaining Available</b>	<b>3,183</b>

On a move forward basis, Staff have completed a detailed status assessment of all active development applications City-wide such that new Priority Schedules may be established to effectively distribute the remaining available capacity of 3,183 persons equivalent.

From a planning approval status perspective, immediate consideration was given to those applications having Draft Plan or Site Plan approval. In sequential order of priority, consideration was also given to those applications that have the appropriate Zoning in place for the intended use, followed by those that are Official Plan approved. Recognition was also given to those applications that represent infill development or completion of partially built communities. Accordingly, it is recommended that all applications identified on the Priority 1 Schedule (included as Attachment No. 2) be allocated servicing capacity, and those identified on the Priority 2 Schedule (included as Attachment No. 3) be reserved servicing capacity for a period of one year.

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##### Consent/Severance Applications

On a yearly basis, a relatively small number of new residential lots are created throughout the City by way of Consent/Severance applications approved by Committee of Adjustment. Once approved, servicing allocation capacity for these newly created lots must be accounted for. As a result, it is recommended that servicing allocation capacity for 50 residential units (approximately 170 persons equivalent) be held in assignment to account for new lots created by way of consent. This reserve capacity will be reconciled on a yearly basis and shall only be committed to applications requiring not more than 4 residential units. In 2006, approximately 30 units of allocation were granted by way of Consent / Severances.

##### Future Capacity & Regional Infrastructure Triggers

The release of additional servicing capacity to Vaughan is based on the completion of the Regional Bathurst and Langstaff sanitary trunk sewers. On June 23, 2005 Regional Council approved the assignment of future servicing capacity of 5,300 residential units (18,020 persons equivalent) to Vaughan. This future capacity will be effectively released one year prior to the in service target date for the Bathurst and Langstaff sanitary trunk sewers. Based on recent correspondence from the Region of York and the on-going construction progress of these projects, this release date has now been adjusted to the fourth quarter of 2007.

Beyond the 5,300 additional units discussed above, it is anticipated that the future expansion of the Dufferin Creek Water Pollution Control Plan, and the construction of the Southeast Collector Sanitary Trunk Sewer, will allow for full accommodation of the Region's sewage servicing capacity requirements (based on current growth projections) by 2010.

##### Availability of Servicing Allocation Capacity To The Woodbridge Service Area

Based on written correspondence dated August 29, 2006 received from the Region of York, and previous meetings held between Regional and City Staff, it is understood that the release of additional servicing capacity **within the Woodbridge Service Area** is not subject to the anticipated in-service date for the Regional Bathurst and Langstaff sanitary trunk sewers.

Servicing capacity to the Woodbridge Service Area is ultimately tributary to the Humber Pumping Station which will be incrementally diverted to the Region of Peel's sewage system over the next several years. Although diverted flows have been considered in the Region's analysis to determine Vaughan's future servicing capacity allotment of 5,300 residential units, the timing associated with the release of this capacity within the Woodbridge Service Area is not influenced by the construction of the Bathurst and Langstaff sanitary trunk sewers.

As a result, all active development applications within Block 39 that were granted Draft Plan Approval by Council in September 2006 and that are tributary to the Woodbridge Service Area now qualify to meet the Priority 1 criteria

It is anticipated that each application will proceed to registration within the next 12 months thereby completing the build out of Block 39. It is therefore recommended that these development applications be allocated servicing capacity and have been included on the Priority 1 Schedule included as Attachment No. 2. These applications were previously assigned allocation from the 5,300 units by Council on November 14, 2005.

##### Priority 3 Schedule – Assignment of Future Servicing Capacity

As a result of the ability to release servicing allocation capacity within the Woodbridge Service Area from the future 5,300 residential units as discussed above, a total of 4,390 residential units remain available for assignment to active development applications City-wide.

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#### Item 12, CW Report No. 8 – Page 6

In accordance with the City's 'Servicing Allocation Capacity Distribution Protocol' (Attachment No. 1), a revised Priority 3 Schedule of active development applications has been compiled and is included as Attachment No. 4. Accordingly, it is recommended that the remaining future capacity of 4,390 residential units be assigned for future allocation amongst the participants of the Bathurst & Langstaff Development Charge Credit agreements and for other active applications throughout the City.

Based on recent correspondence from the Region of York, and subject to the completion of the installation of an in-line flow control device by the Developers' Group, the Region is prepared to advance the servicing capacity release of 1,500 units (600 units for Block 11, 600 units for Block 12 and 300 units for Block 18) from the 5,300 residential units previously identified by the Region. The sanitary sewage from these 1,500 units will be conveyed via the North Don sanitary sewer until Phase 1 of the Bathurst sanitary collector sewer is completed. The flow control device will reduce the peak flows entering the North Don Sewer to an acceptable limit until the flow is redirected to the Bathurst sanitary collector sewer, which is scheduled to be in operation in the 4<sup>th</sup> quarter of 2008. This release is subject to the finalization of an operational and maintenance procedure and final inspection of the flow control device. It is anticipated that these conditions will be satisfied within a month's time. When these conditions are fulfilled 1500 units being 600 units in Block 11, 600 units in Block 12 and 300 units in Block 18 would be re-categorized from Priority 3 to Priority 1 and reserved in bulk for each respective Block. Further reports will be prepared in conjunction with and based on direction from the Developers' Group Trustee for each Block to enable Council to lift the "Holding" zone and allocate this capacity to individual plans within these Blocks in accordance with the reserved capacity made available to each respect Block.

#### Non-Residential Land Uses

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

Based on discussions with Regional Planning Staff, future refinements to this policy may be made to specifically address what type of land uses qualify within the institutional category from a servicing allocation requirement perspective, with particular attention given to non-profit long-term care facilities, nursing homes and/or seniors' residences (apartments) i.e., those facilities having a common kitchen in lieu of separate kitchens within the individual dwelling units.

#### Kleinburg-Nashville Servicing Allocation Capacity

Sewage and water servicing for the community of Kleinburg-Nashville currently rely on a separate local water pollution control plant and communal / private wells, respectively.

Due to limitations of the existing Kleinburg Water Pollution Control Plan and the communal wells servicing the Kleinburg-Nashville area, current available capacity has been fully committed. Staff have been working closely with the Region to ensure the City's long-term build-out requirements for the Kleinburg-Nashville area are being addressed as part of the Region's on-going Class Environmental Assessment (EA) for water and wastewater servicing in the Kleinburg-Nashville community.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007

#### Item 12, CW Report No. 8 – Page 7

In conjunction with the on-going Regional Class EA, the City has retained KMK Consultants Ltd. to complete its local servicing strategy for the Kleinburg-Nashville service area. It is anticipated that both studies will be completed within the next several months. All Regional and local infrastructure requirements will be determined and additional allocation capacity for the community may then be released by the Region.

#### **Relationship to Vaughan Vision 2007**

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

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

#### **Conclusion**

Staff will continue to work closely with the Region of York to ensure the City's future servicing capacity requirements will be met in a timely manner. It is anticipated that a future update report will be brought forward to the Committee of the Whole to reconcile the remaining available and anticipated future servicing capacity as of February 26, 2008 at which point any un-allocated capacity as reserved and identified on the City's Priority 2 Schedule will be automatically revoked.

#### **Attachments**

Servicing Allocation Capacity Distribution Protocol  
Priority 1 Schedule  
Priority 2 Schedule  
Priority 3 Schedule

#### **Report prepared by**

Michael Frieri, Development Supervisor, Engineering Planning & Studies, Ext. 8729  
Tony Artuso, Senior Engineering Assistant, Ext. 8396

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 13, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

13

**PROTECTING OUR NEIGHBOURHOODS TASK FORCE**

The Committee of the Whole recommends that this matter be referred to staff for a revised report to a future Committee of the Whole meeting.

**Recommendation**

The Commissioner of Legal and Administrative Services recommends:

1. That the Protecting Our Neighbourhoods Task Force become a standing item on the agenda of the Compliance Coordinating Committee; and
2. That the Ward Councillor be invited to that Committee should an address in their Ward be discussed.

**Economic Impact**

N/A

**Purpose**

This report is to provide information on how the Protecting Our Neighbourhoods Task Force will be rolled out.

**Background - Analysis and Options**

Council, at its meeting of September 11, 2006, Item 3, Report 40, approved the following recommendations:

*“That the City of Vaughan establish a task force comprised of staff and Members of Council to investigate the scope of the problem of inappropriate and/or illegal infringements of commercial and institutional entities into our residential communities;*

*That the task force prepare, for Council’s consideration, through a review of current practices in Vaughan, other municipalities and with consultation with residents, a compliance and enforcement strategy to address these situations; and*

*That the Task Force begin its deliberations immediately and that Members of Council interested in participating on the task force be selected after November 14, 2006; and*

*That the Task Force present its recommendations to Council by February 15, 2007.”*

In the time since September 11, 2006, the Compliance Coordinating Committee meets on a monthly basis. The departments represented on the Committee, Enforcement Services, Vaughan Fire & Rescue Service, Building Standards, and Public Works, felt it would be an efficient use of time and resources to discuss any new complaints relating to businesses being operated in residential areas at this Committee.

This approach would allow individual compliance strategies to be developed, deployed, and monitored by the department heads responsible for compliance of City by-laws and Provincial Statutes.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007

#### Item 13, CW Report No. 8 – Page 2

As each complaint could have its own “local” flavour, the Ward Councillor for that complaint would be invited to the discussion table for input and feedback.

Enforcement Services recently developed a process relating to this matter. The process will see complaints relating to businesses in residential areas being investigated initially by Enforcement Services staff as a possible Zoning By-law infraction. Strict timelines for compliance have been included in this process. Should compliance not be achieved, the Building and Fire Departments would be added to the investigation.

Other municipalities in the Region have been polled and report that they deal with complaints relating to businesses in residential areas as possible Zoning Bylaw infractions and investigate them as such.

The work of the Compliance Coordinating Committee will be discussed in a report at a later date. However, issues that cross departmental jurisdiction are the subject matter discussed by the Committee. These discussions ensure that every available option to bring the situation into compliance is being deployed. This relates not only to commercial uses in residential areas, but any situation that requires the attention of more than one department.

#### **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously established by Council in that it speaks to Service Excellence and Community Safety.

#### **Conclusion**

The work being undertaken by the Compliance Coordinating Committee provide for an existing process to manage the expectations relating to commercial activities in residential areas.

#### **Attachments**

None

#### **Report prepared by:**

Tony Thompson  
Senior Manager, Enforcement Services

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 14, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

14

**PROCLAMATION REQUEST –  
RED CROSS MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated February 19, 2007:

**Recommendation**

The City Clerk recommends:

- 1) That March 2007 be proclaimed as “Red Cross 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 Branch Manager of the Canadian Red Cross.

**Background - Analysis and Options**

The correspondence received from the Branch Manager of the Canadian Red Cross, dated January 10, 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 Canadian Red Cross wishes to raise awareness of the services Red Cross provides; not only around the world, but in each and every Canadian community. Across Canada, the Red Cross offers many valuable community services including Disaster Response Services, Emergency Preparedness Training, Safety Services Training and Home Healthcare Equipment loans. 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 March 2007 be proclaimed as “Red Cross 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 Canadian Red Cross, dated January 10, 2007

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 14, CW Report No. 8 – Page 2

**Report prepared by:**

John D. Leach, City Clerk

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 15, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

15

**PROCLAMATION REQUEST –  
KIDS HELP PHONE  
YORK SIMCOE 5 PIN BOWLERS' ASSOCIATION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated February 19, 2007:

**Recommendation**

The City Clerk recommends:

- 1) That the week of March 18 – 24, 2007 be proclaimed as "KIDS HELP PHONE WEEK"; and
- 2) That the proclamation be posted on the City's website, published on the City Page, space permitting, and that staff issue a news release.

**Purpose**

To respond to the request received from Kim Kehoe, Kids Help Phone Chair/Secretary, York Simcoe 5 Pin Bowlers' Association.

**Background - Analysis and Options**

The correspondence received from Kim Kehoe, Kids Help Phone Chair/Secretary, York Simcoe 5 Pin Bowlers' Association, dated January 15, 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 Kids Help Phone Chair, York Simcoe 5 Pin Bowlers' Association has requested the City publicize this proclamation to raise awareness of, and promote their fundraiser for, the Kids Help Phone which is a national bilingual anonymous telephone service available to children across Canada. 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 the week of March 18 – 24, 2007 be proclaimed as "KIDS HELP PHONE WEEK" and that the proclamation be posted on the City's website and published on the City Page, space permitting.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 15, CW Report No. 8 – Page 2

**Attachments**

Attachment #1 - Correspondence from Kim Kehoe, Kids Help Phone Chair/Secretary, York Simcoe 5 Pin Bowlers' Association, dated January 15, 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.)

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 16, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**16**

**OFFICIAL PLAN AMENDMENT FILE OP.06.011  
ZONING BY-LAW AMENDMENT FILE Z.06.032  
ISRAEL LANDA, TRUSTEE & BETH CHABAD ISRAELI COMMUNITY CENTRE  
REPORT #P.2006.43**

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

**The Committee of the Whole recommends:**

- 1) That the Commissioner of Planning write to the applicant requesting a letter indicating their wish to close this file;**
- 2) That the following report of the Commissioner of Planning, dated September 18, 2006, be received; and**
- 3) That the deputation of Ms. Sandra K. Patano, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Concord, L4K 5K8, on behalf of Rabbi Landa, 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 February 19, 2007.

Council, at its meeting of September 25, 2006, adopted the following:

That contingent upon receipt of the required studies in a timely manner, that the comprehensive technical report be brought forward to the Committee of the Whole meeting of December 11, 2006.

Report of the Commissioner of Planning dated September 18, 2006

**Recommendation**

The Commissioner of Planning recommends:

THAT the Staff report for Official Plan and Zoning By-law Amendment Files OP.06.011 and Z.06.032 (Israel Landa, Trustee and Beth Chabad Israeli Community Centre) BE RECEIVED as information; and that the issues identified be resolved and addressed prior to the Development Planning Department proceeding to a future Committee of the Whole meeting with a comprehensive technical report.

**Economic Impact**

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

**Purpose**

The Owner has submitted the following applications to amend the Official Plan and Zoning By-law on the subject lands shown on Attachment #1, specifically to:

1. Amend OPA No. 210 (Thornhill-Vaughan Community Plan) to:
  - i) redesignate the subject lands from "Town Centre Commercial" under OPA #210 (Thornhill Community Plan) to "Mixed Use 2" under OPA No. 671 (Centre Street

.../2

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007

#### Item 16, CW Report No. 8 – Page 2

Study), to permit a mixed use development having high density residential uses on Floors 2 – 19 of an apartment building comprised of 128 units, and ground floor commercial uses, to be developed in conjunction with a 3-storey place of worship (synagogue) and community centre, as shown on Attachment #2;

- ii) permit a maximum net residential density of 247 units/ha and a Floor Space Index (FSI) of 2.85 on the 0.52 ha subject lands; and
  - iii) permit a maximum building height of 69m (including the mechanical and elevator room on the roof) and a maximum of 19 storeys.
2. Amend Zoning By-law 1-88 to rezone the subject lands from A Agricultural Zone to CMU2 Mixed Use 2 - Town Centre Zone (Centre Street Study Zoning), with the following exceptions:
- i) a minimum/maximum front yard setback (Bathurst Street) of 0.5m, whereas 1.0/3.0m is required;
  - ii) a minimum/maximum exterior side yard setback of 0.5m, (north) whereas 3m is required;
  - iii) a maximum building height for corner buildings of 19-storeys and 69m, whereas 8-storeys and 29m is permitted;
  - iv) a maximum residential density of 2.85 Floor Space Index (FSI), whereas 2.0 FSI is permitted; and
  - v) a minimum of 281 parking spaces, whereas 477 spaces are required (196 space or 41% deficiency).

The applicant has also submitted a related Site Development Application (File DA.06.071) in support of the redesignation and rezoning of the property, to permit the mixed use development shown on Attachment #2.

#### **Background - Analysis and Options**

The subject lands as shown on Attachment #1 are located on the west side of Bathurst Street, north of Centre Street (7770 Bathurst Street), in Part of Lot 6, Concession 2, in the City of Vaughan. The 0.52 ha vacant site represents the assembly of 3 parcels all having frontage onto Bathurst Street, including an approximately 3m (10ft) wide strip of land owned by the Metrontario Group located through the central portion of the property as shown on Attachment #1. The transfer of ownership will need to occur prior to any development proceeding on the subject lands.

The lands are presently vacant. The subject lands are designated "Town Centre Commercial" by OPA #210 (Thornhill-Vaughan Community Plan), which does not permit residential uses, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - future eastward extension of North Park Drive and existing sales office (C2 General Commercial Zone)
- South - vacant/approved Wal-Mart application (Agau Developments, File DA.06.017 - CMU2-H Mixed Use 2- Town Centre Zone)
- East - Bathurst Street; residential (R5 Residential Zone)
- West - vacant/approved high rise condominium apartment (RA3 Apartment Residential Zone) and proposed Walmart application (CMU2-H Mixed Use 2- Town Centre Zone)

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007

#### Item 16, CW Report No. 8 – Page 3

##### Public Hearing

On May 5, 2006, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Beverley Glen Ratepayers Association and the Brownridge Ratepayers Association. To date, no comments have been received. The recommendation of the Committee of the Whole on May 29, 2006 to receive the Public Hearing report, and to forward a comprehensive report to a future Committee of the Whole meeting in September 2006, was ratified by Council on June 12, 2006.

##### Outstanding Issues

To date, the review of the proposed development applications has not been completed. A number of issues remain outstanding and information is required to be submitted by the applicant and reviewed by both City Departments and external public agencies. The following issues are still outstanding and need to be addressed prior to the Development Planning Department proceeding with a technical report:

- A current (conducted within the past 2 years) Phase 1 Environmental Site Assessment is required. The Phase I Environmental Site Assessment Report prepared by Shaheen & Peaker Limited dated June 6, 2003 is outdated.
- The Applicant is also required to submit a Functional Servicing Report. The report is to address how the site will be serviced, as well as, indicate if capacity is available within the downstream sanitary sewers and/or recommend upgrades should any be required.
- Based on the proposed land uses, the subject lands require a total of 477 parking spaces, whereas 281 spaces are proposed, being a deficiency of 196 parking spaces (41%) which requires a parking study to justify the reduction. The Applicant has advised that a parking study is being conducted and will be submitted to the City in the near future.
- A Traffic Impact Study is required in support of the proposed development for approval by the City Engineering Department.
- Due to the nature of the development and the increase in density, the Region of York did not provide exemption for their approval of the Official Plan Amendment, if approved by City Council. Comments are still forthcoming respecting the development proposal.
- The City has not received any confirmation respecting the completion of the land transfer between the Applicant and the adjacent land owner to the south (Metrontario (group), for the 3m wide strip that bisects the property as shown on Attachment #1).
- The Applicant submitted a Shadow Impact Study on August 11, 2006, to address the impact of the high-rise portion of development, which is currently under review by the Development Planning Department.

The Applicant submitted a Site Plan Application on August 11, 2006, and comments on the proposal are required to properly analyze the development on a comprehensive basis, to ensure the Development can be appropriately integrated into the existing community.

##### 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".

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

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**Conclusion**

The Development Planning Department has reviewed the available information for the proposed application to amend the Official Plan and Zoning and Zoning By-law from "Town Centre Commercial" to "Mixed Use 2" and to rezone the subject lands from A Agricultural Zone to CMU2 Mixed Use 2 – Town Centre Zone in order to permit a mixed use development having ground floor commercial uses with high density residential development on floors 2 to 19 inclusive, comprising 128 units, to be developed in conjunction with a 3-storey place of worship (synagogue) and community centre, as shown on Attachment #2. The applicant recently submitted a Site Development Application to support the Official Plan and Zoning Amendment applications. However, additional supporting documents are necessary to be submitted, and further review is required to ensure that the proposed development can be appropriately integrated into the existing community. As a result of the outstanding issues, the development Planning Department cannot proceed with a technical review of the proposed redesignation and rezoning of the subject lands at this time.

**Attachments**

1. Location Map
2. Site Plan

**Report prepared by:**

Arminé Hassakourians, Planner, ext. 8368  
Grant Uyeyama, Manager of Development Planning, ext. 8635

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 17, Report No. 8, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 26, 2007, as follows:

***By approving the recommendation of the Commissioner of Planning, dated February 19, 2007.***

17

**STREET NAME APPROVAL  
BLOCK 12 COMMUNITY PLAN**

The Committee of the Whole recommends that this matter be referred to the Council meeting of February 26, 2007.

**Recommendation**

The Commissioner of Planning recommends:

THAT the following street names for the Block 12 Plan BE APPROVED:

<u>STREET</u>	<u>APPROVED NAME</u>	<u>PROPOSED</u>
Street 'R'	Lady Andrea Lane	Bino Lane
Street 'AO'	Schipper Court	Aaron Goodbaum Court

**Economic Impact**

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

**Background**

The Block 12 Community is bounded by Dufferin Street to the west, Major Mackenzie Drive to the south, Bathurst Street to the east and Teston Road to the north, as shown on Attachment #1.

Street names for the Block Plan shown on Attachment #1 were approved by Council on June 15, 2005. The Block 12 Developer's Group has submitted new street names for Streets 'R' and 'AO', as identified in the recommendation. The Planning Department for the Region of York does not have any objections to the proposed names.

**Relationship to Vaughan Vision 2007**

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

**Conclusion**

Staff has no objection with the revised street names for the Block 12 Community Plan.

**Attachments**

1. Block 12 Community Plan

**Report prepared by:**

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 17, CW Report No. 8 – Page 2

/CM

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 18, Report No. 8, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 26, 2007, as follows:

***By approving the recommendation of the Commissioner of Planning, dated February 19, 2007.***

18

**STREET NAME APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-02V10  
127560 ONTARIO LIMITED**

**The Committee of the Whole recommends that this matter be referred to the Council meeting of February 26, 2007.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the following street names for Draft Plan of Subdivision File 19T-02V10, as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>NAME</u>	<u>APPROVED NAME</u>	<u>PROPOSED</u>
Street 'AC'	Fiorini Court		Lady Bianca Court
Street 'AD'	Denali Court		Princess Isabella Court

**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 west side of Dufferin Street, south of Major Mackenzie Drive, Block 18, in Lot 17, Concession 3, City of Vaughan.

Vaughan Council approved the street names for all of Block 18 on June 27, 2005. The landowner for Plan of Subdivision 19T-02V10 has submitted new street names for the two courts as shown on Attachment #2.

The Planning Department for the Region of York does not have any objections to the proposed street 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-02V10.

**Attachments**

1. Location Map
2. Approved Block 18 Community Plan showing Subdivision 19T-02V10

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 18, CW Report No. 8 – Page 2

**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.)

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 19, Report No. 8, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 26, 2007, as follows:

***By approving "Southvale Drive" as the street name for Street 'O' of Draft Plan of Subdivision File 19T-04V05 (Lindvest Properties (Bathurst Mackenzie) Ltd.); and***

***By receiving the report of the Commissioner of Planning, dated February 19, 2007.***

19

**STREET NAME APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-04V05  
LINVEST PROPERTIES (BATHURST MACKENZIE) LTD.**

The Committee of the Whole recommends that this matter be referred to the Council meeting of February 26, 2007.

**Recommendation**

The Commissioner of Planning recommends:

THAT the following street name for Draft Plan of Subdivision File 19T-04V05 (Lindvest Properties (Bathurst Mackenzie) Ltd.), as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>APPROVED NAME</u>	<u>PROPOSED NAME</u>
Street 'O'	Greensview Drive	Naftali Drive

**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 west side of Bathurst Street, south of Major Mackenzie Drive, Block 11, in Lots 19 and 20, Concession 2, City of Vaughan.

Vaughan Council approved the street names for Draft Plan of Subdivision File 19T-04V05 on April 11, 2005. The applicant has submitted a new name for Street 'O' as shown on Attachment #2.

The Planning Department for the Region of York does not have any objections to the proposed street name.

**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 name for Draft Plan of Subdivision 19T-04V05.

**Attachments**

1. Location Map
2. Plan showing Proposed Streets on Subdivision 19T-04V05

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 19, CW Report No. 8 – Page 2

**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.)

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 20, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**20** **SITE DEVELOPMENT FILE DA.06.085**  
**M & M HOME OFFICE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 19, 2007, be approved;**
- 2) That the deputation of Ms. Paula Bustard, 700 Applewood Crescent, Vaughan, L4K 5X3, on behalf of the applicant, be received; and**
- 3) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations (Building "A") for Site Development File DA.06.085 (M & M Home Office) BE APPROVED.

**Economic Impact**

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

**Purpose**

The Owner has submitted a Site Development Application to permit the development of a two storey 2,622.17m<sup>2</sup> office building (Building "A") on a 1.5ha vacant lot, as shown on Attachment #2. The proposed building elevations, which are required to be approved by Council, are shown on Attachment #3.

**Background - Analysis and Options**

The subject lands (Attachment #1) are located north of Regional Road #7, with frontage on Applewood Crescent through to Highway #400, in Part of Lots 7 and 8, Concession 5, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned EM1 Prestige Employment Area Zone by By-law 1-88 and further subject to Exception 9(1109). The proposed development of Building "A" as an office building in the westerly portion of the property, conforms and complies with the Official Plan and Zoning By-law, respectively. A new site plan application will be required at a future date to facilitate the development of the easterly Building "B", to ensure the provision of proper internal traffic circulation and parking, appropriate urban design characteristics, and building massing that is complimentary to the adjacent development.

The elevation plan for Building "A" that is provided on Attachment #3 shows an irregular-shaped building that will be constructed to a height of 9.65m. The building materials consist of beige stucco and both clear windows and medium grey coloured spandrel windows. The primary façade is located on the east elevation facing Highway #400, consisting entirely of glass with a central double door glass entry with corporate signage above ("Kumon"). The glass treatment continues to the mid-point of the north and south elevations. The remainder of the building is designed with

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stucco and upper and lower level windows. Two drive-in loading doors are located on the north elevation, and the respective loading spaces are screened from view of Highway #400, and also from the future building by a 4.4m high screen wall on the east elevation.

**Relationship to Vaughan Vision 2007**

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

**Conclusion**

The Development Planning Department is satisfied with the proposed elevations for the office building (Building "A").

**Attachments**

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

**Report prepared by:**

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

/CM

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

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Item 21, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

21

**SITE DEVELOPMENT FILE DA.06.076  
YORK CATHOLIC DISTRICT SCHOOL BOARD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 19, 2007, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.076 (York Catholic District School Board) BE APPROVED, to permit the construction of a two-storey elementary school as shown on Attachment #2, subject to the following conditions:
  - a) that prior to the issuance of a building permit:
    - i) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Development Planning Department;
    - ii) the final site grading and servicing plan, storm water management report, access, parking and on-site circulation be approved to the satisfaction of the Engineering Department;
    - iii) the Owner shall satisfy all hydro requirements of Powerstream Inc.; and,
    - iv) that the implementing Zoning By-law respecting day nurseries (ie. day care centre) in Public and Catholic Schools (File Z.06.056) be in full force and effect, prior to issuing the permit for the one-storey day nursery.
2. The York Catholic District School Board shall hereby be advised that no unauthorized alterations shall be made to the approved site plan, including changes to the physical design as it relates to the traffic circulation in and around the school, without first obtaining approval from the City.

**Economic Impact**

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

**Purpose**

The Owner has submitted a Site Development Application for a proposed two-storey elementary school on the subject lands shown on Attachment #1. The proposed school includes 25 classrooms, a gym, a library and an attached one-storey day nursery and child daycare centre with 3 playrooms as shown on Attachment #2. The pertinent site statistics are as follows:

Total Site Area:	2.2068 ha
Landscaped Area:	1.1628 ha
Ground Floor Area:	3,486 m <sup>2</sup>

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Lot Coverage:	15.8%
Building Height:	10.5 m
Proposed Classrooms:	25
Future Classrooms:	8
Future Portables:	6
Required Parking:	57
Proposed Parking:	68

#### **Background - Analysis and Options**

##### Location

The subject lands as shown on Attachment #1 are located south of Kirby Road and east of Keele Street, more specifically on the south side of Ravineview Drive, between Village Vista Way and Peak Point Boulevard, within Part of Lot 30, Concession 3, Planning Block 20, City of Vaughan. The site has an area of 2.2068 ha, with frontage of 171.95 m on Ravineview Drive and a depth that ranges from 11.07 m to 131.66 m. The site is currently vacant and the surrounding land uses are:

- North - Ravineview Drive; residential dwellings (RV3 Residential Urban Village Three Zone and RV4(WS) Residential Urban Village Four Zone)
- South - vacant - proposed park (OS2 Open Space Park Zone)
- East - Peak Point Boulevard; residential dwellings (RV4 and RV4(WS) Residential Urban Village Four Zones)
- West - Village Vista Way; residential dwellings (RV2 Residential Urban Village Two Zone, RV3 Residential Urban Village Three Zone, RV4 Residential Urban Village Four Zone and RVM1(A) Residential Urban Village Multiple Dwelling Zone)

##### Official Plan

The subject lands are designated "North Maple Residential Area - Special Residential" (western portion) under OPA #332 and "Oak Ridges Moraine - Settlement Area" (eastern portion) under OPA #604 (Oak Ridges Moraine Conformity Plan).

The uses permitted in OPA #332 are subject to a revised Comprehensive Development Plan that was approved by Council in January 2000. The subject lands were set aside as a Residential reserve block in the approved Comprehensive Development Plan and Draft Plan of Subdivision for potential use for condominium apartments or a nursing home. However, during the review of the Draft Plan of Subdivision, there was a shortage of public schools identified in the Maple community. The subject lands were sized accordingly on the Draft Plan of Subdivision (File 19T-02V07) for a potential school site as the School Board demonstrated an interest in acquiring the subject lands.

Section 5 of OPA #604 permits development in the "Settlement Area" of the Oak Ridges Moraine with the intent of minimizing the encroachment and impact of development on the ecological functions and hydrological features of the Oak Ridges Moraine Conservation Plan Area. Section 5.1.b.iv) states that an application for site plan approval under the Planning Act is not required to comply with Section 5 of the Oak Ridges Moraine Plan where the application is on lands that do not include a key natural heritage feature or a hydrologically sensitive feature. The subject lands do not contain any of the above-noted features.

The proposed development conforms to the Official Plan.

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##### Zoning

The subject lands are zoned RV3 Residential Urban Village Three Zone by By-law 1-88, and further subject to Exception 9(946-B), which permits a public school use on the subject lands.

The School Board is proposing a day nursery within the new school, which is not permitted under the current zoning provisions of By-law 1-88. However, the Public and Catholic School Boards have initiated a Zoning By-law Amendment (File Z.06.056) to permit a day nursery (ie. day care centre) as-of-right in all Public and Catholic schools. The application was approved by Council on January 29, 2007. Council subsequently enacted the implementing zoning by-law (By-law 20-2007) on January 29, 2007, which will be subject to a 20 day appeal period in accordance with the Planning Act.

Accordingly, it is recommended that a building permit for the one-storey day nursery be withheld until the implementing zoning by-law is in full force and effect. A condition of approval is included in this report.

##### Site Design

The proposed site plan is shown on Attachment #2. The proposed elementary school is located in the northwest portion of the site, and is two-storeys in height with a gross floor area of 5,665 m<sup>2</sup>. The school includes 25 classrooms, a gym, a library and an attached one-storey day nursery with 3 playrooms. The proposed school site includes a junior soccer field situated north of a future public park. The main entrance of the school fronts onto Ravineview Drive. A future addition is illustrated on the east side of the school, located between the proposed school and the main parking area. A future Site Development Application is to be required to facilitate the proposed addition, prior to its construction. Six future portables are proposed to be located between the school and the park to the south.

There is a one-way driveway in front of the school with an in/out-only access on Ravineview Drive to be used primarily by school buses. The drop-off area for parent use is located to the east of the school and accessed through the main parking area from Peak Point Boulevard. The garbage pick-up area is located at the southwest corner of the building and is accessed from Village Vista Way. An eight car parking lot is also located adjacent to the service area.

The final site plan shall be approved to the satisfaction of the Development Planning Department.

##### Landscaping

The site is proposed to be landscaped with a mix of coniferous and deciduous trees and shrubs as shown on Attachment #3. The landscape plan consists primarily of deciduous trees located around the perimeter of the site within a 6 m wide landscaped strip, together with coniferous trees and some small shrubs. The main driveway entrance on Ravineview Drive is accented with small shrubs at the entrance and along the driveway.

Chain link fencing separates each of the play areas from the adjacent parking lots and driveways, and is also used along the perimeter of the proposed day nursery and kindergarten play area and adjacent to the soccer field. The site plan and overall landscaping plan is designed to integrate with the future public park to the south.

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

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Building Elevations

The proposed building elevations are shown on Attachment #4. The proposed school is primarily rectangular in shape and has a flat roof. The building is finished primarily in beige, brown, burgundy and green masonry, with a finished metal siding enclosure screening the roof-top mechanical units. The main entrance to the school is located on the north side of the building facing Ravineview Drive and has been designed using a variety of the standard field brick (brown) accented with burgundy and green masonry brick surrounding the doors and glass windows.

The three remaining elevations have been designed in a similar fashion consisting primarily of the field brick (brown) together with the accent brick (beige) and green and burgundy glazed masonry above the windows and doors. There is one overhead door located on the south elevation to accommodate garbage pick-up and service access into the school.

Access

Vehicular access to the site is provided along each of the three abutting streets as shown on Attachment #2. The driveway on Ravineview Drive permits access to and from the school intended primarily for bus use. This driveway also provides access to a 9 car parking area at the northwest portion of the site. Access to the main parking area and parent drop-off area located east of the school is provided via a separate driveway from Peak Point Boulevard. The driveway from Village Vista Way provides access to the service area and an 8 car parking area located in the southwest portion of the site.

There are 68 parking spaces provided in three parking areas on the site. There is one primary parking area located in the easterly portion of the property with access to Peak Point Boulevard. There are two smaller parking lots in the westerly and northerly portions of the property with access from Village Vista Way and Ravineview Drive, respectively.

Parking

By-law 1-88 requires that the minimum parking requirements for the proposed elementary school be calculated as follows:

- 1.5 spaces/teaching classroom: 33(25 proposed + 8 future) x 1.5 = 50
- Day Nursery @ 1.5 spaces/employee: 3 employees x 1.5 = 5
- Total Parking Required = 55 parking spaces
- Parking Proposed 68 parking spaces

A surplus of 13 parking spaces is proposed. This surplus will also satisfy the minimum parking requirement of 9 spaces for the 6 portable units when these structures are installed. In addition, 3 spaces for the physically challenged are proposed, which satisfies the minimum By-law requirement.

Services

The site will be serviced by hydro, water, and sanitary and storm sewers. The final site servicing and grading plan and storm water management report, must be approved to the satisfaction of the Engineering Department.

All hydro requirements must be addressed by the Owner, to the satisfaction of PowerStream Inc.

**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 Site Development File DA.06.076 (York Catholic District School Board) in accordance with the policies of the Official Plan and the requirements of Zoning By-law 1-88, and is satisfied that the proposed development of a two-storey elementary school will facilitate the appropriate development of the site, subject to the conditions of approval outlined in this report. On this basis, the Development Planning Department recommends approval of the Site Development Application.

**Attachments**

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

**Report prepared by:**

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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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Item 22, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

22

**SITE DEVELOPMENT FILE DA.06.074  
1541677 ONTARIO INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 19, 2007, be approved, subject to substituting the word “collection” with “recycling and organic collections” where it appears in Clause 2. b) iii) immediately following “garbage”; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.062 (1541677 Ontario Inc.) BE APPROVED, to lift the Holding Symbol “H” on Blocks 6 and 7 of Plan 65M-3872, currently zoned RA3(H) Apartment Residential Zone (Holding Symbol) and RM2(H) Multiple Residential Zone (Holding Symbol) as shown on Attachment #1, to facilitate the development of 476 condominium apartment units within two buildings (Building “E” being 18 storeys and 253 units, and Building “F” being 16 storeys and 223 units) and 60 condominium block townhouse units.
2. THAT Site Development File DA.06.074 (1541677 Ontario Inc.) BE APPROVED, to permit the development of an 18 storey, 253 unit condominium apartment building and a 16 storey, 223 unit condominium apartment building, and 60 condominium block townhouse units, as shown on Attachment #3, subject to the following conditions:
  - a) that prior to the execution of the site plan agreement:
    - i) the final site plan, elevation drawings and landscape plan shall be approved by the Development Planning Department;
    - ii) the final site servicing and grading plans and stormwater management report, access, and on site circulation, including the underground parking shall be approved to the satisfaction of the Engineering Department;
    - iii) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc;
    - iv) the Owner shall satisfy the requirements of the Region of York Transportation and Works Department;
    - v) the required variances shall be obtained from the Committee of Adjustment and shall be final and binding; and
  - b) that the site plan agreement include the following conditions:
    - i) the Owner shall pay by way of a certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the Planning Act and

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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;

- ii) a Structural Engineer shall provide certification to the Building Standards Department at the time of Building Permit application that the underground roof slab has been designed to support all structures and plant materials;
- iii) garbage collection and snow removal for the apartment buildings and townhouse units shall be the responsibility of the Condominium Corporation; and
- iv) Development Charges are applicable and are to be paid in accordance with the Development Charges By-law applicable at the time of Building Permit issuance.

#### **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.06.062 - 1541677 Ontario Inc.) to remove the Holding Symbol "H" on the subject lands shown on Attachment #1, and currently zoned RA3(H) Apartment Residential (Holding Symbol) and RM2(H) Multiple Residential (Holding Symbol) by By-law 1-88. The Holding provision can be removed upon Council's approval of a Site Plan Application in accordance with the phasing plan identified in the Traffic Impact/Phasing Report as approved by the City Engineering Department.
2. A Site Development Application (File DA.06.074 - 1541677 Ontario Inc.) on the subject lands shown on Attachment #3, to permit the construction of an 18 storey, 253 unit condominium apartment building; a 16 storey, 223 unit condominium apartment building; and 60 condominium block townhouse units, for a total of 536 residential units, all on a 2.5ha site, as shown on Attachment #3.

#### **Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the southeast corner of New Westminster Drive and Beverley Glen Boulevard. The site is bounded by Beverley Glen Boulevard to the north, Disera Drive to the east, North Park Road to the south and New Westminster Drive to the west. The property includes Blocks 6 and 7 in Plan 65M-3872, City of Vaughan. The site is approximately 253.5m in length, with a lot depth of 120m.

On November 8, 2004, related Official Plan and Zoning By-law Amendment Applications were approved by Council along with a Master Plan (Attachment #2) to guide future development of the Liberty community. A total of 1598 units were approved on the Liberty lands, and the Liberty Draft Plan of Subdivision (19T-0V08) was approved by Council on February 14, 2005, laying out the blocks for development.

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The surrounding land uses are:

- North - Beverley Glen Boulevard; existing residential townhouses (RM1 Multiple Residential Zone)
- South - North Park Road; two existing high rise condominium apartment buildings (RA3 Apartment Residential Zone) vacant/future condominium apartment (RA3 (H) Apartment Residential Zone with Holding provision), and vacant/future condominium townhouses (RM2 (H) Multiple Residential Zone with Holding provision)
- East - Disera Drive; vacant/proposed park (OS2 Open Space Park Zone) and Liberty Sales Office (C2 General Commercial Zone)
- West - New Westminster Drive; existing residential townhouses (RM1 Multiple Residential Zone and RM2 Multiple Residential Zone)

#### Master Plan

The Master Plan for development of the Liberty lands as shown on Attachment #2, describes the conceptual development pattern for the applicant's entire subdivision. The conceptual Master Plan shows townhouse units, the road network, the proposed park, and 7 condominium apartment buildings (Buildings A, B, C, D, E, F, and G) along an east-west road (North Park Road). The apartment buildings range in height from 6 storeys to 22 storeys. To date, Buildings "A", "B" and "C" have been constructed with 220 units, 134 units, and 259 units, respectively; and, Building "D" with 231 units is under construction.

The proposed site plan application is for Building "E" being an 18 storey, 253 unit residential condominium apartment building and Building "F" being a 16 storey, 223 unit residential condominium apartment building, both to be located on the north side of North Park Road, west of Disera Drive; together with 60 townhouse units to be located along the east side of New Westminster Drive and along the south side of Beverley Glen Boulevard. The proposed site plan for File DA.06.074 is consistent with the approved Liberty Master Plan shown on Attachment #2.

#### Official Plan

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan) as amended by site-specific OPA #621, which permits a maximum density of 1598 units within the overall Master Plan Area comprised of 93 townhouse units and 1505 apartment units (maximum of 7 apartment buildings), or a combination thereof, not to exceed 1598 units on the applicant's overall landholding shown on the approved Liberty Master Plan on Attachment #2.

The proposed Buildings "E" and "F" contain a total of 476 apartment units, and when added together with the previously approved 844 apartment units in Buildings "A", "B", "C" and "D", represent a total of 1320 condominium apartment units within six condominium buildings, plus the 60 townhouse units that are proposed in the subject site plan application, for a grand total of 1,380 units. The proposed site plan conforms to the Official Plan with respect to both use and density. The Liberty Master Plan provides for the future development of a further block of townhouses and one 18 storey apartment building ("Building G") located southeast of New Westminster Drive and North Park Road, however, related site plan applications have not been submitted for development on this remaining parcel. The future development on the remaining blocks will be limited to a total of 218 units in accordance with the Official Plan.

#### Zoning

The subject lands are zoned RA3 (H) Apartment Residential Zone and RM2 (H) Multiple Residential Zone, both with the Holding "H" provision by By-law 1-88, subject to Exception

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9(1153) as shown on Attachment #1. The RA3 Zone permits the apartment building use and the RM2 Zone permits the block townhouse use. Exception 9(1153) includes a number of specific exceptions for development of the site, and has also defined the conditions for lifting the “H” Holding provision. These exceptions to the by-law address the overall development of the site based on the Master Plan layout. However, the proposed site plan layout for Buildings “E” and “F” and the 60 townhouse units do not meet all of the provisions of By-law 1-88. To facilitate the site plan proposal, the following variances must be obtained from the Committee of Adjustment as it relates to the RM2 Zone and RA3 Zone standards to implement the final approved site plan, as follows:

- reduction in the minimum front yard setback (Disera Drive) from 6.0m to 3.5m for Apartment Building “E”;
- reduction in the minimum exterior side yard setback (North Park Road) from 6.0m to 4.0m for Apartment Building “F”;
- reduction in the requirement for a minimum 6.0m wide landscape strip between a public street and an apartment building in the RA3 Zone to 4m between Building “F” and North Park Road, and 3.5m between Building “E” and Disera Drive;
- reduction in the number of visitor parking spaces for Apartment Buildings “E” and “F” from 96 spaces to 95 spaces;
- an encroachment of the front porches into the minimum 3m wide landscape strip between a public street and a townhouse dwelling unit in an RM2 Zone; and
- reduction in the underground parking aisle width in one specific location on the P2 Level due to the column placement, from 6m to 5.2m.

The Development Planning Department has no objection to the above-noted variances, which are considered to be appropriate to facilitate the development of two apartment towers and 60 townhouse units, as it is compatible with the existing development in the surrounding area and will enhance the range of uses to better serve the community. Should Council approve the site plan application, the Owner will be required to proceed with a variance application and obtain approval for the above-noted variances from the Committee of Adjustment, which shall be final and binding, prior to the registration of the implementing site plan agreement.

The by-law exception which placed the Holding “H” provision on the subject lands (Exception 9(1153) to By-law 1-88) indicates that the Holding “H” provision can be lifted as individual site plans within the Liberty subdivision are approved by Council in accordance with a phasing plan identified in a Traffic Impact/Phasing Report approved by the City.

The Traffic Study prepared by Cansult Limited, entitled “Staging of Proposed Thornhill City Centre, Revised Traffic Study Residential Development Master Plan”, dated August 2005 and updated November 2005, was approved by the City, for development within the Liberty subdivision as proposed by the Master Plan. A Supplemental Traffic Analysis dated August 21, 2006 was prepared by Cansult Limited, and was reviewed and approved by the Engineering Department. The analysis concluded the complete build out of the 1598 units can be accommodated by the adjacent street system, including the Disera Drive extension and the associated Smart Centres development to the south.

#### Site Design

The Site Plan (Attachment #3) consists of Building “E”, an 18 storey, 253 unit condominium apartment building and Building “F”, a 16 storey, 223 unit condominium apartment building and 60 condominium townhouse units. The apartment buildings will be located along the north side of North Park Road and the townhouses will be located along the south side of Beverley Glen Boulevard and on the east side of New Westminster Drive. The site can be accessed from both Disera Drive and North Park Road, which also provides access to 556 resident and visitor underground parking spaces and to the single loading space on the west side of Building “F”, and

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to the internal private laneways. A single loading space is also provided on the north side of Building “E”. The underground parking is provided for use by the residents of Buildings “E” and “F”. The 77 surface parking spaces are for the use of visitors to both the apartments and townhouses. Each townhouse unit can accommodate one or two spaces in the individual respective garages, with a similar number of spaces on the driveway pad.

#### Building Elevations

##### a) Apartment Buildings “E” and “F”

Condominium Apartment Buildings “E” and “F” are designed as two similar square towers, joined by two 6 storey rectangular mid-sections. These mid-sections are further joined by a common 1.5 storey common amenity area, containing the principal entrance to the building, lobby, swimming pool and other common amenity areas.

Buildings “E” and “F” are 18 and 16 storey towers, respectively. The apartment buildings are to be constructed with aluminum coloured pre-cast concrete paneled façade, with tinted glass. Each tower appears square shaped, however, the footprints for the towers are rectangular shaped given the 6 storey building sections and the 1.5 storey common lobby area linking the towers together.

The apartment buildings are terraced on the top floors (shown on Attachments #5 and #6) and the towers are capped by a triangular-shaped roof. Walkout balconies are provided on all levels, including on the ground floor where landscaped terraces are provided. The roof tops of the 6 storey mid sections are landscaped.

All roof-top mechanical equipment is screened from New Westminster Drive, Disera Drive, North Park Road and Beverley Glen Boulevard. All service doors and garbage enclosure doors, including the door-frames will be painted to match the pre-cast concrete paneled facades. The final elevations shall be approved to the satisfaction of the Development Planning Department.

##### b) Townhouses

A total of 60 condominium block townhouse units are proposed within 11 development blocks. The number of units within each block range between 3 to 6 units. The townhouse buildings are generally grouped in clusters of 2 and 3 storey buildings as indicated on Attachment #3. Most are oriented towards the street frontages, however, there are three townhouse blocks located on the private internal road within the site (Buildings 2, 3 and 4). The buildings are to be finished in brown brick with white stucco accents and grey stone bases. Townhouse Building 1 that fronts onto North Park Road is to be finished in cream coloured stucco on the upper storeys and grey stone on the first floor. Garages are incorporated into the rear area of the ground floor of the townhouse buildings with private patio amenity areas over each garage. The garage doors and ground floor entries are painted grey to match the grey stone base. Asphalt shingles are used on the pitched roofs.

#### Parking

Exception 9(1153) to By-law 1-88 provides a parking standard for the entire development site, requiring 1.1 spaces/unit for residents, plus 0.2 spaces/unit for visitors, for a total of 1.3 spaces/unit. The minimum parking space depth that is required by the zoning exception is 5.8m.

The required parking for the proposed development is based on the above parking standards and is calculated as follows:

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Required Parking for Apartment Buildings “E” and “F”

i)	476 units @ 1.1 parking spaces/unit	= 524 spaces
ii)	476 units @ 0.2 visitor parking spaces/unit	= 96 spaces
iii)	Total condo parking required	= 620 spaces

Required Parking for Townhouses

i)	Resident parking: 60 units @ 1.1 spaces/unit	= 66 spaces
ii)	Visitor parking: 60 units @ 0.2 spaces/unit	= 12 spaces
iii)	Total townhouse parking required	= 78 spaces

Total Parking Required

i)	Total resident parking required:	524 + 66 (TH)	= 590 spaces
ii)	Total visitor parking required:	96 + 12 (TH)	= 108 spaces
iii)	Total Parking required:		= 698 spaces

Total Parking Provided

i)	Total resident parking provided:	525 + 94 (TH)	= 619 spaces
ii)	Total visitor parking provided:	95 + 12 (TH)	= 107 spaces
iii)	Total Parking provided:		= 726 spaces

It is noted that 4 of the parking spaces are tandem spaces and have not been included in the parking calculations as these spaces are not recognized by the By-law.

A total of 726 parking spaces are provided, resulting in a surplus of 28 parking spaces. Included within the total number of parking spaces to be provided are 15 handicapped spaces.

Landscaping

The site will be landscaped with a mix of deciduous and coniferous trees and shrubs, bushes, planting beds, and sodded areas around the perimeter of the property, along the internal private laneways, and adjacent to the apartment buildings to provide an attractive streetscape. An interlocking brick walkway is proposed throughout the site connecting the private spaces to the public spaces and also providing a link to the private “garden” parkette area in the northwest corner of the site.

The by-law requires a minimum amenity area for the RM2 Zone (townhouses) and RA3 Apartment Zone being 15m<sup>2</sup>/dwelling unit, which equates to a minimum amenity area of 60 X 15m<sup>2</sup> = 900m<sup>2</sup> for the RM2 Zone and 476 units x 15m<sup>2</sup>=7140m<sup>2</sup> for the RA3 Zone (total of 8,040m<sup>2</sup>).

A total amenity area of 13,540m<sup>2</sup> is provided in this application and includes balconies and surface landscaped areas for the condominium towers, as well as, the landscaped roofs above the 6 storey mid-sections of the building; and, the townhouse private amenity areas located at the rear of the townhouse units and landscaping around the perimeter of the property.

The final landscape plan shall be approved to the satisfaction of the Development Planning Department.

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#### Cash-in-Lieu of Parkland Dedication

The Owner will be required to 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 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.

#### Servicing

The City Engineering Department has reviewed the site plan application and provides the following comments:

- i) Site Plan Application, File DA.06.074, has been granted water and sanitary sewage allocation as part of the allocation that was given to the Liberty Approved Draft Plan of Subdivision 19T-04V08. Therefore, the 476 apartment units and 60 townhouse units have been accounted for and have been allocated capacity.
- ii) The final site servicing and grading plan and stormwater management report, and on-site traffic management design issues shall be approved to the satisfaction of the Engineering Department.

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

#### Region of York

The Region of York Transportation and Works Department has provided comments requesting minor changes to the site plan to address the Region's requirements regarding transit services. The Region's requirements will be addressed through the final approval of the site plan drawings and as conditions of the Region's approval to be included in the implementing site plan agreement.

#### Waste Management/Snow Removal

The Public Works Department, Solid Waste Management Section, has commented that the garbage and recycling collections for both the apartment and townhouses will be privately administered by the Condominium Corporation. The garbage and recycling pick-up area for the two condominium apartment buildings is located on the west side of Building "F". All garbage will be stored internal to the buildings, prior to pick-up. The condominium apartment buildings will include a multiple sort disposal system in the form of a Tri-sorter carasoul on each floor.

Snow removal for both the apartment buildings and townhouse units will be the responsibility of the Condominium Corporation.

#### Noise Report

The Engineering Department has reviewed and approved a Noise Impact Study for this development. The appropriate noise warning clauses to purchasers and tenants shall be registered on title. Any mitigation measures will be addressed in the final site design and included in the final site plan agreement.

#### 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 Site Development Application (File DA.06.074) in accordance with the Official Plan and Zoning By-law, and the approved Liberty Master Plan. The Development Planning Department can support the approval of the proposed site plan to facilitate the development of an 18 storey, 253 unit condominium apartment building, a 16 storey, 223 unit condominium apartment building, and 60 condominium block townhouse units on the subject lands. To facilitate the site plan design variances from the zoning by-law provisions are required to be obtained from the Committee of Adjustment, and be in full force and effect, prior to execution of the implementing site plan agreement.

The Development Planning Department also recommends approval of the Zoning By-law Amendment Application (File Z.06.062 – 1541677 Ontario Inc.) to lift the Holding “H” provision on Blocks 6 and 7 of Registered Plan of Subdivision 65M-3872, which will facilitate the development of the site in accordance with the RA3 Apartment Residential Zone (apartment) standards and RM2 Multiple Residential Zone (block townhouse) standards.

**Attachments**

1. Location Map
2. Approved Liberty Master Plan
3. Site Plan
4. Landscape Plan
5. North & South Elevations, Apartment Buildings “E” and “F”
6. East & West Elevations, Apartment Buildings “E” and “F”
7. Typical Townhouse Elevations (Building “1” – North & South)
8. Typical Townhouse Elevations (Building “1” – West & East)
9. Typical Townhouse Elevations (Building “3” – North & South)
10. Typical Townhouse Elevations (Building “3” – West & East)

**Report prepared by:**

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

/LG

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

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Item 23, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

23

**STATUS REPORT ON THE  
PEDESTRIAN AND BICYCLE MASTER PLAN STUDY**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 19, 2007, be approved;
- 2) That a further report be brought forward to the Committee of the Whole (Working Session) meeting of March 20, 2007; and
- 3) That the deputation of Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8, be received.

**Recommendation**

The Commissioner of Planning recommends that the following report be received for information.

**Economic Impact**

At this time there is no City Budget requirement. However, the final "Pedestrian and Bicycle Master Plan" will contain recommendations and cost estimates with respect to implementation. These recommendations and estimates will be discussed in greater detail in a future report to Council.

**Purpose**

On January 22, 2007 Council requested 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.

**Background - Analysis and Options**

The City in conjunction with the consultant Marshall Macklin Monaghan commenced the Pedestrian and Bicycle Master Plan process in July 2002. The purpose of the Pedestrian and Bicycle Master Plan is "to create a comprehensive City-wide pedestrian and cycling network that, when implemented over the next 10 to 20 years, will accommodate a wide range of users and add to existing pedestrian and cycling facilities in the City".

During the preparation of the Study and Plan a comprehensive public consultation process was undertaken. The last meeting was held in the Spring of 2005. Based on the public consultation process, a review of best practices throughout North America and input from City staff, the consultant has prepared a "Pedestrian and Bicycle Master Plan" and an associated "Technical Appendix".

The Pedestrian and Bicycle Master Plan Study and draft Plan was carried out by the Policy Planning Department's consultants in close collaboration with the Engineering and Community Services Departments. The successful implementation of the "Pedestrian and Bicycle Master Plan" requires the cooperation of the Planning, Community Services, Engineering, Finance and Economic Development Departments. The final draft of the Pedestrian and Bicycle Master Plan is complete and a report recommending adoption of the Plan has been circulated to the above

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noted departments for their comment. It is expected that a report and a presentation will be brought forward to a Committee of the Whole Working Session meeting in February or March of this year.

**Relationship to Vaughan Vision 2007**

The report is consistent with the priorities previously set by Council and the necessary resources for the study have been allocated. Specifically, the undertaking of the Pedestrian and Bicycle Master Plan and Technical Appendix is consistent with Vaughan Vision 2007. Specifically, Section 3.2.5 of Vaughan Vision 2007 states it is the City's intention to "Develop and implement bicycle and pedestrian networks."

**Conclusion**

The final draft of the Pedestrian and Bicycle Master Plan is complete and a report recommending adoption of the Plan has been circulated to relevant City departments. The covering report and the draft Plan will be brought forward to a Committee of the Whole Working Session meeting in February or March.

**Attachments**

None

**Report Prepared by:**

Aaron Hershoff, Planner 1, ext 8320  
Wayne McEachern, Manager Policy Planning, 8026

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Item 24, Report No. 8, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 26, 2007, as follows:

***By approving pre-budget approval to a maximum of \$30,000, and that staff provide a detailed work plan to the Committee of the Whole meeting of March 5, 2007, reflecting this maximum amount for a random telephone survey of 500 households, and a public mail-in survey; and***

***By receiving the memorandum from the Senior Manager of Strategic Planning, dated February 23, 2007.***

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**24                    STRATEGIC PLANNING VAUGHAN VISION REVIEW CITIZEN SURVEY**

The Committee of the Whole recommends:

- 1) That Clause 1 of the recommendation contained in the following report of the Senior Manager of Strategic Planning, dated February 19, 2007, be approved;
- 2) That a Random Telephone Survey be conducted; and
- 3) That a public survey mail-in requesting a response per household be conducted, and that staff report to the Council meeting of February 26, 2007, on the cost implications.

**Recommendation**

The Senior Manager of Strategic Planning in consultation with the City Manager, recommends:

- 1) That the City Manager's Office obtain pre-budget approval to proceed with coordinating the implementation of a strategic plan Vaughan Vision review citizen survey.
- 2) That Council provide direction on which survey option will be implemented as outlined in Attachment 1.

**Economic Impact**

The cost to implement the random telephone survey will be approximately \$30,000.

The cost to implement the online survey will be approximately \$30,000.

**Purpose**

To obtain pre-budget approval for proceeding with the implementation of a strategic plan citizen survey as approved by the Strategic Planning Committee at the January 23, 2007 meeting.

**Background - Analysis and Options**

On January 23, 2007 a report was tabled at the Strategic Planning Committee meeting entitled "Vaughan Strategic Planning Public/Staff Involvement Process". It outlined a process for involving the public in the review of the Vaughan Vision 2007 including focus groups, public meetings, and written feedback. Discussion at the meeting focused on implementing a survey for Vaughan residents to gather citizen feedback in the development of a new strategic plan and ensure the communities priorities are reflected in the plan. As a result, the recommendation approved at the meeting was for staff to provide the cost implications of utilizing a scientific survey.

At the January 29, 2007 Council meeting staff provided a memo outlining the approximate cost of \$30,000 to implement one survey method. At the February 12, 2007 Council meeting it was

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requested that staff prepare a report that addresses the dual needs of broad public consultation/education and statistically relevant data as well as the survey options for Council's consideration. Thus, three options have been developed for consideration by Council (Attachment 1). It is important to note that the reason for engaging the public in the Vaughan Vision review was to obtain citizen input to better understand their priorities and issues of strategic importance.

Staff will follow the direction of Council as to the preferred survey method to implement. The results of the survey will be incorporated into the Council/SMT workshop planned for April/May 2007 thus the request for pre-budget approval.

#### **Relationship to Vaughan Vision 2007**

This report outlines a key mechanism for gathering stakeholder feedback as part of the Vaughan Vision 2007 review.

#### **Conclusion**

Proceeding with implementing a strategic plan survey will be an integral part of the Vaughan Vision 2007 review and provide a mechanism to gather citizen input into the review process.

#### **Attachments**

Attachment 1 – Strategic Planning Citizen Survey Options

#### **Report prepared by:**

Thomas Plant MBA, MPA  
Senior Manager of Strategic Planning

(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 25, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**25**

**REQUEST REGION OF YORK INTRODUCE PROPERTY  
TAX GRANT PROGRAM FOR QUALIFYING SENIORS**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Finance & Corporate Services, dated February 19, 2007, be approved; and**
- 2) That the following deputations be received:**
  - a) Mr. Gaetano Iorio, 22 Curtiss Court, Maple, L6A 1Y4;**
  - b) Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8; and**
  - c) Mr. Richard T. Lorello, 235 Treelawn Boulevard, P.O. Box 927, Kleinburg, L0J 1C0.**

**Recommendation**

The Commissioner of Finance & Corporate Services recommends:

That the following resolution be approved.

Whereas there are many seniors on fixed incomes;

Whereas a number of seniors receive financial assistance through the federal governments Guaranteed Income Supplement program;

Whereas a seniors primary investment is often their home;

Whereas, as a society it is desirable for seniors to remain in their homes as long as possible;

Whereas the annual cost of property taxes places a significant burden on seniors on fixed incomes;

Whereas the City of Vaughan has recognized this burden and has for several years provided a grant to qualifying seniors; and

Whereas it is the intention of the City of Vaughan to continue this grant.

Now therefore be it resolved that the Region of York be requested to consider a similar grant program in relation to their portion of the property taxes;

And that a copy of this resolution be forwarded to the Regional Municipality of York and all municipalities within the Region of York.

**Economic Impact**

There is no additional economic impact to the City of Vaughan.

**Purpose**

To advise the Region of York that the City of Vaughan has a property tax grant program for qualifying seniors and to encourage them to introduce a similar program.

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#### **Background - Analysis and Options**

At the February 18, 2007 Budget Committee meeting staff were requested to prepare a resolution regarding the City's property tax grant program for qualifying seniors with the purpose of requesting the Region of York and the Province of Ontario to consider similar programs.

The Province of Ontario currently provides a property tax credit up to \$1,000 for seniors administered as part of the Provincial income tax system. Since this is currently in place, staff have only referred to the Region of York in the above resolution.

For several years the City of Vaughan has recognized the impact that property taxes can have on seniors who are on fixed incomes. In response the City provides a property tax grant to seniors who qualify for the Guaranteed Income Supplement (GIS) provided by the federal government. The City's grant program utilizes the federal governments GIS program as a key criteria. The GIS program has an established administrative structure that takes into account all income and it avoids the municipality from requesting sensitive personal information.

In 2006 the grant was \$250 and it is indexed with the City's annual property tax increase. In 2006 the average home in Vaughan was assessed at \$412,000. The City's portion of the property taxes on the average home was \$1,007. The grant to qualifying seniors represented a reduction of approximately 25% in the City's portion of the property taxes. There were 1100 seniors who applied and qualified for the grant in 2006.

#### **Relationship to Vaughan Vision 2007**

Pursue excellence in service delivery.

#### **Conclusion**

The City introduced the grant program for qualifying seniors several years ago. It is appropriate for the Region to consider a similar program in relation to their portion of the property tax bill. If the Region wishes to proceed they could simply determine the amount of the grant annually and the City could administer the total amount of the grant under the existing grant program. There would be no administrative cost to the Region.

#### **Attachments**

None

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Item 26, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**26            RECOGNITION OF COUNCIL AND COMMITTEES IN CITY PUBLICATIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated February 19, 2007:

**Recommendation**

Councillor Tony Carella recommends:

- 1) That (as defined below) all major printed materials published by the City of Vaughan (or by private individuals or corporations as part of a cooperative arrangement to which the City contributes identifiable resources) recognize, in an appropriate fashion, members of Council; and
- 2) That if a publication relates to matters within the purview of a committee or task force duly appointed by Council, that such publication recognize the contribution of the committee or task force to that effort.

**Economic Impact**

Nil

**Purpose**

To ensure

- (1) that citizens of Vaughan can identify the members of Council (by face, name, and office), and
- (2) that the voluntary service of citizens on any committee or task force duly appointed by Council receive appropriate recognition.

**Background - Analysis and Options**

*Recognition of Members of Council:*

It is a truth universally acknowledged that every citizen, at some time or another, makes a specific demand for service from some level of government, whether local, regional, provincial, or federal. Indeed, dealing with service demands is one of the primary functions of any government. To that end, substantial resources are devoted to ensuring timely responses to service demands from residents, businesses, local institutions, etc. *Access Vaughan* is the latest attempt by this municipality to deal with this phenomenon, and an immensely successful one, it would appear, from the 700 to 850 calls received on a daily basis by its "citizen service representatives".

Nevertheless, even the success of *Access Vaughan* has not obviated what is by tradition one of the most important functions of elected officials---to be the means by which citizens are satisfied that their government is responsive to their service needs and demands. Such an arrangement goes to the very heart of representative democracy. Hence, the frequent refrain so well known to every councillor, MPP, and MP: "What do we pay you for, if you can't help me?."

To facilitate this very basic function of elected officials, it is imperative that citizens are able to *identify* their elected representatives. Otherwise, how can they assign responsibility for any failure to receive a service they are in search of? Hence, the City's website devotes considerable space to providing information about members of Council--their photographs, personal background, past

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community involvements, and contact information. For this same reason photographs of all members of Council are displayed in the lobby of City Hall, so that citizens will, quite literally, “know them when they see them”.

The intent of this recommendation is that important opportunities to ensure that citizens know who are their elected representatives not be missed. These opportunities are to be found in major printed materials published by the City, either on an annual or occasional basis.

#### *Recognition of Committees:*

By provincial statute and/or Council resolution, committees (including task forces) of individuals serve in a number of capacities (Heritage Vaughan, Greening Vaughan, etc.) relating to municipal mandates. Where such service is not entirely voluntary, compensation is token at best. In those instances where the work of a committee of volunteers may in any reasonably identifiable way lead to the publication of major printed material as defined below, such publication shall acknowledge the contribution of the members of the committee by the inclusion of a group photograph of the committee, along with appropriate captioned information.

#### *Definitions:*

For purposes of this recommendation, the following definitions shall apply:

“major printed materials” shall mean annual or occasional items prepared by City staff or with the use of identifiable municipal resources (i.e., informational, human, financial, etc.), such items being of a size or extent that can---without adding more than marginally to the final cost of the item---accommodate either a group photograph of Council, or a set of individual photos of all members of Council, along with identifying captions. Major printed materials shall not include pamphlets, flyers, or inserts of a limited size (e.g., an enclosure with property tax bills, explaining revenue sources and expenditure categories), which cannot accommodate such group or individual photos without adding more than marginally to the cost of the printed item.

“published” shall mean distributed by Canada Post or other bulk distributor to residents and/or businesses within the City of Vaughan or by hand to an identifiable subsection thereof (e.g., a prospectus furnished to the principals of individual businesses that may wish to relocate to Vaughan, and seek information in that regard)

#### **Relationship to Vaughan Vision 2007**

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

#### **Conclusion**

This recommendation will facilitate the ability of citizens to identify their elected representatives, should they require their assistance in respect of the delivery of any municipal service; and further, it will ensure recognition of the volunteer services of Council-appointed committees.

#### **Attachments**

None

#### **Report prepared by:**

Councillor Tony Carella

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Item 27, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

27

**PEDESTRIAN SIGNALS – GLEN SHIELDS AVENUE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated February 19, 2007:

**Recommendation**

Councillor Sandra Yeung Racco recommends:

1. That a pedestrian signal be approved on the south approach of the intersection of Glen Shields Avenue and Quaker Ridge Drive;
2. That a pedestrian signal be approved on the east approach of the intersection of Glen Shields Avenue and Bob O'Link Avenue;
3. That the two existing school crossing guards at the intersections of Glen Shields Avenue Bay Hill Drive and Glen Shields Avenue and Spyglass Hill Road be relocated to the location of the two proposed pedestrian signals; and
4. That the cost to install the two pedestrian signals be referred to the Draft 2007 Capital Budget.

**Economic Impact**

There would be no impact to the 2007 School Crossing Guard Budget as the two existing guards on Glen Shields Avenue would be relocated to the location of the pedestrian signals. The estimated \$104,000 cost to install the two pedestrian signals, pavement markings and signage will be referred to the Draft 2007 Capital Budget. The ongoing costs to maintain the signals, pavement markings, signs and school crossing guards will have an impact on future Operating Budgets.

**Purpose**

To confirm Council approval for the installation of two pedestrian signals on Glen Shields Avenue in the vicinity of Glen Shields Public School and Our Lady of the Rosary Catholic Elementary School.

**Background - Analysis and Options**

At the meeting of December 18, 2006, Engineering staff submitted a report for information purposes regarding the feasibility of installing pedestrian signals on Glen Shields Avenue, in the vicinity of Glen Shields Public School and Our Lady of the Rosary Catholic Elementary School. In body of that report, Engineering staff did recommend the installation of the two pedestrian signals, as well as the relocation of the two existing crossing guards.

Following that meeting, Council Extracts show that although Engineering staff did recommend the installation of the two pedestrian signals, Council did not specifically adopt those recommendations. Instead, Council only adopted a recommendation regarding a future traffic study for the installation of another pedestrian signal at another location, in front of St. Elizabeth Catholic High School.

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As such, it is felt that formal Council approval is ultimately required to approve the installation of the two pedestrian signals on Glen Shields Avenue and to allow the matter to be considered as part of the 2007 Capital Budget.

**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.

**Conclusion**

Due to the lack of formal Council approval for the Glen Shields Avenue pedestrian signals at the Council meeting of December 18, 2006, it is felt that formal Council approval should be established for the installation of the Glen Shields pedestrian signals, as recommended in the Engineering Report of December 18, 2006.

**Attachments**

1. Extract from Council Meeting Minutes of December 18, 2006, Item 29, Report No. 46

**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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**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 28, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

28

**OFFICIAL PLAN AMENDMENT FILE OP.06.021  
ZONING BY-LAW AMENDMENT FILE Z.05.018  
SITE DEVELOPMENT FILE DA.04.050  
WOODBRIIDGE GATES INC.  
REPORT #P.2006.56**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 19, 2007, be approved;
- 2) That the deputation of Mr. Gerald C. Borean, Parente, Borean, Barristers and Solicitors, 3883 Hwy. 7, Suite 207, Vaughan, L4L 6C1, on behalf of the applicant, be received;
- 3) That the written submission of Ms. Martha Bell, dated February 19, 2007, be received; and
- 4) That the coloured elevation drawing submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.021 (Woodbridge Gates Inc.) BE APPROVED, to permit a mixed-use residential/commercial development comprised of one, 4 to 6 storey building as shown on Attachment #2, and to permit an increase in the maximum number of residential units from 185 to 215 units, and that the implementing Official Plan Amendment include the following additional development policy:
  - a) permit commercial uses on the ground floor only, to a maximum gross floor area of 1,671m<sup>2</sup> and comprised of: 70% business and professional office use; 20% eating establishment use; and 10% retail store use.
2. THAT Zoning By-law Amendment File Z.05.018 (Woodbridge Gates Inc.) BE APPROVED, to rezone the subject lands from R3 Residential Zone, RM2 Multiple Residential Zone and C1 Restricted Commercial Zone to RA2 Apartment Residential Zone, and that:
  - a) the implementing zoning by-law shall include the following zoning exceptions:
    - permit commercial uses on the ground floor only, to a maximum gross floor area of 1,671m<sup>2</sup> and comprised of: 70% business and professional office use; 20% eating establishment use; and 10% retail store use;
    - permit a maximum of 215 residential units on the subject lands;
    - permit a minimum 0m front yard setback along Woodbridge Avenue, whereas 7.5m is required;
    - permit a minimum 0m interior side yard (east), whereas 4.5m is required;

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- permit a minimum 2.5m exterior side yard setback along Kipling Avenue, whereas 7.5m is required;
  - permit a reduction in the required number of parking spaces from 482 to 365 parking spaces;
  - permit a maximum building height of 4 to 6 storeys in accordance with the approved site plan as shown on Attachment #2;
  - permit a minimum lot area of 38m<sup>2</sup>/unit, whereas 80m<sup>2</sup>/unit is required;
  - permit a minimum rear yard setback (south) of 2.5m, whereas 7.5m is required;
  - permit any other zoning exception(s) that are required to implement the final approved site plan.
3. THAT Site Development File DA.04.050 (Woodbridge Gates Inc.) BE APPROVED, to permit the development of a mixed-use condominium complex comprised of a tiered 4 and 6 storey building with a maximum of 215 residential units and 1671m<sup>2</sup> of ground floor commercial uses as shown on Attachment #2, subject to the following conditions:
- a) that prior to the execution of the site development agreement:
    - i) the final site plan, elevation plan and landscaping plan shall be approved by the Development Planning Department;
    - ii) the final site servicing and grading plans, stormwater management report, access, on site vehicular circulation and parking shall be approved by the Engineering Department;
    - iii) the required road widenings, sight triangles, and driveway access design shall be approved by the Engineering Department; and,
    - iv) all hydro requirements of PowerStream Inc. shall be satisfied; and,
  - b) that the site development agreement contain the following clauses:
    - i) The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed unit rate for the residential portion prior to the issuance of a Building Permit in accordance with the Planning Act and the City's Cash-in-Lieu Policy, and 2% shall be paid for the commercial component in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands, for the commercial component, prepared by 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;
    - ii) Snow removal and garbage pick-up shall be privately administered and shall be the responsibility of the Condominium Corporation;

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- iii) The appropriate warning clauses shall be inserted into all offers of purchase or agreements of sale and lease for each dwelling unit warning the prospective purchasers or tenants of the potential noise generated from the adjacent streets, the ground floor commercial uses, and that garbage pick-up and snow removal will be privately administered.

#### **Economic Impact**

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

#### **Purpose**

The Owner has submitted the following development applications:

1. An Official Plan Amendment Application (File OP.06.021) to amend the current site-specific Official Plan Amendments (OPA #615 and OPA #627) to increase the maximum permitted building height on the subject lands shown on Attachment #1 from 4 storeys to 6 storeys for a portion of a proposed building in the manner shown on Attachment #2, and to increase the maximum permitted number of residential units from 185 to 215 units with site-specific policies to implement the proposed development.
2. A Zoning By-law Amendment Application (File Z.05.018) to rezone the subject lands shown on Attachment #1 from R3 Residential Zone, RM2 Multiple Residential Zone and C1 Restricted Commercial Zone to RA2 Apartment Residential Zone with site-specific zoning requirements to permit the development of a mixed-use condominium building comprised of a maximum of 215 residential units and ground floor commercial uses.
3. A Site Development Application (File DA.04.050) to facilitate the development of the subject lands shown on Attachment #1 with a maximum 6 storey, mixed-use condominium building comprised of a maximum of 215 residential units and ground floor commercial uses and served by 365 parking spaces.

#### **Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the southeast corner of Woodbridge Avenue and Kipling Avenue, in Lot 7, Concession 7 (known municipally as 7913, 7925, 7927, 7929, 7933 and 7945 Kipling Avenue and 281 Woodbridge Avenue), City of Vaughan. The lands represent an assembly of 7 properties into one 0.75 ha development block for the purpose of facilitating a proposed mixed-use development. The subject lands were originally considered and approved by Council as two phases, which have since been consolidated into one development. The current site-specific Official Plan Amendments (OPA #615 and OPA #627), which reflect the phased development were approved and adopted by Council on October 25, 2004 and June 27, 2005, respectively, and permit two buildings consisting of 4 and 6 storey tiered buildings comprised of a total of 185 residential units and ground floor commercial uses.

The Owner is proposing to amend the existing development policies to increase the maximum building height for a portion of the building (formerly Phase 2) from 4 storeys to 6 storeys and increase the number of permitted residential units from 185 to 215 units, and therefore, an Official Plan Amendment is required. The surrounding land uses are:

- North - Woodbridge Avenue; commercial buildings (C1 Restricted Commercial Zone)
- South - existing detached residential dwellings (R2 Residential Zone)
- East - York Region seniors building (RM1 Multiple Residential Zone)
- West - Kipling Avenue; commercial (C3 Local Commercial Zone), existing detached residential dwellings converted to home occupation uses (R3 Residential Zone)

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##### Public Hearing

The applications to amend the site-specific Official Plan policies and to rezone the subject lands to allow additional residential units and to increase the height of a portion of the building were considered by Council at the Public Hearing on September 5, 2006.

Several individuals attended the meeting, with some in support of the applications, while others expressed concern respecting the timing of the proposal since a Land Use Study had been approved for the Kipling Avenue Corridor.

The Development Planning Department also received a letter from an abutting property owner located at 28 Abel Avenue. The letter indicated general support for the proposed development, however, expressed concern with the proposed building design, and with the location of the garbage and loading area and its potential noise generation, the adequacy of the commercial parking, and the isolated location of the stairway leading into the underground parking garage. These matters have been reviewed through the site plan process, and are discussed later in this report.

On September 11, 2006, Council resolved to receive the Public Hearing report, and that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to a future Committee of the Whole meeting.

##### Land Use Status

###### a) Provincial Policy Statement (2005)

The subject applications were commenced after March 1, 2005 and are therefore subject to the 2005 Provincial Policy Statement (PPS). The PPS encourages the focus of new growth to urban areas and promotes the following:

- i) efficient, cost effective development, and land use patterns;
- ii) avoid the need of unnecessary and /or uneconomical expansion of infrastructure;  
and
- iii) intensification and redevelopment.

The PPS also promotes a full range and mix of housing types and densities to meet projected demographic and market requirements of current and future residents for a time horizon of up to 20 years. The proposal is consistent with the Provincial Policy Statement.

###### b) Bill 136 - Places to Grow Act

The subject lands fall within the Woodbridge Core Area, which is recognized as a settlement area with a land use designation encouraging development and intensification.

On June 13, 2005, the Places to Grow Act (Bill 136) was approved by the Province to accommodate future population growth, economic prosperity, and to achieve a high quality of life for all Ontarians.

The purpose of the Act (in part) is as follows:

- to enable decisions about growth to be made in ways that sustain a robust economy, build strong communities and promote a healthy environment and a culture of conservation; and
- to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of existing infrastructure.

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The proposed development conforms to Bill 136 as it is located in a settlement area encouraging intensification, is identified as a gateway location for the community, and makes efficient use of the existing infrastructure.

c) York Region Official Plan

The Regional Official Plan identifies the subject lands as an “Urban Area” served by major transportation corridors and transit systems. Objectives of the Regional Plan include targeting growth to existing built-up portions of urban areas, encouraging carefully planned intensification, and providing for a broad range of housing types. The proposed development is consistent with the policies in the Regional Official Plan.

d) Vaughan Official Plan

The subject lands are designated “Mixed Use Commercial” by OPA #440 (Woodbridge Core Plan) as amended by site-specific OPA #615 and OPA #627, which currently permits a two phased development consisting of a 4 storey and 6 storey mixed use building comprised of 185 residential units and ground floor commercial units fronting onto Woodbridge Avenue and Kipling Avenue.

A general goal of OPA #440 is to ensure that the Woodbridge Historic Commercial Centre, located generally along Woodbridge Avenue between Kipling Avenue and Islington Avenue, continues to fulfill a vital role in the Woodbridge Community as a unique focus of residential, commercial, institutional and recreational services. In addition, buildings are encouraged to be designed in a manner that is complementary to the overall heritage character of the area. Building form, height, shape and details are to complement the surrounding historical/architecturally significant buildings as much as possible.

The proposed development will be comprehensively developed and will conform to the policies and criteria outlined in OPA #440 for properties within the “Mixed Use Commercial” designation to ensure a high quality and compatible development with the surrounding lands. The criteria are briefly outlined (in part) as follows:

- i) development shall be designed to create a lively and active streetscape fostering pedestrian circulation. The use of display windows facing the sidewalks and minimal setbacks from the street frontage will be encouraged. Buildings may only be permitted to be set back from the street where the frontage is used as a patio or seating area with pedestrian focus. Residential uses shall not be permitted along the ground level of Woodbridge Avenue;
- ii) access to residential units should be provided in a manner, which provides convenience and security to the residents and does not conflict with the commercial frontages;
- iii) service and garbage storage areas shall be shielded to as great an extent as possible by means of landscaping or design elements;
- iv) pedestrian systems within developments such as mews, courtyards and lanes are encouraged. Pedestrian links between commercial sites shall be provided either by means of connections to the street or by direct connections to adjacent commercial sites; and
- v) parking areas may be provided in a combination of surface, underground or deck structures, and will not be in any front yard and screened from public streets by buildings or other means, such as landscaping.

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Furthermore, site-specific OPA’s #615 and #627 include policies that require the submission of necessary studies, such as for noise, traffic, parking, and environmental, in support of a development proposal; and urban design policies to ensure that the subject lands will develop as a gateway development leading into the Woodbridge Core Area that is in conformity with the provisions contained within the Woodbridge Core Urban Design Guidelines.

A 4 storey to 6 storey building is proposed with ground floor commercial units along Woodbridge Avenue and Kipling Avenue. An Official Plan Amendment is required to amend the existing site specific official plan policies by deleting OPA #615 and OPA #627 and replacing with a new consolidated site-specific amendment that also includes the proposed increase to the 4-storey portion of the building along Kipling Avenue as shown on Attachment #2 to 6 storeys and to increase the maximum number of permitted residential units from 185 to 215 units, which is supported by the Development Planning Department.

Zoning

The subject lands are zoned C1 Restricted Commercial Zone, RM2 Multiple Residential Zone and R3 Residential Zone by By-law 1-88, subject to Exceptions 9(990) and 9(1127). Zoning By-law Amendment Applications (Files Z.04.028 and Z.05.018) to rezone the subject lands to RA2 Apartment Residential Zone were filed to facilitate the original phased development. Zoning By-law Amendment File Z.04.028 was approved by Council on October 12, 2004 and subsequently closed by the applicant on July 20, 2006. The remaining Zoning By-law Amendment Application (File Z.05.018) was never considered by Council and has been amended to implement the subject Official Plan Amendment Application and the revised development proposal.

Based on the current site development application, the following zoning exceptions are required to implement the proposal:

	<u>Proposed</u>	<u>By-law 1-88 Requirement</u>
Minimum Lot Area/Unit	38m <sup>2</sup> /unit	80m <sup>2</sup> /unit
Minimum Front Yard Setback (Woodbridge Avenue)	0m	7.5m
Minimum Exterior Side Yard (Kipling Avenue)	2.5m	7.5m
Minimum Interior Side Yard (east)	0m	4.5m
Minimum Rear Yard (south)	2.5m	7.5m
Minimum Parking	365 spaces	482 spaces

In addition, a total of 1671m<sup>2</sup> of commercial gross floor area is proposed on the ground floor of the building, and comprised of 70% business and professional offices (1169.7m<sup>2</sup>), 20% eating establishment (334.2m<sup>2</sup>) and 10% retail store uses (167.1m<sup>2</sup>).

By-law 1-88 does not have a specific zone category to implement mixed-use development, and therefore, the application of site-specific zoning requirements within the RA2 Zone category will be used to implement the proposed development. The required zoning exceptions can be supported as the development proposal is considered to be appropriate, and consistent with the policies in the Official Plan, and facilitates reductions to the front and exterior side yards that will contribute to a better streetscape, which encourages 0m lot lines. These setback standards are also consistent with typical mixed-use development within the Woodbridge Core Area.

The proposed parking supply of 365 spaces represents a deficiency of 117 parking spaces from the requirement of 482 parking spaces. The applicant has submitted a parking study in support of the parking deficiency, which is discussed in the “Parking” section of this staff report.

The zoning exceptions that are required to implement the final approved site plan may change through the finalization of the site plan details and will be included in the implementing zoning by-law, if the subject applications are approved.

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#### Planning Considerations

The subject lands front onto Woodbridge Avenue and Kipling Avenue, within the Woodbridge Core Area. The Core Area has been undergoing intensification in the form of mixed-use commercial/high density residential development, particularly along Woodbridge Avenue, with properties on Kipling Avenue also being subject to development applications proposing higher residential densities. The area within the immediate vicinity of the subject lands is developed with existing detached dwellings, some of which are used for home occupation and others for residential purposes. The subject lands represent a gateway into the Woodbridge Core Area, and therefore, should be developed in a manner consistent with the role of the Core Area within the community. The proposal is also consistent with the Provincial Policy Statement and the Region of York Official Plan which promotes intensification within existing built-up areas. The new proposed development is consistent with the original proposal as the designated built form is similar and continues to be an appropriate and compatible form of development within the area.

#### Urban Design Guidelines

On October 14, 1994, Council approved Urban Design Guidelines for the Woodbridge Core Area to establish urban design, architectural and landscape guidelines as a basis for reviewing development applications within the Core Area. In addition, the guidelines established an inventory of significant heritage structures.

The structure at 7913 Kipling Avenue is identified as having historical significance, but will not be maintained due to the structures poor condition. On March 30, 2006, Heritage Vaughan recommended the following:

“That there is no further objection to the demolition of the building at 7913 Kipling Avenue due to its deteriorating condition and costs associated with rehabilitation of the building.”

The Core Area Guidelines are divided into two parts; the first part deals with the current conditions or current built form, and identifies the proposed urban fabric; and the second deals more specifically with issues related to the development and redevelopment of individual properties within the area. Specifically, the guidelines address building siting, setback, access and parking, scale and massing, and building height, to be assessed through the site plan approval process.

#### a) Building Siting and Setback

The correct building siting is vital to the urban environment as it enhances the human scale and pedestrian circulation. The guidelines envision a building setback along the main roads, generally aligned with historical structures and without side yard setbacks, unless required for vehicle and pedestrian access. The revised development proposes a minimum 0m and 2.5m building setbacks along Woodbridge Avenue, and Kipling Avenue, respectively, which promotes pedestrian movement and accessibility to the commercial uses located at grade level.

#### b) Access and Parking

The Core Area Guidelines encourage the consolidation of driveways along Woodbridge Avenue and Kipling Avenue, concealment of surface parking, and the provision of vehicular links. The revised site plan shown on Attachment #2 identifies one driveway on Kipling Avenue, whereas the original approved plan proposed two access points. This single driveway design serves as the main entrance and access to the entire site and contributes to a better site layout and more efficient use of the lands. The underground and surface parking areas are accessed and located behind the building and away from Woodbridge Avenue and Kipling Avenue as recommended by the guidelines. The Engineering Department must approve the final detailed on site circulation plan.

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c) Scale and Massing

The scale and massing of the proposed development is compatible with the existing development adjacent and in close proximity to the subject lands. The predominant factors that determine the scale of a building are its height, size, location on the lot, and architectural treatment, including door and window openings, roof shapes, balconies, and porticoes. The lands are identified as a gateway location, and therefore, the subject lands should be of a significant scale and massing in order to complement this gateway role. The proposed roofline of the building is relatively flat with a minor step at each tiered level.

The proposed building elevations are shown on Attachments #4, #5 and #6. The proposed building wraps around the Woodbridge Avenue and Kipling Avenue intersection. The portion of the building along Kipling Avenue ranges from 4 to 6 storeys. The tiered design provides an appropriate transition between the subject development and the low density residential lands to the south, which is important, in order to maintain a consistent complementary built form that contributes to the gateway core role envisioned at this corner location, while not creating an adverse impact on the lands to the south. The remainder of the building is 5 and 6 storeys in height along Woodbridge Avenue and wrapping around along the east property line. The height appears higher along the northeast portion of the building where Woodbridge Avenue slopes considerably. The building has been designed this way to prevent a slab wall appearance along the Woodbridge Avenue streetscape, but overall, the maximum building height is 6 storeys. The proposed building height will create a prominent building to anchor the west entry into the Woodbridge Core Area, and will provide an enticing pedestrian-friendly street edge.

Parking and Access

The proposed site plan as shown on Attachment #2 identifies one driveway access point on Kipling Avenue, that serves as the main ingress and egress for the entire development. The main parking area is located underground, except for 7 surface retail parking spaces located in the southerly area within the internal courtyard area and concealed from street view.

The proposed site plan includes 365 parking spaces to serve the development, of which 358 spaces are located in an underground parking garage. By-law 1-88 requires 482 parking spaces to serve the proposed mixed use development. A comparison of the required and proposed parking is provided below:

	By-law 1-88 Parking Requirement	Proposed Parking
Residential - Resident	323	258
Residential - Visitors	54	53
Business & Professional Office (70%)	41	35
Eating Establishment (20%)	54	13
Retail Store (10%)	10	6
<b>Total Parking Residential/Commercial</b>	<b>482</b>	<b>365</b>

Based on the proposed site plan, 482 parking spaces would be required, whereas 365 spaces are being provided, resulting in a deficiency of 117 parking spaces (24.2%). The Owner has submitted a Parking and Traffic Impact Study prepared by Mark Engineering, dated January 2007, in support of the proposal. The Study concluded the following:

- a) "There is and will be sufficient capacity in the road system adjacent to the site to serve the proposed development."

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- b) “No additional road improvements are required to serve the proposed development.”
- c) “The proposed parking supply should be able to serve the expected parking demands.”

The Engineering Department has reviewed the Parking and Traffic Impact Study, and concurs with the conclusions. On this basis, the Development Planning Department can support the proposed reduction in parking, and is also satisfied that the proposed development can be supported by the existing transportation infrastructure and will not negatively impact area traffic.

#### Elevations

The proposed building elevations are shown on Attachments #4, #5 and #6. The Woodbridge Avenue façade (north elevation) is comprised of ground floor commercial units highlighted with architectural arches finished in a decorative stone. The main entrance to the building is located along this elevation, which projects outward from the main building and accentuates the entire height of the building. A decorative stone base and portico is proposed along the lower portion of the building defining the street edge for the ground floor commercial units along the Woodbridge Avenue façade with visual breaks in the form of windows, balconies and columns. The height of the building along this elevation varies and has been designed with the existing slope in mind. The building for the most part tiers back from the fifth floor, except for the east portion, where the tiering appears higher due to the slope in the street grade.

The intersection elbow at Kipling Avenue and Woodbridge Avenue is curved in design and extends the full height of the building with the 5th and 6th storeys comprised entirely of glazing and capped with a domed roof. This architectural feature is grandiose in appearance and serves as the focal point for the development as it separates the Woodbridge Avenue and Kipling Avenue building wings and contributes to the gateway role of the site. The main entrance to the commercial units is recessed and is comprised of glazing material with two large columns that provide support and act as architectural elements.

The west elevation fronts onto Kipling Avenue and is similar in design and construction to the north elevation with a reddish brick and beige/tan wall cladding combination. The lower portion of the building is finished with a stone finish to define the ground level commercial units and provides a strong base at the street edge along Kipling Avenue. Decorative features in the form of fanned roofing and arched features highlight the façade, while glazing and architectural molding provide visual interest to the façade.

The interior courtyard elevations are similar in appearance to the main Woodbridge Avenue and Kipling Avenue façades utilizing the same materials, architectural elements and treatments as the north and west elevations. The elevations abut residential lands to the south and a senior's apartment building to the east. Service and garage doors have been located in the interior of the site, and away from public view.

The final elevation plans will be approved to the satisfaction of the Development Planning Department.

#### Garbage and Snow Removal

The Condominium Corporation will be responsible for private garbage pick-up and private snow removal. The Condominium building will include centralized rooms in the underground level, where occupants of the building can deposit their garbage and recycling materials. On garbage/recycling pick-up days, the bins will be brought to the surface and placed in the holding area located in the southeast area of the property. The garbage/recycling bin holding area and

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the adjacent emergency stairs to the underground parking level are well landscaped, and will provide a sufficient natural screen buffer for both residents in the building and to the south of the property, which was a concern identified at the Public Hearing.

#### Landscaping

The proposed landscape plan is shown on Attachment #3. The Owner is proposing landscaping along Woodbridge Avenue and Kipling Avenue with a street planting scheme comprised of a mix of deciduous trees, shrubbery and decorative pavers along either side of the sidewalk. The landscape amenity area that will serve the future residents is located in the u-shaped internal courtyard and along the southeast portion of the site where an array of deciduous and coniferous trees and shrubbery and formal flowering beds are proposed. Passive facilities such as benches and water features have also been proposed for the landscaped courtyard area.

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

#### Servicing

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on November 14, 2005, servicing allocation capacity for File DA.04.050 (Woodbridge Gates Inc.) was reserved for a total of 185 residential units, however, expired in November 2006. The Engineering and Development Planning Departments are currently reviewing the allocation protocol and will be reporting to Council in February 2007, where servicing allocation for 215 units is recommended, which will allow the development of the subject lands to proceed, if approved by Council.

#### 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 Provincial Policy Statement (PPS) and the Places To Grow Act (Bill 136) promote a full range of housing types and densities to meet projected demographic and market requirements of current and future residents by ensuring all forms of residential intensification is directed to built-up areas having sufficient infrastructure to create a potential supply of new housing units.

The proposed mixed-use residential and commercial condominium apartment development is consistent with the policies of the Regional Official Plan (YROP), which contains policies directing development to existing built-up urban areas, provide wider range of housing types, and accessibility to existing and planned transit services.

The subject lands are designated "Mixed Use Commercial" by OPA #440, as amended by site specific OPA's #615 and #627, which permits a residential and commercial mixed-use development comprised of a 4 and 6 storey building, consisting of 6 storeys along Woodbridge Avenue and 4 storeys along Kipling Avenue. The current Official Plans limit the number of storeys along Kipling Avenue to 4 storeys, however, it also identifies the subject lands as a gateway location and encourages special massing and design features. The proposed plan is comprised of one building, primarily 5 to 6 storeys in height, with a 4-6 storey tiered section abutting Kipling Avenue. Although two additional storeys are proposed, the building height is consistent with other new buildings in the Core Area. The proposed building design, scale and massing is consistent with the role of the subject lands as gateway into the Woodbridge Core Area, and includes an improved interior amenity area layout.

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The Development Planning Department can support the approval of the proposed Official Plan Amendment Application to increase a portion of the building from 4 storeys to 4, 5 and 6 storeys, and to increase the number of residential units from 185 to a maximum of 215 units, which will be included in the implementing Official Plan Amendment.

The Development Planning Department can also support the approval of the Zoning By-law Amendment and Site Development Applications, the former which will include the rezoning of the subject lands to RA2 Apartment Residential Zone together with the necessary exceptions to facilitate the development of the mixed-use condominium building, as the proposed built form is considered to be appropriate and compatible with development in the Woodbridge Core Area.

**Attachments**

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

**Report prepared by:**

Eugene Fera, Planner, ext. 8064  
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.)

Councillor Carella declared an interest with respect to the foregoing matter as members of his family have an interest by way of deposit, and did not take part in the discussion or vote on the matter.

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Item 29, Report No. 8, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 26, 2007, as follows:

***By approving clauses 1, 2, 3 and 4 of the recommendation of Mayor Jackson, dated February 19, 2007; and***

***By receiving the memorandum from the Commissioner of Community Services, dated February 22, 2007.***

29

**NEW CITY HALL  
PRE-CONSTRUCTION STAGE  
INITIATION OF OPERATIONAL AUDIT**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Mayor Jackson, dated February 19, 2007, be approved;
- 2) That staff report to the Council meeting of February 26, 2007, on the approximate costs of retaining an independent quantity surveyor and independent cost consultant; and
- 3) That the deputation of Mr. Richard T. Lorello, 235 Treelawn Boulevard, P.O. Box 927, Kleinburg, L0J 1C0, be received.

**Recommendation**

Mayor Linda D. Jackson recommends that:

1. The City conduct an operation and compliance audit of the process of the new City Hall project, beginning with the process to retain the architect through to the selection of the general contractor and the award of tender.
2. The audit be undertaken by the city internal auditor as part of his Operational and Compliance Audit mandate;
3. A report on the results of the audit be prepared for the public Audit Committee meeting for June 2007;
4. That an independent quantity surveyor and independent cost consultant, reporting to the Project Team, be retained by April 2, 2007;
5. That the soft cost budget be increased to cover the cost of the consultant.

**Economic Impact**

The audit will be conducted internally by the Operational and Compliance Auditor. No additional funding will be required. The retention of the quantity surveyor and cost consultant will increase the soft cost budget.

**Purpose**

To obtain direction from Council to proceed with an operational audit of the pre-construction stage of the new City Hall project beginning with the process to retain the architect through to the award of tender and retain a quantity surveyor and cost consultant.

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#### **Background – Analysis and Options**

Recently Council awarded the tender for the construction of the new City Hall. This concluded a long and rigorous process that began in May 2003 with Council's direction to undertake an architectural design competition to select the design team, and ended in December 2006 with the retention of the general contractor.

This is an important project for the City of Vaughan. Building the new City Hall is an objective of the City's strategic plan, Vaughan Vision 2007. It represents a major capital investment; the building's architectural design and "green" features will help shape the public's long-term image of the City; and it will be the centre of the City's administration for decades to come.

As a result, the process that was followed by the City was rigorous, extending over close to four years. It also included a formal architectural design competition to select the project architect (KPMB Architects) and the retention of a "Fairness Monitor" (The Honourable Peter Cory, Q.C.) to oversee the process of pre-qualifying the general contractors and the awarding of the construction tender. This was to ensure that the process continued to be open, fair and transparent through the completion of the tendering process.

In the Spring of 2004, The City of Vaughan retained the services of Curran, McCabe, Ravindran, Ross Quantity Surveyors and Cost Consultants to prepare cost estimates. The consultant was working directly for the City and provided cost estimates to the architect at various stages of the process.

Projects of this size and complexity do not take place frequently. When they do, they represent an important opportunity to learn about the effectiveness of our processes and procedures. Therefore, it is recommended that an operational audit of the pre-construction stage of the City Hall project be done, beginning with the process to retain the architectural team through to the hiring of the general contractor. This will allow the City to evaluate the process in greater detail and potentially identify opportunities to make continuing improvements to our business practices and procedures.

It is also recommended that the City retain a quantity surveyor and a cost consultant to obtain a second opinion on costs. The consultant would first carry out a peer review of CMRR estimate. Then they would be engaged in performing a full new detailed costs estimate and quantity survey including ongoing risk management.

There are several experienced and reputable firms who could perform this task. It is recommended that the City staff contact the following companies to submit cost to perform the work required:

Altus Helyar and Associates  
Hanscomb Associates  
Vermuelens Cost Consultants  
A.W. Hooker Associates

It is not the intention of this audit to either delay the project or revisit Council's previous decisions.

The audit would be conducted by the City Manager's office, under the Operational Compliance Audit mandate. The cost consultant will be retained through the City Procurement Policy and will report to the project team.

The consultant will be retained by April 2, 2007 and the audit report is targeted for June 2007.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

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**Relationship to Vaughan Vision 2007**

The proposed operational audit is consistent with the objective of “Service Delivery Excellence” including “Provide effective and efficient delivery of services” and “Develop an effective service measurement system”.

**Conclusion**

The pre-construction stage of the new City Hall project went through a rigorous process, which included a major architectural design competition and the retention of a fairness monitor to oversee the prequalification of the general contractors and the tendering process. This was a unique process and an analysis would assist the City in further refining its business practices and procedures. For this reason it is recommended that both operational audit be conducted and the City obtain a second opinion regarding costs. The audit would be conducted by the Operational and Compliance Auditor in the City Manager’s office. The cost consultant would be obtained by the City and will work and report to the project team. Undertaking the audit and the retention of the cost consultant will not delay the project.

Therefore, it is recommended that the recommendations set out above be adopted in order to proceed with the audit.

**Attachments**

N/A

**Report prepared by:**

Mayor Linda. D. Jackson

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**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 30, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**30 ADMINISTRATIVE CORRECTION: ARTS ADVISORY COMMITTEE APPOINTMENT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated February 19, 2007:

**Recommendation**

Councillor Carella recommends Rocco Pannese be appointed to the Arts Advisory Committee.

**Economic Impact**

Nil

**Purpose**

To rectify the inadvertent failure of Council to appoint Rocco Pannese, one of the original appointees to the Art Advisory Committee, when it was created in 2006

**Background - Analysis and Options**

As a result of the creation of the Arts Advisory Committee late in the previous term of Council, it was agreed that any member of the committee who wished to be re-appointed, would be. Several members indicated their willingness by making application through the Clerks Department, and a few who did not were contacted, to confirm they did not in fact wish to be reappointed.

Rocco Pannese, owner of the Kipling Gallery in Woodbridge, applied for re-appointment, but was not so appointed. From discussion with the Clerks Department it would appear that because his name was on the second page of the Clerks report on Arts Advisory Committee applicants, along with just one other applicant, it was missed when it came time to nominate those who had served as original appointees in early 2006.

**Relationship to Vaughan Vision 2007**

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

**Conclusion**

It is appropriate for Council to appoint Rocco Pannese to the Arts Advisory Committee, given his service on the original committee, appointed in 2006.

**Attachments**

None

**Report prepared by:**

Councillor Tony Carella

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 31, Report No. 8, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 26, 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 February 26, 2007.***

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**31                    DEPUTATION – MR. PAUL DE BUONO, VAUGHAN WATCH INC.  
                         WITH RESPECT TO A “PUBLIC INQUIRY FOR THE CITY OF VAUGHAN”**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Paul De Buono, Vaughan Watch Inc., 14-3650 Langstaff Road, Suite 391, Vaughan, L4L 9A8, and confidential written submission dated February 19, 2007, be received;
- 2) That staff report back to the Committee of the Whole meeting of March 26, 2007, outlining all possible courses of action available to the City of Vaughan including, but not limited to:
  - a) a review by staff;
  - b) a Council review;
  - c) a police investigation;
  - d) a judicial inquiry or investigation;
  - e) a ministerial inquiry or audit, or
  - f) any combination of the above; and
- 3) That the deputant submit in confidence any documentation they may have pertaining to their request so that it may be considered in any review to be conducted.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 32, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**32**

**DEPUTATION – MR. CARLO DEFRANCESCA  
WITH RESPECT TO “JUDICIAL INVESTIGATION / PUBLIC INQUIRY”**

**The Committee of the Whole recommends:**

- 1) That the deputation of Mr. Carlo DeFrancesca, 18 Zucchet Court, Woodbridge, L4L 7M5, be received;**
- 2) That staff report back to the Committee of the Whole meeting of March 26, 2007, outlining all possible courses of action available to the City of Vaughan including, but not limited to:**
  - a) a review by staff;**
  - b) a Council review;**
  - c) a police investigation;**
  - d) a judicial inquiry or investigation;**
  - e) a ministerial inquiry or audit, or**
  - f) any combination of the above; and**
- 3) That the deputant submit in confidence any documentation they may have pertaining to their request so that it may be considered in any review to be conducted.**

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 33, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**33**

**DEPUTATION – MS. MARY RUFFOLO  
WITH RESPECT TO A “PUBLIC INQUIRY FOR THE CITY OF VAUGHAN”**

**The Committee of the Whole recommends:**

- 1) That the deputation of Ms. Mary Ruffolo, 149 Fieldgate Drive, Vaughan, L6A 1K4, be received;**
- 2) That staff report back to the Committee of the Whole meeting of March 26, 2007, outlining all possible courses of action available to the City of Vaughan including, but not limited to:**
  - a) a review by staff;**
  - b) a Council review;**
  - c) a police investigation;**
  - d) a judicial inquiry or investigation;**
  - e) a ministerial inquiry or audit, or**
  - f) any combination of the above; and**
- 3) That the deputant submit in confidence any documentation they may have pertaining to their request so that it may be considered in any review to be conducted.**

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 34, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**34                    DEPUTATION – MS. MARY RUFFOLO WITH RESPECT TO A  
“REQUEST FOR THE APPOINTMENT OF AN INTEGRITY COMMISSIONER  
FOR THE CITY OF VAUGHAN”**

**The Committee of the Whole recommends:**

- 1)        That the deputation of Ms. Mary Ruffolo, 149 Fieldgate Drive, Vaughan, L6A 1K4, be received;**
- 2)        That staff provide a report to the Committee of the Whole meeting of April 16, 2007 with respect to establishing a City of Vaughan, Office of the Integrity Commissioner by:
  - a)        researching the position of Integrity Commissioner in other municipalities, including the City of Toronto;**
  - b)        outlining the Integrity Commissioner’s role and responsibilities, framework and mandate;**
  - c)        determining the financial impact of establishing such an Office;**
  - d)        outlining all possible implementation options; and**
  - e)        outlining all required approvals;****
- 3)        That this motion and the staff report be provided to the Budget and Strategic Planning Committees respectively; and**
- 4)        That the deputant submit in confidence any documentation they may have pertaining to their request so that it may be considered in any review to be conducted.**

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 35, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

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**35                    DEPUTATION – MR. DAN DALIMONTE AND MR. DOMENIC JANNETTA  
                          WITH RESPECT TO ZONING-BY-LAW AMENDMENT FILE Z.98.021**

**The Committee of the Whole recommends:**

- 1)        That the deputation of Mr. Dan Dalimonte and Mr. Domenic Janetta, be received; and**
- 2)        That in keeping with the City's efforts to entrench physical fitness in the community and to ensure children's fitness programming, that staff be directed to report on the necessary steps to reinstate the previously permitted fitness use.**

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 36, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**36**

**DEPUTATION – MR. JAMIE MAYNARD WITH RESPECT TO  
OFFICIAL PLAN AMENDMENT FILE OP.06.021  
ZONING BY-LAW AMENDMENT FILE Z.05.018  
SITE DEVELOPMENT FILE DA.04.050  
WOODBIDGE GATES INC.  
REPORT #P.2006.56**

**The Committee of the Whole recommends that the deputation of Mr. Jamie Maynard, 75 William Street, Woodbridge, L4L 2R9, on behalf of Friends of the Valley, and written submission dated February 19, 2007, be received.**

Please also refer to Item 28, Report No. 8 of the Committee of the Whole.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 37, Report No. 8, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 26, 2007, as follows:

***By receiving the memorandum from the Commissioner of Economic/Technology Development and Communications, dated February 23, 2007.***

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**37                    NEW BUSINESS – PLACEMENT OF CITY PAGE ADVERTISEMENTS**

The Committee of the Whole recommends that appropriate staff report to the Council meeting of February 26, 2007, on the rationale for the change in the placement of City Page advertisements, specifically with respect to the cessation of such advertising in two newspapers—The Vaughan Weekly and Lo Specchio—which serve the local information needs of English and Italian speaking/reading citizens who may not otherwise have access to such information (e.g. because they do not have access to the City's website, or do not receive the Vaughan Citizen).

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 38, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**38**

**NEW BUSINESS – INTEGRITY OF ELECTRONIC-MAIL**

**The Committee of the Whole recommends that this matter be referred to the Committee of the Whole (Closed Session) meeting of February 19, 2007.**

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

Please refer to Item 5, Report No. 9, of the Committee of the Whole (Closed Session) for disposition of this matter.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 39, Report No. 8, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 26, 2007, as follows:

***By receiving the memorandum from the Acting City Manager, dated February 26, 2007.***

**39**

**NEW BUSINESS – CITY HALL CONTRACT**

**The Committee of the Whole recommends:**

- 1) That the City Manager report to the Council meeting of February 26, 2007, on the execution of the contract between the City of Vaughan and Maystar General Contractors Inc., with respect to the construction of the new city hall; and**
- 2) That update reports on the building's development, be provided on a monthly basis.**

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 40, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

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**40**

**NEW BUSINESS – TAX REFORM POLICY**

**The Committee of the Whole recommends that staff bring forward a resolution, addressed to the leaders of the three political parties, requesting they provide, in a timely manner, their policy on tax reform.**

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 41, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**41**

**DECLARATION OF APPOINTMENT  
STEVEN XU, VAUGHAN YOUTH CITY COUNCILLOR**

The City Clerk administered the Declaration of Appointed Member and the Oath of Allegiance to Vaughan Youth City Councillor, Steven Xu. The newly appointed Youth City Councillor thanked those involved in supporting his appointment and gave his inaugural address.

Regional Councillor Ferri introduced, congratulated and commended Steven Xu on his appointment.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 42, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

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**42                      CEREMONIAL PRESENTATION – WINTERLIGHTS PROGRAM**

Regional Councillor Ferri presented to the Mayor and Members of Council, the “Five Stars” Award for the City of Vaughan’s participation in the WinterLights – “A Celebration of Light and Life” Competition, the winter edition of the national Communities In Bloom program. The City of Vaughan was also honoured for the “exemplary programming of Vaughan’s libraries.”

Regional Councillor Ferri expressed thanks to the Mayor and Members of Council for their continued support of this program, to the City Manager and the Senior Management Team for their ongoing support, to the Commissioner of Community Services and staff for their dedication, and to the Commissioner of Economic/Technology Development and Communications for providing the reception for the delegates.

Mayor Jackson on behalf of the Members of Council expressed her appreciation to Regional Councillor Ferri, to the Commissioner of Community Services and to staff for their dedication to this project.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 26, 2007**

Item 43, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 26, 2007.

**43**

**ANNOUNCEMENT – CALL FOR PAPERS  
PROJECT VAUGHAN: TOWARDS AN UNDERSTANDING OF THE  
ITALIAN CANADIAN EXPERIENCE BEYOND “LITTLE ITALY” CONFERENCE**

Councillor Carella announced that the Advisory Committee of the Mariano A. Elia Chair in Italian Canadian Studies at York University is convening a conference on the above noted topic, in Vaughan, on Friday, September 28, and Saturday, September 29, 2007.

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