

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2007

Item 1, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

1 AMENDMENT TO BY-LAW 69-84 AND BY-LAW 39-86, BY-LAWS DESIGNATING THE WILLIAM COOK HOUSE AND THE VALENTINE KEFFER HOUSE, 9605 DUFFERIN STREET

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated March 5, 2007:

Recommendation

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

1. That By-law 69-84, a by-law designating the William Cook House, 9605 Dufferin Street, under Part IV of the Ontario Heritage Act, be amended by deleting from the Schedule "A" of the said by-law, a portion of the designated lands and be replaced with "Part of Lot 18, Concession 2, designated as Part 1, 65R-26331"; and
2. That By-law 39-86, a by-law designating the Valentine Keffer House, 9605 Dufferin Street, under Part IV of the Ontario Heritage Act, be amended by deleting from the Schedule "A" of the said by-law a portion of the designated lands and be replaced with "Part of Lot 18, Concession 2, designated as Part 1, 65R-26331".

Economic Impact

This request has no financial impact.

Communications Plan

As required under the Ontario Heritage Act, notification of Council's amendment to the designation by-laws are to be issued to the Ontario Heritage Trust and registered property owners of the designated lands.

Purpose

The purpose of this report is to seek Council approval to amend By-law 69-84, a by-law designating the William Cook House under the Ontario Heritage Act and By-law 39-86, a by-law designating the Valentine Keffer House under the Ontario Heritage. The proposed by-law amendments are required to reflect the new legal description of the designated lands.

Background - Analysis and Options

The William Cook House and the Valentine Keffer House are located at 9605 Dufferin Street and both buildings are designated under Part IV of the Ontario Heritage Act. The William Cook House designated in 1984, is a Georgian style building built in 1847. The Valentine Keffer House, once located on Langstaff Road, was moved to the Dufferin Street property and designated under the Ontario Heritage Act in 1986. The Keffer House is an early "plank-on-plank" construction building built ca. 1843 by the Keffer family.

In recent years the property owners severed the original property and while both buildings remain intact and are being preserved, a small parcel of land to the east of the original parcel of property was sold. As a result of this severance, the original legal description of the property has been altered. As designating by-laws are required to be registered on title, the proposed amendment to the by-laws is necessary to re-register the revised by-laws against the appropriate property title.

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Relationship to Vaughan Vision 2007

Section 4.6 of the Vaughan Vision encourages the preservation and enhancement of the natural and built heritage environment and encourages the preservation of significant historical structures and communities.

This report is consistent with the priorities previously set by Council and the necessary resources to implement all points outlined in this report have been allocated and approved.

Regional Implications

There are no Regional implications associated with the approval of this report.

Conclusion

The proposed amendment to By-law 69-84 and By-law 39-86 will reflect the new property description as a result of the severance that was approved for the lands several years ago. All designating by-laws must be registered on title and as the current by-laws do not represent the new legal description of the property containing the Cook and Keffer buildings, it is, therefore, necessary to amend the legal description of lands in the subject by-laws and replace them with a new legal description of lands that contain the heritage buildings.

Attachments

None

Report Prepared By

Diane LaPointe-Kay, Director of Recreation and Culture, ext. 8117
Angela Palermo, Manager of Cultural Services, ext. 8139

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Item 2, Report No. 12, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on March 19, 2007, as follows:

By approving that the phrase "in May 2007" be inserted following the word "meeting" in Clause 1 of the Committee of the Whole recommendation.

**2 NAPA VALLEY AVENUE AND SGOTTO BOULEVARD
PROPOSED SCHOOL CROSSING GUARD**

The Committee of the Whole recommends:

- 1) That this matter be referred to staff for further review in the Spring and a report be brought forward to a future Committee of the Whole meeting; and
- 2) That the following report of the Commissioner of Engineering and Public Works, dated March 5, 2007, be received.

Recommendation

The Commissioner of Engineering and Public Works recommends:

That a school crossing guard not be installed at the intersection of Napa Valley Avenue and Sgotto Boulevard.

Economic Impact

As a school crossing guard is not warranted at this location, the recommendation has no economic impact. It is noted that provision of a school crossing guard would require an increase in the operating budget in the amount of \$4,710.00 for 2007 and a total of \$9,420.00 in 2008.

Communications Plan

Traffic staff received and responded to a letter from the Principal of St. Padre Pio Catholic School regarding our traffic review. The Principal of the school and the Catholic School Board will be advised of Council's decision in this matter.

Purpose

To review the feasibility of implementing a school crossing guard for the Napa Valley Avenue and Sgotto Boulevard intersection, in response to direction from Council.

Background - Analysis and Options

At their meeting of February 12, 2007, Council directed:

"That staff review and report to the Committee of the Whole meeting of March 5, 2007, on the feasibility of implementing a crossing guard at St. Padre Pio Catholic School to assist the students crossing from south to north and vice versa at Sgotto Boulevard and Napa Valley Avenue."

St. Padre Pio Catholic School is located on the north-west corner of Napa Valley Avenue and Forest Fountain Drive. There are two existing all-way stop controls on Napa Valley Avenue near the school: at Forest Fountain Drive and at Criscione Drive/School Access. A school crossing guard exists on the north approach at the Napa Valley Avenue and Forest Fountain Drive intersection. See Attachment No. 1 for the area network.

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The Principal of St. Padre Pio Catholic School in a letter dated September 26, 2006 asked that a crossing guard be provided on Napa Valley in the vicinity of the school.

A pedestrian study was conducted on Thursday, October 26, 2006, during the peak time periods of 8:00 a.m. to 8:35 a.m. and 3:15 p.m. to 3:45 p.m. Students were counted crossing Napa Valley Avenue between Forest Fountain Drive and Criscione Drive. On the day of the study, the weather was clear and sunny. The results are summarized in the following table:

Time	# of Unassisted Children Crossing	# of Assisted Children Crossing	Total
8:00 a.m. – 8:35 a.m.	13	16	29
3:15 p.m. – 3:45 p.m.	16	11	27

In a letter dated December 5, 2006, staff advised the school Principal of the results of the review and also advised that signage in the area was sufficient and in accordance with the Ontario Traffic Manual.

A school crossing guard is recommended in accordance with the Council approved warrant when the number of unassisted children crossing the road exceeds 50 in the peak hour. At this time, the warrant is not met for the implementation of a guard on Napa Valley Avenue.

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.

Regional Implications

None.

Conclusion

Based on our review, it is recommended that a school crossing guard not be implemented at the intersection of the Napa Valley Avenue and Sgotto Boulevard.

Attachments

1. Location Map

Report prepared by:

Mike Dokman, Supervisor, Traffic Engineering, Ext. 3118

MD: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 3, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

3 **COMPREHENSIVE PARKING BY-LAW 1-96**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated March 5, 2007:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That administrative amendments be made to the text of By-law 1-96 the Comprehensive Parking By-Law to include updates to Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13; and
2. That consolidations be made to By-law 1-96, the Comprehensive Parking By-Law to include updates to Schedule A, Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12.

Economic Impact

Not Applicable.

Communications Plan

Engineering Staff have been in discussion with the By-Law and Enforcement Department and the Legal Department.

Purpose

To incorporate administrative amendments and consolidations in the City of Vaughan's Comprehensive Parking By-Law 1-96 to the end of the 2006 year.

Background - Analysis and Options

The City of Vaughan's Comprehensive Parking By-Law has had various amendments over the years. These amendments would include various administrative corrections, approved by-laws and reflects updates to the Ontario Highway Traffic Act. This is the first consolidation of this by-law since 1996.

Additional to Schedule A is Part 11, to prohibit the parking on public laneways and part 12 to implement a No Loading or Unloading Zone.

It is necessary that the schedules be updated, so that all parking restrictions are maintained in one document. Some examples of the changes being made include:

- Updating to include the wording, Pedestrian Signals, as the by-law currently refers to Pedestrian Crossovers only.

“THAT City of Vaughan By-law 1-96 as amended, be and is hereby further amended by amending subsection 4(6) c. to read as follows:

c. Within or on a designated pedestrian crossover or pedestrian signal.”

- Updating definitions due to changes to the Highway Traffic Act.

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“THAT City of Vaughan By-law 1-96 as amended, be and is hereby further amended by amending subsection 2(1) jj. to read as follows:

jj. “Stop” or “Stopping” when prohibited means the halting of a vehicle, even momentarily, whether occupied or not, except when necessary to avoid conflict with other traffic or except in compliance with the directions of a constable or other police officer or of a traffic control stop or sign.”

- Updating to include ‘no parking’ in laneways.

“THAT City of Vaughan By-law 1-96 as amended, be and is hereby further amended by adding subsection 5(9) to read as follows:

(9) Where official no parking signs are erected and are on display no person shall park a vehicle at the side of any highway or laneway between the limits set out in Schedule A, Part 11, Columns 1, 2, 3, and 4 during the prohibited times or days set out in column 5 of the said Part.”

- Updating to include No Loading / No Unloading zones.

“THAT City of Vaughan By-law 1-96 as amended, be and is hereby further amended by adding subsection 2(1)mm to read as follows:

(10)“ Loading or Unloading means to pick up or drop off a person(s) and/or an object from a vehicle.”

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007 as to review the level of enforcement, compliance, and monitoring of regulations related to public safety.

Regional Implications

None.

Conclusion

It is recommended that Council approve the amendments and consolidations to the Comprehensive Parking By-Law 1-96.

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Attachments

None

Report prepared by:

Leslie Winfrow, Traffic Analyst, ext. 3131

Mike Dokman, Supervisor Traffic Engineering, ext. 3118

LW:mc

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4 PROVISION OF BLUE BOXES AND GREEN BINS TO LARGE HOUSEHOLDS

The Committee of the Whole recommends:

- 1) That the additional report of Councillor Shefman, dated March 5, 2007, be received and referred to staff for a report to the Greening Vaughan Advisory Committee addressing the issues identified with respect to the definition of a large family, number of families to be impacted across the municipality and the cost implications of this program; and
- 2) That the following report of the Commissioner of Engineering and Public Works, dated March 5, 2007, be received.

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council provide direction with respect to the provision of additional free green bins and blue boxes to large households who generate excessive amounts of waste and recyclable materials.

Economic Impact

Depending on the direction of Council, the impacts can range from no to a significant financial impact, depending on the model adopted for provision of additional bins to residents.

Communications Plan

The City's Greening Vaughan initiative has been widely advertised throughout the City via such means as: public meetings, newsletters, advertisements in local papers, mobile signs, and door-to-door education.

Purpose

The purpose of this report is to seek Council's direction on an issue that has been brought forward to staff and the Greening Vaughan Advisory Committee concerning waste generation issues that large households may encounter with the Greening Vaughan program and the current number of containers provided per household free of charge.

Background - Analysis and Options

The Greening Vaughan program was designed on the basis of a detailed waste audit, waste generation rates, bag set-outs, participation rates, and diversion rates. The program was designed to deal with the "average" household in Vaughan, and to date, it has overwhelmingly met this criteria.

An issue that has been raised at the Greening Vaughan Advisory Committee (GVAC), is that in some single family dwellings, there are more than the average number of persons per household, and that 1 green bin and 2 blue boxes are not enough for these large households.

When the Greening Vaughan project was adopted by Council, the following are some of the recommendations that were passed:

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“7. That the City provide each household one (1) large green bin and an approved number of small in-house containers for organic waste;”

“9. That a 3 container limit/dwelling/week (a combination of bags, containers and bulky items) for the residual waste stream, be implemented in conjunction with the Source Separated Organics collection and additional tags be sold for \$1.00 each;

“11. That the City implement a full cost recovery fee for all new, replacement, stolen, or lost blue boxes and green bins effective Tuesday October 31, 2006;”

On September 25, 2006, Council also adopted the following recommendation:

“Schedule “L” of By-law No. 396-2002 (as amended by By-law No. 286-2004), be further amended as outlined in this report to allow for the sale of green bins at a cost of \$20 each, in-house organic collection containers at a cost of \$6 each, blue boxes at a cost of \$6 each, and garbage tags at a cost of \$10 for a sheet of 10 tags.”

As noted above, the City sells additional blue boxes and green bins for \$20 and \$6 each respectively. The cost of the additional containers has been raised at the GVAC as being a potential impediment for large households to take full advantage of the City’s waste diversion programs, and some mechanism should be in place to accommodate these large households. While the amount of waste generated by large households would be above the average, not all members of the committee feel that accommodations should be made for large households. Some members feel the existing costs of green bins or blue boxes are not excessive, and considering the costs relative to other amenities that large households would require to function, paying for additional green bins and/or blue boxes should not be an impediment to actively participating in the City’s waste diversion programs.

As there seems to be no clear consensus among the GVAC members as to providing special consideration for these large households, it is respectfully requested that Council provide direction with respect to this issue. Below are two options for Council’s consideration.

Option 1 - Status Quo

The cost of blue boxes and green bins to residents is based on tender results. Based on comments from residents who purchase the containers at the City’s JOC, cost is not an issue. To date, over 500 green bins have been sold to residents who indicated they require additional units due to the amount of waste generated in their household.

When the City was providing free green bins to all residents, the City’s blue box diversion rate was approximately 11.5% (Waste Diversion Organization 2002), and the cost to provide the blue boxes free of charge increased annually, whereby in 2005 the City accrued approximately \$90,000 in costs / year for the provision of blue boxes alone. As can be seen by the diversion rate, the provision of free boxes did not have a correlation to high recycling levels.

Maintaining the current policy whereby all additional blue boxes and green bins are sold at rates approved by Council, would result in no negative impact on revenues to the City, and provides a fair playing field for all residents who require additional blue boxes and green bins, regardless of the size of their household.

Option 2 – Offer Additional Green Bins and Blue to Large Households Based on Waste Audits

This option would require large households to undergo a full waste audit by Waste Management staff, and depending on the results of the audit, free containers could be provided to encourage additional waste diversion.

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The purpose of the current Greening Vaughan Education and Audit Program is to ensure residents have a firm and full understanding as to the acceptable items for each waste stream (i.e. green bin, blue box, yard waste, and garbage). The audit is intended to provide first hand instruction on “what goes where”, as well as provide alternative waste handling methods for residents have difficulty meeting the requirements of the City’s waste management program. (Please refer to Attachment 1)

There are concerns with this option though. It is extremely difficult to define exactly what a “large household” is.

In discussions with the Director of Legal Services, it is noted that Section 35 of the Planning Act prohibits the municipality from passing a zoning bylaw distinguishing between persons who are related and persons who are unrelated in respect of occupancy of a building. Accordingly, there are a number of types of large households. A large household could be made up of a number of students living together. There are large households made up of families with many children, or multi -generational families. There are many instances where there are two or more families, or extended families (related persons) sharing a single family dwelling, which is permitted by the zoning bylaw as long as they form a single housekeeping unit. The zoning bylaw also permits a single family dwelling to have up to two roomers or boarders. It would be arbitrary to define a large household by a set number of persons in a dwelling, and it would also be difficult to ascertain if in fact all the persons included were residing in any particular dwelling without inspecting the property.

Another concern would be the financial impact of providing additional free containers. As the total number of these “large households” cannot be readily defined, the number of households eligible for free green bins and blue boxes, based on the amount of waste they generate, could be in the thousands. Given the current cost of blue boxes and green bins, the expense to provide additional green bins and blue boxes could be significant.

A further concern would be the impact on current staff. Given the current staff level of 1 Manager, 1 Waste Co-Ordinator and 1 Education and Promotions Planner, the demand for waste audits could far exceed staff’s current capabilities in terms of time availability. Depending on the demand for waste audits, either additional staff would be required or waiting periods for waste audits would be experienced.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council, specifically Vaughan Vision:

A-1 “Pursue Excellence in the Delivery of Core Services”,
A-3 “Safeguard Our Environment”,
A-5 “Plan and Manage Growth”

Regional Implications

Notwithstanding that waste management in York Region is a two tier system, a decision by the City to supply or not to supply additional containers to households who generate excessive amounts of waste and recyclable materials has no direct impact on the Region’s operations.

Conclusion

The issue of large households, and the amount of waste and recyclable materials they generate has been raised numerous times at the Greening Vaughan Advisory Committee. As there appears to be no clear consensus among the members, it is respectfully requested that Council provide direction as to the provision of free containers to large households.

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Attachments

Attachment 1 - Greening Vaughan Education and Audit Program

Report prepared by:

Brian T. Anthony, CRS-S, C. Tech

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

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Item 5, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

5 GREENING VAUGHAN ENVIRONMENT DAYS (MULCH GIVEAWAY DAYS)

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Commissioner of Community Services, dated March 5, 2007:

Recommendation

The Commissioner of Engineering and Public Works and the Commissioner of Community Services recommend:

1. That the Public Works Department continue to promote and increase the visibility of its annual "Public Works Week" event held in May of each year; and
2. That the Parks Department hold one "Greening Vaughan Mulch Give-Away Day" event in each ward throughout the year, where free mulch will be provided and green bins, blue boxes and backyard composters will be sold; and,
3. That the necessary additional financial resources be approved to support a Greening Vaughan Environment Day (free-mulch giveaway day) in each ward in 2007.

Economic Impact

The additional costs to host one "Greening Vaughan Environment Day" in each ward is estimated to be \$11,500. This cost comprises of approximately \$4,000 for Public Works and \$7,500 for Parks to participate in these additional events. These costs relate to primarily to staffing and promotions and are not currently budgeted for in the 2007 operating budgets for either of the Parks or Public Works Departments.

Should Council wish to provide residents with a limited amount of free finished compost (pre-bagged) over and above the free mulch, an additional \$30,000 is required to purchase this material from a supplier.

Communications Plan

To advertise these proposed free mulch giveaway days, staff will ensure that notices are posted at the local community centers, as well as mobile signage to advertise the event. The events will also be advertised on the City of Vaughan's "City page", as well as the corporate web site.

Purpose

The purpose of this report is to respond to Council's direction to provide a report on the feasibility of hosting multiple "Environment Days" in the City of Vaughan, and to obtain Council's approval the necessary funding to host such events in each ward.

Background - Analysis and Options

In Committee of the Whole, September 11, 2006 Council recommended:

"That staff prepare a plan, based upon the City of Toronto's model of "Environment Days", to hold five Greening Vaughan days per year, one in each Ward, beginning in 2007. These events would offer residents the opportunity to receive mulch and compost without charge or for minimal cost .../2

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and allow residents to purchase recycling containers at current prices. Furthermore, these days would allow residents to dispense with hazardous waste electronics, clothing and other materials for disposal or recycling. Finally, materials explaining recycling, composting, and other environmentally supportive information would be available...”

Part A: History of Existing Events

The following is a brief history of events that Public Works, Parks, and the City of Toronto have held over the past few years.

1. Public Works Week Event (Public Works Department)

Since 2005, the Public Works Department has held a Public Works Week event at the Joint Operations Centre during “National Public Works Week”. This event is held in May of each year. Although the event is spearheaded by the Public Works Department, the Parks Department takes an active role in the promotion and distribution of utility-grade mulch. This Public Works event has become increasingly popular with each passing year, with the main “draw” being that of the free mulch.

The event has grown since its inception, and last year comprised of the following activities:

- provision of a free mulch give-away (operated by Parks)
- sale of blue boxes, composters and other waste diversion containers
- promotion and distribution of information related to Public Works and Parks activities (i.e. curb cuts, anti idling initiatives, service connection information, free kraft paper bags for leaf and yard waste, waste collection calendars, Greening Vaughan newsletters etc.)
- promotion of and use of the Region’s Household Hazardous Waste (HHW) and Electronic Equipment Recycling (EER) depot situated at 2840 Rutherford Rd.
- participation of vendors promoting environment initiatives.
- display of various public works vehicles and appropriate signage explaining what the vehicles do etc.

Vendors and other participants included:

- PowerStream – promotion (i.e. giveaways) of energy efficient light bulbs
- Region of York – promotion of waste related activities (Regional level)
- Shred It – a company that provided free document shredding service (on site)
- Goodwill Industries – provision of an opportunity for residents to bring gently used items for reuse

2. Free Mulch Giveaway Days (Parks Department)

The Parks and Forestry Department has held free mulch giveaway days since 2004. The event was very successful and staff received very positive feedback from the residents.

Free mulch giveaways have been held within the Asian Long-horned regulated area at the Woodbridge yard as well as outside the regulated area at the Joint Operations Centre in Maple.

3. City of Toronto’s Community Environment Days

In order to provide similar events to what the City of Toronto holds, it is important to note exactly what they provide at their events. IN looking into this, it was found that the City of Toronto’s “Community Environment Days” offer similar diversion opportunities to that of the City of Vaughan’s annual Public Works Week event. The main difference between what Toronto does, and what has been done in the past by Public Works, is that Toronto provides free compost (not mulch), and host 44 of these events throughout the City. An overview of the vendors and diversion opportunities offered at the City of Toronto’s Community Environment Days are as follows:

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- Household Hazardous Waste accepted
- Electronic Recycling
- Compost given away
- Tires (off rim) accepted
- Goodwill accepting clothing
- Film Plastics / Polystyrene accepted
- Toronto Water (sale of rain barrels)
- Sale of blue boxes, green bins and backyard composters

In order to move ahead with a view to implementing multiple events across the City of Vaughan, the following considerations must be made:

Region of York's Role

Although the City has jurisdiction on some of the initiatives/programs articulated in Council's previous recommendation, others are not within the City's sphere of responsibilities. Specifically, the mobile Household Hazardous Waste (HHW) / Electronic Equipment Recycling (EER) events are under the control of the Region of York. In addressing the possibility of the Region participating in multiple environment days, they indicated that roving HHW / EER drop-offs are problematic as they require difficult to obtain Certificate of Approvals, securing a contractor, and additional costs for set-up etc. – none of which are incorporated in the Region's current waste management business plan or budget. What is within their program is the extensive promotion of their recently constructed, Household Hazardous Waste and Electronic Equipment Recycling Depot located at 2840 Rutherford Rd.

Other Issues concerning multiple Environment Days

Although the provision of multiple small-scale "Greening Vaughan Environment Days" is possible, there are recognized implications and issues in trying to match what is done in the City of Toronto or what is done during Public Works Week across the City. The following is an overview of some of the known issues:

- **Compost:** Unlike Toronto, Vaughan does not have compost to give away, only mulch. This mulch material is generated through the ongoing Forestry Division's operations, and is stored throughout the year to be available for special events such as the Public Works Week event, and previous mulch give-away days. Toronto's compost is derived from their yard waste materials. All of Vaughan's yard waste materials that are delivered to the Region for processing belong to the processing contractor, Miller Waste Systems. Should the City wish to make compost available at public events, the City or its' residents would have to pay for it, either from Miller Waste Systems, or another company that sells finished compost. Price ranges do not vary significantly from vendor to vendor, but prices do vary based on the quality of the finished compost. The cost of finished compost is approximately \$9.50/yd³ to \$35/yd³ (or \$3.00 - \$5.00 / bag). If the City were to provide this material at no cost to the residents, then it would be recommended that the material be pre-bagged by the supplier, and a limit of 3 or 4 bags be placed per resident. The cost to purchase the material would be approximately \$30,000 for the 5 events.
- **Drop-off of materials:** Drop-offs for additional materials such as polystyrene and film plastics (plastics not accepted in the curbside program) or tires would not be included. To do so would require the City to secure haulage and processing agreements with outside entities. This is an additional cost, over and above that identified in the 'Economic Impact' section of this report.

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As for providing a drop-off bin for HHW and electronics materials, this is a Regional program, as the disposal and transfer of such wastes is under their jurisdiction. As the City is not a licensed hauler for HHW materials, it would not even be possible for City staff to transport this material to the Region's facility for disposal at a later date.

- **Vendors:** Currently, the vendors that participate in the City's Public Works Day event do so voluntarily, at no cost to the City. Due to the limited turn out at these smaller events, some of the existing external vendors may expect to be paid for their participation and/or may not have the resources (staff / equipment) to participate in multiple events. As such, vendor turn-out may vary from event to event.
- **Additional Resources (staff / promotions / equipment / materials):** In addition to the overtime pay for staff working at these weekend events, additional resources may be required. Depending on the location, and the turnout, By-law enforcement and/or paid duty officers may be required to control traffic at the sites. The additional costs noted below are not inclusive of enforcement staff.

Public Works Department

The cost to the Public Works Department to participate in additional Greening Vaughan Environment Days to sell blue boxes, green bins and other waste diversion containers is approximately \$1,000 per event. This cost is inclusive of staff and haulage of the containers.

Parks Department

With the request to hold 5 free-mulch days in 2007, valued at \$1,500 each, additional funds totaling \$7,500 are required. This is inclusive of staff, equipment, materials and promotions.

Options for Moving Forward:

In view of the issues raised above, it is recommended, that as the Public Works event is designed to increase public awareness as to the functions and role of the Public Works Department in the City, it is recommended that this event continue to be held during Public Works Week and promoted as such. Although this will have an environmental theme, the main focus of the event should not be lost.

It is also recommended, that since the City cannot host multiple events similar to what the City of Toronto does due to jurisdictional issues, a number of small scale events be held (one per ward), where mulch will be given away, and blue boxes, green bins and backyard composters will be sold.

It is anticipated that through hosting these additional free mulch giveaways (5 in total), that all residents will benefit from this opportunity. Recommended locations and dates for these events are:

- Ward One: Joint Operations Centre on Saturday May 26th (During National Public Works Week)
- Ward Two: Woodbridge Yard on Saturday July 28th
- Ward Three: Chancellor CC on Saturday October 27th
- Ward Four: Dufferin Clark CC on Saturday August 25th
- Ward Five: Garnet A Williams CC on Sunday April 22nd

To advertise these proposed free mulch giveaway days, staff will ensure that notices are posted at the local community centers, as well as mobile signage to advertise the event. The events will also be advertised on the City of Vaughan's City page, as well as the corporate web site.

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While efforts will be made to see if PowerStream and other vendors will participate in these small-scale events at no cost, their participation cannot be guaranteed at this time.

It should also be recognized that the Region of York is actively pursuing the acquisition of lands in Vaughan to construct an Environmental Centre.

The Centre will provide for a host of diversion and disposal opportunities for residents, and unlike roving events, will be available to residents on a year round basis, and offer not only recycling opportunities, but re-use opportunities as well. It is intended that this Environmental Centre be operational by the end of 2008. Once completed, Vaughan staff will seek opportunities with the Region to host similar environmental events at this site.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council, specifically Vaughan Vision A3 "Safeguard Our Environment A1 "Pursue Excellence in the Delivery of Core Services", and D4 "Communicate Effectively"; however, the necessary resources have not been allocated and approved.

Regional Implications

As has been previously noted, the Region will participate in the Public Works week event held at the City's Joint Operations Centre. They do not have the resources available to participate in multiple days across the City. As such, the hosting of the additional small scale events in each of the other wards will have no direct impact on the Region's operations.

Conclusion

The existing Public Works Week event was, and is, designed to highlight the role that the Public Works Department plays in this City and cities across Canada and the United States. Although this event has an environmental theme, it should continue with its own identity.

The longevity and health of our trees can be greatly improved by the application of mulch. The provision of free mulch to residents is another example of Vaughan's commitment to protecting the environment through responsible leadership, practices and education.

Should Council agree to hold multiple events of an environmental nature, it is recommended that small scale "Greening Vaughan Environment Days" be hosted by the Parks Department at various locations throughout the City (1 per ward), and the necessary financial resources be approved for both the Public Works Department and the Parks Department. These events would include free mulch give-away, and the sale of blue boxes, green bins and backyard composters.

Attachments

N/A

Report prepared by:

Caroline Kirkpatrick, C.E.T., M.C.I.P.
Brian T. Anthony, CRS-S, C. Tech
Marjie Fraser, Director of Parks and Forestry Operations

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Item 6, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

6 **MPAC INFORMATION LICENCE AND PRODUCT USE SHEETS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Financial Services, dated March 5, 2007:

Recommendation

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

That a by-law be enacted authorizing the Mayor and City Clerk to execute a Property Assessment Information Licence Agreement and various Product Use Sheets between The Corporation of the City of Vaughan and the Municipal Property Assessment Corporation (MPAC).

Economic Impact

Should this Information Licence Agreement and various Product Use Sheets not be signed, there would be a delay and other possible complications in the tax billing processes.

Communications Plan

A Communications Plan is not applicable to this report.

Purpose

The purpose of this report is to seek authorization from Council for the Mayor and City Clerk to proceed with signing the 2007 MPAC Information Licence and Product Use Sheets.

Background - Analysis and Options

The Municipal Property Assessment Corporation (MPAC) is responsible for property assessment values throughout Ontario. MPAC provides the City annually with an Information Licence Agreement that is required to be signed, prior to the release of any electronic data to the City pertaining to tax and assessment matters. The City requires this assessment data to successfully bill property taxes and provided assessment services to the public.

The Information Licence Agreement between the City and MPAC pertains to the right to use certain property assessment information, which MPAC has in its database, by the City in its assessment and taxation requirements and other purposes. The City is agreeing to terms and conditions protecting MPAC's ownership of those various assessment information products.

Specific Product Use Sheets are also included and must be specifically signed in conjunction with this new Licence Agreement. The Products are described as follows:

1. Municipal Kiosk ;
2. Municipal Connect;
3. Omitted/Supplementary Tax Files;
4. Year-End Tax File

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The following is a brief description of the products to be provided:

Municipal Kiosk – This product provides a publicly accessible Information Kiosk that is currently sitting on the counter in the front office of Financial Services. This information is accessed and used by both the public and internal staff.

Municipal Connect – This internet based service provides real-time property data and reporting capabilities. The data is updated regularly and provides the City with current assessment information including assessment growth totals. Municipal Connect also provides a wide range of reports such as assessment value changes, municipal sales listings, population reports, assessments by property type or area and electoral reports.

Year End Tax File, Supplementary Tax Files and Omitted Tax Files – these are the electronic versions of the data required to issue interim, final and supplementary tax bills. Without these products, Finance would have to manually enter all the roll information into the property tax system before any bills could be issued.

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.

Regional Implications

There are no Regional Implications in this Report.

Conclusion

Authorization is required for the signing of the MPAC Information Licence and Product Use Sheets for 2007 so that the City can received the required data and products necessary to carry out its property tax and assessment functions.

Attachments

None

Report prepared by:

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

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Item 7, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

7

**PROCLAMATION REQUEST –
PARKINSON'S AWARENESS MONTH**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Clerk, dated March 5, 2007, be approved; and
- 2) That the deputation of Mr. John Scaini, on behalf of Parkinson Society Canada, 104 Valleyway Crescent, Maple, L6A 1K8, and information brochure submitted, be received.

Recommendation

The City Clerk recommends:

- 1) That the month of April 2007 be proclaimed as “**PARKINSON'S DISEASE AWARENESS MONTH**”; and
- 2) That a permit be issued at no charge for the use of space, tables and chairs at the Garnet Williams Community Centre, Maple Community Centre, Vellore Community Centre and Al Palladini Community Centre on Saturday, April 14, 2007 for the purpose of selling flowers to raise money for research; and
- 3) That the proclamation be posted on the City's website, published on the City Page, space permitting, and that staff issue a news release.

Economic Impact

N/A

Communications Plan

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.

Purpose

To respond to requests received from the Central & Northern Ontario, Parkinson Society Canada and John Scaini.

Background - Analysis and Options

Copies of correspondence received from the Central & Northern Ontario, Parkinson Society Canada and John Scaini, are attached (Attachments #1 and #2).

The proclamation request meets one of the requirements of the City's Proclamation Policy, namely, “*which are promoted by an organization that is a registered charity pursuant to Section 248 of the Income Tax Act*”.

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The Parkinson Society Canada has requested the City publicize this proclamation and encourage everyone to support Parkinson Society Canada during its Spring Campaign. Council has approved this proclamation in previous years.

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.

Regional Implications

N/A

Conclusion

Staff is recommending that the month of April 2007 be proclaimed as “Parkinson's Disease Awareness Month”, that space be made available at Garnet Williams Community Centre, Maple Community Centre, Vellore Community Centre and Al Palladini Community Centre on April 14, 2007 to accommodate the sale of flowers, 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 Central & Northern Ontario, Parkinson Society Canada. Dated February 13, 2007
- Attachment #2 Correspondence from John Scaini, dated February 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.)

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Item 8, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

8

**SIGN VARIANCE APPLICATION
FILE NO: SV.07-02
OWNER: 1567855 ONTARIO LTD
LOCATION: 5451 HIGHWAY 7, BLOCK 42, REGISTERED PLAN 65M-2464**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated March 5, 2007:

Recommendation

That Sign Variance Application SV.07-02, 1567855 Ontario Ltd., be APPROVED, subject to the following conditions:

- i) That the maximum area of the second storey signs shall not exceed 0.4sq m/metre of unit width;
- ii) That the maximum sign shall not exceed 0.3m;
- iii) That all colours and materials be uniform; and
- iv) That the top storey signage shall only advertise second storey business.

Economic Impact

None

Communications Plan

The results of this application will be communicated to the applicant through the Secretary to the Sign Variance Committee

Purpose

Request to install wall signs on the second floor elevations of the subject building as shown on the attached drawings.

Background - Analysis and Options

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

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

Relationship to Vaughan Vision 2007

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

Regional Implications

Region of York Engineering approval is not required for the proposed signs.

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Conclusion

The applicant is proposing to install (6) six additional wall signs on the second floor of the existing building as shown on the attached drawings.

Members of the Sign Variance Committee noted that the second floor tenants for the subject building have no sign exposure available to them to advertise there premises.

Members generally had no objections to the application as submitted, provided that the proposed signs all had a similar size and shape to lessen the cluttered appearance of the building's elevation. To reinforce this requirement, the following conditions of approval are being recommended:

- i) That the maximum area of the second storey signs shall not exceed 0.4sqm/metre of unit width;
- ii) That the maximum sign shall not exceed 0.3m;
- iii) That all colours and materials be uniform; and
- iv) That the top storey signage shall only advertise second storey business.

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

Attachments

- 1. Site Plan
- 2. Sketch of Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

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Item 9, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

9

**SIGN VARIANCE APPLICATION
FILE NO: SV.04-05
OWNER: NORWOOD PLAZA INC.
LOCATION: 9651 JANE STREET (BLDG. 'C')
LOT 19, CONCESSION 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated March 5, 2007:

Recommendation

That Sign Variance Application SV.04-05, Norwood Plaza Inc., be APPROVED, subject to the illegal signage located on the property being removed by March 20, 2007 and that the subject premises not be permitted the use of portable signs in the future.

Economic Impact

None.

Communications Plan

The results of this application will be communicated to the applicant through the Secretary to the Sign Variance Committee.

Purpose

Request to install additional wall signs totaling 0.684 sq m on the north elevation and 10.529 sq m on the south elevation of Building "C" as shown on the attached sketch.

Also request to install 2 directional signs having an area of 0.822 sq m each and a menu board (ground sign) having an area of 1.576 sq m as shown on the attached sketch and site plan.

Background - Analysis and Options

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

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

4.1 (c) Directional signs not exceeding 0.5 sq m.

6.1 (i) The maximum number of signs that may be erected shall be one of the following sign types per exterior wall per business premises:

a) wall sign

Relationship to Vaughan Vision 2007

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

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Regional Implications

Prior to the issuance of the Sign Permit, the approval of the York Region Engineering Department is required.

Conclusion

The applicant is requesting additional wall signs, directional signs, and a ground sign (menu board) as per the attached sketch and site plan submitted.

Members of the Sign Variance Committee generally had no objections to the applications as submitted. However, in consideration for the additional signage being proposed by the applicant Committee members are recommending that the subject promises not be permitted the use of mobile signs.

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

Attachments

1. Site Plan
2. Sketch of Signs

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

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Item 10, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

10 **SITE DEVELOPMENT FILE DA.06.079**
YORK MAJOR HOLDINGS INC. (LOWE'S COMPANIES CANADA, ULC)

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated March 5, 2007, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.06.079 (York Major Holdings Inc. [Lowe's Companies Canada, ULC]) BE APPROVED, subject to the following conditions:

1. That prior to the execution of the site plan agreement:
 - a) the final site plan, elevation plan, and landscape plan, including a detailed landscape cost estimate and fencing, shall be approved by the Development Planning Department;
 - b) the final grading and servicing plans, stormwater management report, transportation report, access, on-site vehicular circulation and Phase 1 Environmental Site Assessment report shall be approved by the Engineering Department, and a Record of Site Condition shall be registered with the Environmental Site Registry;
 - c) the hydro requirements of PowerStream Inc. shall be satisfied;
 - d) the requirements of the Fire Department shall be satisfied;
 - e) the requirements of the Region of York Transportation and Works Department shall be satisfied;
 - f) the requirements of the Toronto and Region Conservation Authority shall be satisfied;
 - g) the required amendments to the Keele Valley Certificate of Approval No. A230610 shall be approved by the Ministry of the Environment, including but not limited to, the removal of the subject lands from the Secondary Buffer Area of the Keele Valley Landfill Area, and/or to permit the proposed uses and buildings/structures; and the surrendered Aggregate Resources Act License 6513 shall be approved by the Ministry of Natural Resources;
 - h) the "H" Holding Symbol on the subject lands shall be removed in accordance with the requirements of OPA #332, as amended;
 - i) the required variances to implement the approved site plan through Minor Variance Application A061/07 shall be final and binding for the subject lands; and

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- j) all of Plan of Subdivision 19T-05V05(S) or the phase which includes the subject lands in Plan of Subdivision 19T-05V05(S), shall be registered; or a development servicing agreement shall be executed and registered for the subject lands to address servicing requirements.
2. That the site plan agreement contain the following clauses:
- a) the Owner shall develop the lands in accordance with the applicable Notice, and its supporting documentation, terms, and conditions of approval for the amendment to Keele Valley Certificate of Approval No. A230610, dated May 26, 1983, as amended, to permit a retail warehouse building specifically a home improvement store with a garden centre, and associated infrastructure within the southern Secondary Buffer Zone of the Keele Valley Landfill Site as approved by the Ministry of the Environment; and
- b) the Owner shall include the following warning clause in all offers of purchase and sale or lease, including any agreements with tenants, licencees, and other occupants for the lands, during the cessation of the Keele Valley Landfill Site:

“Purchasers, tenants, licencees, and other occupants are advised that the property is located within the Secondary Buffer Lands of the Keele Valley Landfill Site. The purchasers, tenants, licencees, and other occupants are aware that the Landfill, including any on-going associated monitoring and maintenance activities, may create noise, odours, dust, and/or visual impacts, which may, from time-to-time or under certain atmospheric conditions, create a nuisance.”

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted a Site Development Application on the subject lands shown on Attachment #1 to permit a retail warehouse building, specifically a home improvement store with a garden centre (Lowe's) and the following site statistics:

- Site Area = 5.84 ha
- Retail/Warehouse Building = 13,179.9 m²
- Garden Centre Area = 2896.6 m²

- Parking Provided = 815 spaces (including 12 barrier free spaces)

- Loading Spaces Provided = 4 spaces

Background - Analysis and Options

The subject lands shown on Attachment #1 are located north of Major Mackenzie Drive and west of McNaughton Road East, in Part of Lots 21 and 22, Concession 3, City of Vaughan. The site is a former aggregate pit and is vacant.

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The subject lands are designated “Prestige Industrial - Part L”, “Waste Disposal Assessment Area” and “Oak Ridges Moraine Settlement Area” by OPA #332, as amended by OPA #535 and OPA #604 as shown on Attachment #2, and are within the Secondary Buffer Area of the closed Keele Valley Landfill Site. The subject lands are zoned M1(H) Restricted Industrial Zone - Area “B” with the Holding Symbol (H) by By-law 1-88, subject to Exception 9(1097), as amended by By-law 329-2006 as shown on Attachment #1.

The surrounding land uses are:

- North - McNaughton Road East; vacant, proposed industrial/commercial land in Plan of Subdivision 19T-05V05(N) (OS2(H) Open Space Park Zone with the Holding Symbol "H")
- South - vacant, proposed industrial/commercial land in Plan of Subdivision 19T-05V05(S) (M1(H) Restricted Industrial Zone with the Holding Symbol "H")
- West - vacant, proposed industrial land in Plan of Subdivision 19T-05V05(S) (M1(H) Restricted Industrial Zone with the Holding Symbol "H")
- East - McNaughton Road East; golf course (OS2 Open Space Park Zone); closed Keele Valley Landfill (OS1 Open Space Conservation Zone)

Background - Public Hearing/Committee of the Whole/OMB Appeal

The subject lands are part of Files Z.03.071(S) and 19T-05V05(S) (York Major Holdings Inc./York Circle Holdings Inc.) as shown on Attachment #1, which were considered at a Public Hearing on April 18, 2006. The recommendation of the Committee of the Whole to receive the Public Hearing report on April 18, 2006, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on April 24, 2006. The Public Hearing report considered two separate proposals by the Owners (York Major Holdings Inc. and York Circle Holdings Inc.), one being the “South Proposal” under Zoning By-law Amendment File Z.03.071(S) and Plan of Subdivision File 19T-05V05(S), and the other being the “North Proposal” under Official Plan Amendment File OP.03.023(N), Zoning By-law Amendment File Z.03.071(N) and Plan of Subdivision File 19T-05V05(N) as shown on Attachment #1.

The subject lands are located within the South Proposal, specifically Block 4 in Plan of Subdivision 19T-05V05(S). A Report from the Commissioner of Planning was considered and adopted at the Committee of the Whole meeting held on June 19, 2006, recommending approval of Files Z.03.071(S) and 19T-05V05(S). On June 28, 2006, Council ratified the Committee of the Whole’s motion to approve File Z.03.071(S) for retail warehousing, automobile service station/gas bar with a car wash, and a retail store including an accessory pharmacy use within the retail store, with the retail store having a minimum gross floor area of 14,000 m², as additional permitted uses in the M1 Restricted Industrial Zone - Area “B” for Blocks 4 and 7, and to approve File 19T-05V05(S) to facilitate an industrial and commercial plan of subdivision on 27.729 ha of land. The Maxim Group Building Restoration Inc. of 23 Station Street, and David and Judith Frattaroli of 33 Station Street appealed the implementing Zoning By-law 329-2006 for File Z.03.071(S) to the Ontario Municipal Board (OMB) stating that the proposal is detrimental to the development and value of their properties.

The subject land, form part of the lands subject to By-law 329-2006, which has been appealed. The subject lands were zoned M1(H) Restricted Industrial Zone - Area “B” with the Holding Symbol (H) by By-law 427-2000 and did not require By-law 329-2006 to implement the retail warehouse proposal with respect to the permitted land uses and applicable development standards. The Site Development application for the subject lands as well as Plan of Subdivision 19T-05V05(S) can each proceed to registration when all of the issues respecting the Keele Valley Landfill site are addressed, notwithstanding the appeal to By-law 329-2006.

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Official Plan

On July 10, 2000, Council approved OPA #535 (Maple Valley Plan), which established the land use policies for closing and rehabilitating the Keele Valley Landfill site, Primary and Secondary Buffer lands, old Vaughan Landfill site, and Avondale Composting site. The objectives of the Maple Valley Plan were to integrate the Keele Valley Landfill site and surrounding lands into the Maple Community to allow commercial and prestige industrial uses, and to establish a park/open space system. On November 22, 2000, the Region of York approved OPA #535.

a) Land Use Designation/Policies

The subject lands as shown on Attachment #2 are designated “Prestige Industrial - Part L”, “Waste Disposal Assessment Area” and “Oak Ridges Moraine Settlement Area” by OPA #332, as amended by OPA #535 and OPA #604. The “Prestige Industrial” designation allows such uses as: processing, manufacturing, assembling, warehousing, office uses, ancillary office use to the primary industrial use, limited retail commercial for the sale of goods manufactured and/or assembled on the premises, and other compatible uses which do not conflict with the development or operation of the primary industrial and commercial uses such as a financial institution, restaurant, and personal service uses. Retail warehousing is a permitted use subject to the policies of Section 2.2.7.1 of OPA #450 (Employment Area Growth and Management Plan). The subject lands are within the Secondary Buffer Area of the closed Keele Valley Landfill site, which will be discussed later in this report.

Further, the “Prestige Industrial - Part L” designation allows commercial development including retail and retail warehousing on the subject lands, as shown on Attachment #2. The Official Plan limits commercial and/or retail uses to a maximum gross floor area of 25,000 m², without an amendment to the Official Plan. The Official Plan does not provide a maximum gross floor area limit for retail warehousing uses.

b) Oak Ridges Moraine Conservation Plan

The subject lands are designated “Oak Ridges Moraine Settlement Area” by OPA #604 as shown on Attachment #3. In OPA #604, a small easterly portion of the subject lands, identified as Block 4 in Plan of Subdivision 19T-05V05(S) as shown on Attachment #3, is located within the “Areas of High Aquifer Vulnerability”. The Official Plan policies for “Areas of High Aquifer Vulnerability” prohibit the following uses:

- i) Generation and storage of hazardous waste or liquid industrial waste;
- ii) Waste disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- iii) Underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,
- iv) Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

The subject lands are located over 120 m from any identified key natural heritage feature or hydrologically sensitive feature, and therefore a natural heritage or hydrological evaluation is not required to be prepared in support of the application. The Development Planning Department, and Toronto and Region Conservation Authority concur with the “Oak Ridges Moraine Conformity Report” dated May 17, 2006, prepared by KLM Planning Partners Inc., on behalf of the Owner, that the application conforms to the provisions of the Oak Ridges Moraine Conservation Plan in accordance with OPA #604.

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c) Holding Symbol (H)

The subject lands as shown on Attachment #2 are located within the Secondary Buffer Area of the closed Keele Valley Landfill Site and any use and/or building/structure or application such as a Site Development application is contingent on the subject lands being removed from the Secondary Buffer Area by the Ministry of the Environment, and/or Certificate of Approval No. A230610 being amended by the Ministry of the Environment to permit the proposed uses and buildings/structures or application. Further, the subject lands as shown on Attachment #2 are licensed under the Aggregate Resources Act, and any use and/or building/structure is contingent on the Ministry of Natural Resources approving the surrendered Aggregate Resources Act License 6513.

The Holding Symbol (H) was placed on lands that are specifically subject to the “Waste Disposal Assessment Area” policies of the Official Plan. Any development of the land that is subject to the Certificate of Approval with the Ministry of the Environment or a change of use from that allowed at the time of the adoption and enactment of OPA#535 and By-law 427-2000 respectively, concerning the Maple Valley Plan shall require the submission of reports, which are to include: a master environmental and servicing plan, stormwater management, hydrogeology, infiltration and impact of the proposed use on the long-term environmental controls, and monitoring and maintenance of the Keele Valley Landfill site for review by the Province and City.

The servicing scheme, including identifying the sewage capacity and water supply capacity, is to be addressed by the City and Region, and the allocation of sewage capacity and water supply capacity must be approved by Council, subject to the execution of a subdivision of development agreement to the satisfaction of the City, prior to removing any Holding Symbol (H) or final approval of the draft plan of subdivision. The Holding Symbol (H) cannot be removed until these matters have been addressed. Conditions of approval have been included in this report to address these requirements.

iv) Concept/Phasing Plan

The Official Plan indicates that development of the industrial lands is to be by way of Block Plan approval to allow for a comprehensive review of lands respecting issues such as the road network, servicing and urban design. However, as the subject lands, which are within the South Proposal, and the North Proposal as shown on Attachment #8, are both under the same ownership and are subject to respective Draft Plan of Subdivision applications, the requirement for development by way of Block Plan approval can be addressed through the draft plan of subdivision process. Issues such as establishing the road network and servicing for the subject lands are to be finalized as part of the approval process for Plan of Subdivision 19T-95V05(S).

The Owner submitted the McNaughton Community Land Use Plan, as shown on Attachment #8, which provides an overview of the subject lands with the surrounding community. The Owner advises that for the McNaughton Community, the development will be in two phases, with Phase 1 being the South Proposal including the subject lands, and Phase 2 being the North Proposal as shown on Attachment #8.

v) Design Details

The Official Plan requires specific architectural, landscape, and urban design details to address the built form, massing, elevations of buildings/structures, and landscape and streetscape treatments for the entry features, community edges, street vistas, and pedestrian access for the proposed developments in the Southerly Subdivision, which includes the subject lands as shown on Attachment #4, which are to be addressed through architectural and urban design guidelines and landscape master plan/streetscape designs, that are approved by the City, as part of the plan of subdivision process. The Owner submitted the reports, “McNaughton Community Plan - South

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Portion: Architectural Design Guidelines” and “McNaughton Community Plan - South Portion: Urban Design Guidelines”, both dated November 2006, by Watchorn Architect Inc. and The MBTW Group, which are being reviewed by the Development Planning Department. The subject lands (Lowe’s) are to be reviewed and finalized in accordance with the final Architectural Design Guidelines and Urban Design Guidelines, which are to be approved by the Development Planning Department through the subdivision process, and which will include details concerning the landscape master plan/streetscape designs.

Zoning

The subject lands are zoned M1(H) Restricted Industrial Zone - Area “B” with the Holding Symbol (H) by By-law 1-88, subject to Exception 9(1097), as amended by By-law 329-2006 as shown on Attachment #1. The By-law permits a “Retail Store including Retail Warehousing but excluding a drug store or pharmacy” and a “Retail Nursery” provided the total maximum gross floor area devoted to all such uses shall not exceed 25,000 m². The retail warehouse and retail nursery uses are defined by By-law 1-88 as follows:

Retail Warehouse

“Means a building or part of a building in which goods and merchandise are displayed, stored and sold in a warehouse format. A warehouse format means a configuration where there is the integrated display, storage and sale of goods and merchandise, or a showroom with an associated warehouse component. A retail warehouse shall have a minimum gross floor area of 300 m², except for a retail warehouse devoted primarily to the sale of prescription drugs, pharmaceuticals and health and beauty aids, which shall have a minimum gross floor area of 1,500 m². A retail warehouse shall not include a gross floor area greater than 1,000 m² devoted, in the aggregate, to the storage, display and sale of food products. For greater clarity, a retail warehouse is not a supermarket or flea market.”

Retail Nursery

“Means land or buildings where plants, shrubs, or trees and other associated products such as commercial fertilizers, insecticides and small garden tools may be offered for sale, but this shall not include the sale of farm implements or large machinery or equipment.”

The site plan shown on Attachment #4 and building elevations shown on Attachment #5 have been reviewed in accordance with the M1 Restricted Industrial Zone standards for the subject lands, which typically implements developments in accordance with the following standards:

- Minimum Lot Frontage 35 m
- Minimum Lot Area 3000 m²
- Minimum Front Yard 9 m
- Minimum Rear Yard 15 m
- Minimum Interior Side Yard 6 m
- Minimum Exterior Side Yard 9 m
- Minimum Setback to an “R” Zone 60 m
- Maximum Gross Floor Area 25,000 m²

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The proposed development requires relief to the following zoning standards:

	<u>Proposed</u>	<u>Required</u>
i) Maximum Building Height	15.13 m	15 m
ii) Maximum Driveway Width Serving The Movement of Trucks to and from Loading Spaces	15.37 m North 15.15 m North 13.72 m South	13.5 m 13.5 m 13.5 m
iii) Minimum Parking Space Length	5.8 m	6 m
iv) No Loading Spaces Between a Building and a Street	West & South of Building	Prohibited
v) Minimum Parking Spaces	764 Spaces	815 Spaces

The exception for the building height from the maximum permitted 15m to 15.13m is due to the configuration of the building elevation to accommodate the “Lowe’s” main entrance signage feature on the east elevation. The height for the remainder of the building is primarily 9.65m except for the 12.8m signage on the east elevation advising of the “Indoor Lumber Yards”, which does not exceed the maximum zoning requirement of 15 m. Two driveways at the north end of the site having a width of 15.37 m and 15.15 m, and 1 driveway at the south end of the site of 13.72m, to each accommodate 1 in-bound lane and 2 out-bound lanes, requires an exception to the maximum width of 15 m permitted by By-law 1-88. A parking space length of 5.8 m is proposed in order to increase the minimum aisle width to 7m to provide more driveway area for the maneuverability of the carts for customers. By-law 1-88 requires a minimum parking space length of 6 m. The Engineering Department has advised that the reduction of the parking space length to 5.8 m is only acceptable on the condition that a 7m aisle width is maintained. The Development Planning Department can support the proposed zoning exceptions for the subject lands shown on Attachment #4.

The subject lands are surrounded by streets on all sides, and therefore, the configuration of the building results in the loading areas being between the building and a street. The site plan shown on Attachment #4 provides for the loading areas at the south and west sides of the buildings, facing the local streets (Streets “1” and “2”), and not McNaughton Road, the latter which is a more visible street and functions as a primary/collector road. The westerly loading area is to be screened from the lands to the west by landscaping, specifically a 1.8 m high “living wall” screen, which is comprised of willow shrubs and coniferous trees along the west property line as shown on Attachment #7. The Southerly loading area will be screened with the landscaping to be provided within the 6m wide strip adjacent to Street “1”.

The minimum required parking for the proposed development is calculated as follows using By-law 1-88:

Total GFA of 14,901.9 m²* @ 6 spaces/100 m² = 895 spaces required
* (14,901.9 m² comprised of: – 13,179.9 m² retail warehouse, 861.5m² garden centre (shade structure), and 860.5m² garden centre – covered)

The proposed site plan requires a minimum of 895 parking spaces, and provides 764 parking spaces, resulting in a deficiency of 131 spaces (14.6%).

The Owner submitted the following parking studies, “Proposed Large-Format Home Improvement Retail Store, McNaughton Road north of Major Mackenzie Drive, City of Vaughan”, dated December 20, 2006, by Dillon Consulting Limited, and “Greater Toronto Area Home Improvement Superstores Parking Study”, dated December 2006, by Dillon Consulting Limited, to support the reduction in the required parking. The parking studies indicate that 25 parking spaces located to the south of the garden centre are to be used for seasonal outdoor sales and that 26 parking spaces at the north end of the subject lands are identified for a snow storage area. The parking

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studies also state that 764 parking spaces, "...would satisfactorily address Lowe's Corporate parking target and be more than adequate to meet the anticipated peak parking demand for the site." The proposed 764 parking spaces for the subject lands results in a parking ratio of 5.125 parking spaces per 100 m² of gross floor area, in comparison to the required 6 spaces per 100m² ratio.

The Development Planning Department has no objections to these variances since they are minor in nature and in keeping with the general intent of the Zoning By-law. In order to facilitate the proposed development, the Owner has submitted an application to the Committee of Adjustment for a Minor Variance (File A061/07) which would be considered following Council's consideration of the site plan application. The Committee of Adjustment's decision must be final and binding prior to the execution of the site development agreement. A condition of approval has been included in this respect.

Final approval of the proposed uses are also contingent on the Ministry of the Environment removing the subject lands from the Secondary Buffer Area and/or amending Certificate of Approval No. A230610 to permit the proposed uses and buildings/structures, and the Ministry of Natural Resources approving the modifications to the Aggregate Resources Act Rehabilitation Plan and approving the surrendered Aggregate Resources Act License 6513. Therefore, the removal of the existing Holding Symbol (H) will only occur once these matters are addressed.

Tenure

The Owner intends to enter into a long-term lease agreement with Lowe's, the latter who will operate the proposed home improvement and garden centre use. A Consent Application, under Subsection 50(15) of The Planning Act is required if the lease is to exceed 21 years. No details have been provided on the term of the lease for the subject lands.

Subdivision/Development Agreement

The subject lands are within draft approved Plan of Subdivision 19T-05V05(S) as shown on Attachment #8. A subdivision agreement for Plan of Subdivision 19T-05V05(S) must be registered prior to the execution of the site plan agreement for the subject lands. Should Plan of Subdivision 19T-05V05(S) not be in a position to be registered, a development servicing agreement will be required and it shall be registered prior to the execution of the site plan agreement for the subject lands. A condition of approval has been included in this respect.

Site Design

The proposed site plan for the subject lands as shown on Attachment #4 proposes a 1 storey, retail warehouse building for a Lowes' home improvement retail use with a garden centre, which is oriented in a north-south direction. The main entrance faces east, towards McNaughton Road, East. The retail warehouse building is located on the westerly portion of the site with a fenced in garden centre at the south-east side of the building. The loading areas are located at the south-west and west sides of the building. The site plan includes 815 parking spaces, however, 51 of the spaces may only be available on an intermittent basis. These 51 spaces are located to the south of the garden centre, where 25 parking spaces will be used as an outdoor sales and display area and at the north end of the site, where 26 parking spaces will be used for snow storage as shown on Attachment #4. The use of the 51 parking spaces for uses other than parking results in there being 764 parking spaces available at all times for on-site parking for the subject lands.

The development statistics for the Lowe's proposal are as follows:

- Site Area = 5.849 ha
- Coverage = 14,894.60 m² / 25.47%
- Landscaped Area = 6282.0 m² / 10.74%

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- Paved Area = 37,317.10 m² / 63.8%
- Retail/Warehouse Building = 13,179.9 m²
- Garden Centre Area = 2,896.6 m²
(Garden Centre Areas: Open = 1174.5 m² / Covered = 860.50 m² / Shaded = 861.5 m²)
- Building Height = 15.13 m to tallest point, but generally 9.65m
- Parking Required = 895 spaces
- Parking Provided = 764 (including 12 barrier free spaces)
- Standard Parking Space Size = 2.75 m x 5.8 m
- Loading Spaces Provided = 6 spaces

The subject lands as shown on Attachment #4 are within Block 4 of Approved Plan of Subdivision 19T-05V05(S), which is 7.05 ha. The proposed development will occupy 5.84 ha of the overall 7.05 ha block with the remaining lands to be development with other uses in the future.

The Development Planning Department is generally satisfied with the overall site layout, subject to the comments in this report being addressed. The final site plan shall be approved to the satisfaction of the Development Planning Department

Elevations/Signage

The 1-storey (9.65 m) high, rectangular-shaped retail warehouse store façade incorporates tan coloured precast concrete panels with a blue horizontal band provided midpoint along the building, and light and dark beige pilasters along all the façades. The flat roof consists of a 5.13 m high tan gable, which incorporates the blue and white Lowe's signage above the main entrance facing McNaughton Road, along with smaller signage gables along the building. The garden centre is surrounded by a 6.1 m high black tubular steel decorative fencing and beige cultured stone feature wall. The service doors and loading doors are white.

The proposal is to be reviewed in conjunction with the "McNaughton Community Plan - South Portion: Architectural Design Guidelines". The elevations for the proposal will require the control architect's (Watchorn Architect Inc. and the MBTW Group) stamp and signature, in accordance with the Urban Design and Architectural Design Guidelines. The final elevations shall be approved to the satisfaction of the Development Planning Department.

Landscaping

The proposal features a combination of deciduous and coniferous landscaping to screen the parking area and the loading area. A living wall of willow shrubs and coniferous trees will be provided along the west property line to screen the loading areas. The proposal is to be reviewed in conjunction with the "McNaughton Community Plan - South Portion: Urban Design Guidelines". Minor modifications are required to the landscaping plan, which will include extending the walkways from the Lowe's building to the sidewalk along the local street. The final landscape plan, landscape cost estimate and fencing shall be approved to the satisfaction of the Development Planning Department.

Environmental Site Assessment (ESA)

The subject lands as shown on Attachment #2 are subject to the "Waste Disposal Assessment Area" policies of the Official Plan, which requires that studies be carried out to the satisfaction of the City, Toronto and Region Conservation Authority, Region of York and Province to show that the proposed development can safely take place and will not impact the monitoring and environmental controls required for the closed Keele Valley Landfill site. The technical reports

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required for the Environmental Site Assessment (ESA) are under review by the Ministry of the Environment. The City will also rely on the technical expertise of the Ministry for the ESA. The City will require a Record of Site Condition, which is to be registered with the Environmental Site Registry, prior to final approval of any portion of the plan. Conditions have been included in this report to address this requirement.

Services/Utilities

The City Engineering Department has reviewed the "Lowe's of Maple - Stormwater Management Report", dated September 2006, by Pitura Husson Limited, and the servicing and grading plans for the subject lands. The final grading and servicing plans, stormwater management report, transportation report, access, on-site vehicular circulation shall be approved to the satisfaction of the Engineering Department. A condition of approval is included requiring that this be addressed.

Access/Transportation

The subject lands will have 2 ingress/egress driveways from McNaughton Road East at the north end of the site, 3 ingress/egress driveways from Street "1" and 1 ingress/egress driveway from Street "2", shown on Attachment #4. The Engineering Department has reviewed the Traffic Study Update", dated November 14, 2006, by Stantec Consulting Limited and is generally satisfied subject to the Region of York Transportation and Works Department concerns being addressed, as indicated in this report.

Fire Prevention

The Vaughan Fire Department concerns such as indicating the fire route, fire route signage and turning radius on the site plan, and providing the location of fire hydrants and a minimum of 1 m clearance for all landscaping must be indicated on the landscaping plans. A condition is included requiring the Owner to satisfy all requirements of the Fire Department.

Parkland Dedication

The Owner has paid cash-in-lieu of parkland dedication under the Planning Act for the subject lands identified in File DA.06.079, and no additional payment or dedication of parkland is required.

The Toronto & Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) is reviewing the proposal. The Owner is required to provide a revised technical package to the TRCA, which is to be consistent with the Functional Servicing Report and Stormwater Management Reports for the McNaughton Community Plan. The revised technical package is to address issues such as the water balance analysis, stormwater infiltration, and hydrology model. The proposal is to address the TRCA requirements as identified in the conditions to this report.

Region of York

The Region of York Transportation and Works Department has reviewed the proposal and has advised that issues such as the traffic impact of the proposal on the McNaughton Road and Major Mackenzie Drive area need to be addressed in a further traffic impact study, which is to provide details concerning short and long term road improvements for all entrances, illumination, signalization, transit service and infrastructure, and pedestrian connections. The Owner must also submit the design details for the proposed left-turn lanes for Keele Street at the intersection of McNaughton Road East as recommended in the "Traffic Study Update", dated November 14, 2006, by Stantec Consulting Limited. On February 9, 2007, the Owner met with the Regional

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Planning and Transportation Departments and the City Planning and Engineering Departments to discuss the region's concern. The Owner and the Region agreed to work together to resolve the Region's traffic and transportation concerns, which relate the applicant's southerly and northerly subdivision plans. The Owner is required to address the requirements of the Region of York as indicated in the conditions of this report.

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".

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed Site Development Application DA.06.079 (York Major Holdings Inc. - Lowe's Companies Canada, ULC) in accordance with the applicable policies of OPA #332, as amended by OPA #535 (Maple Valley Plan) and OPA #604 (Oak Ridges Moraine Conformity Plan), and find that the proposal conforms to the policies of the Official Plan. The Development Planning Department has also reviewed the proposal in accordance with the Zoning By-law, and finds that the proposed uses and proposed variances as discussed in this report are considered to be appropriate for the subject lands.

A condition of site development approval will require the Ministry of the Environment to remove the subject lands from the Secondary Buffer Area and/or amend the Certificate of Approval No. A230610 to permit the proposed uses and buildings/structures prior to the lifting of the "H" Holding Symbol and the registration of the site development agreement for the subject lands.

Accordingly, the Development Planning Department can support the approval of the Site Development Application for the subject lands, shown on Attachment #4, subject to the conditions contained in this report.

Attachments

1. Location/Zoning Map
2. OPA No. 332 – Land Use Schedule
3. OPA No. 604 (Oak Ridges Moraine Conformity Plan) – Aquifer Vulnerability
4. Site Plan – Lowe's
5. Elevations
6. Landscape Plan
7. Living Wall
8. McNaughton Community Land Use Plan

Report prepared by:

Judy Jeffers, Planner, ext. 8645
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 11, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

11 **SITE DEVELOPMENT FILE DA.4.91 (Revised)**
I & M PANDOLFO HOLDINGS INC. IN TRUST

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated March 5, 2007, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations for Site Development File DA.4.91 (I and M Pandolfo Holdings Inc. In Trust) BE APPROVED.

Economic Impact

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

Communication Plan

N/A

Purpose

The Owner has submitted a Site Development Application to reface the existing north, south and west elevations of the existing banquet hall (Paradise Banquet Hall) located on Attachment #2, and to add a new covered concrete porch and stairs located at the rear of the building (south elevation). The proposed building elevations, which are required to be approved by Council are shown on Attachments #3 and #4.

Background - Analysis and Options

The subject lands (Attachment #1) are located on the southeast corner of Doughton Road and Jane Street, (7601 Jane Street), Part of Lot 5, Concession 4, City of Vaughan.

The subject tablelands are designated "Corporate Centre District" by OPA #500 (Vaughan Corporate Centre Secondary Plan), and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to site-specific Exception 9(403). The proposed development conforms and complies with the Official Plan and Zoning By-law, respectively.

The building elevations shown on Attachments #3 and #4 attempt to emulate a baroque or victorian style architecture with turret and ornate detailing. The proposed building is generally 7.5 in height, with the turret measured to the mid-point of the roof-line being 13m and in accordance with the maximum building height of 15m in By-law 1-88. The building will be refaced with cream coloured stucco and beige brick, with brown asphalt shingles along the new parapet roof which is proposed along the north, west and south elevations and incorporates a number of false dormers as part of the roof-line. The primary façade is the west elevation (Jane Street) and incorporates two main entrances. A new covered concrete entrance porch is also proposed along the south elevation (Attachment #4). The existing entrances along the north elevation are to remain. There is no change to the existing east elevation, which faces and industrial building.

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The north west and south elevations are similar in design and utilize similar materials for consistency in colour and design.

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".

Regional Implications

N/A

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the existing banquet hall building, which reflects a refacing of the north, south and west facades.

Attachments

1. Location Map
2. Site Plan
3. North and West Elevations
4. South Elevation/Partial West Elevation

Report prepared by:

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 12, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

12

**SITE DEVELOPMENT FILE DA.06.087
FOUR VALLEY EDGELEY HOLDINGS LIMITED**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated March 5, 2007, be approved;
- 2) That the deputation of Mr. Gianni Ria, Page & Steele Architects, 95 St. Clair Avenue West, Suite 200, Toronto, M4V 1N6, 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 for Site Development File DA.06.087 (Four Valley Edgeley Holdings Limited) BE APPROVED.

Economic Impact

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

Communication Plan

N/A

Purpose

The Owner has submitted a Site Development Application to permit the development of the CARA Foods Headquarters, being a two storey, 9,920m² office building on a 2.79ha vacant lot, as shown on Attachment #2. The proposed building elevations, which are required to be approved by Council, are shown on Attachments #3 and #4.

Background - Analysis and Options

The subject lands (Attachment #1) are located southeast of Highway #400 and Bass Pro Mills Drive, with frontage onto Four Valley Drive, in Part of Lot 13, 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(1057). The proposed two storey office building conforms and complies with the Official Plan and Zoning By-law, respectively.

The elevation plan provided on Attachments #3 and #4 shows an irregular-shaped building. The easterly and westerly sections of the building will be one storey and constructed to a height of 6m. The remaining central north-south section of the building will be two storeys and constructed to a height of 15m. The building materials consist of medium grey precast panels, metal panels and light and medium green vision glass and spandrel glass. The west and east elevations are identical and will include corporate signage, and will consist entirely of glass, with a central double door entry, framed in light grey vision glass and medium grey spandrel glass. In addition, views of the second floor are visible from the west elevation and consist of a glass curtain wall

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supported by vertical metal panels at either end. The remaining two elevations (north and south) are also identical in design, with the exception of one drive-in loading door and a man door on the north elevation. The elevations consist of alternating vertical precast panels and glass panels. The roof- top mechanical equipment will be enclosed and screened from the view of adjacent streets. The Owner has also proposed a roof top deck above the first floor of the easterly part of the building, facing Four Valley Drive, and a series of peaked sky lights located horizontally from east to west on the roof of all three sections of the building.

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".

Regional Implication

N/A

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the office building.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plans (North & West)
4. Elevation Plans (South & East)

Report prepared by:

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

/LG

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

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Item 13, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

13

**STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION
FILE 19T-05V05(SOUTH)
YORK MAJOR HOLDINGS INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated March 5, 2007:

Recommendation

The Commissioner of Planning recommends:

THAT the following street names for Plan of Subdivision File 19T-05V05 (South) (York Major Holdings Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Eagle Rock Way
Street 'B'	Troon Avenue

Economic Impact

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

Communications Plan

N/A

Background – Analysis and Options

The subject lands shown on Attachment #1 are located north of Major Mackenzie Drive and east of Keele Street and the CNR line, in Lots 21 and 22, Concession 3, City of Vaughan.

The applicant has submitted street names for approval. The plan of subdivision (19T-05V05 South) shown on Attachment #2 was approved by Vaughan Council on June 26, 2006. The Planning Department for the Region of York does not have any objection to the proposed street names.

On February 19, 2007, the Commissioner of Engineering and Public Works recommended to the Committee of the Whole that the lands to be McNaughton Road east of Keele Street and north of Major Mackenzie Drive, be known as "McNaughton Road East". The applicant has requested that the street name "Eagle Rock Way" which this private road was previously referred to as, be reassigned to Street 'A', as shown on Attachment #2.

The Vaughan Fire Department and the Development Planning Department have also reviewed the proposed street names, which are considered to be satisfactory.

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".

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Regional Implications

N/A

Conclusion

The Development Planning Department has no objection with the proposed street names for approved draft plan of subdivision 19T-05V05 (South).

Attachments

1. Location Map
2. Draft Plan of Subdivision

Report prepared by:

Jack McAllister, Senior GIS Technician, ext. 8209

Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

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

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Item 14, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

14

**PEDESTRIAN WALKWAY STAIR ACCESS FROM
MAJOR MACKENZIE DRIVE TO STATION STREET IN MAPLE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated March 5, 2007:

Recommendation

The Commissioner of Planning recommends:

1. THAT the proposal by the Greater Toronto Transit Authority ("GO Transit") to construct a pedestrian walkway stair access shown on Attachments #2 and #3 BE APPROVED, subject to GO Transit obtaining all necessary approvals from the Regional Municipality of York and the City of Vaughan, which shall include the terms and conditions to be contained in an agreement to be entered between GO Transit, the Regional Municipality of York, and the City of Vaughan.
2. THAT a by-law be enacted authorizing the Mayor and Clerk to execute an Agreement between The Corporation of the City of Vaughan, Greater Toronto Transit Authority ("GO Transit") and the Regional Municipality of York for the design, construction and maintenance of a pedestrian walkway stair access from Major Mackenzie Drive to Station Street, in a form satisfactory to the Commissioner of Planning, Commissioner of Community Services and the City Solicitor.

Economic Impact

There are no requirements for new funding associated with the design and construction of the pedestrian walkway stair access. GO Transit has agreed to pay for the total costs associated with the design and construction of the stair access which is estimated to be \$120,000.00. However, snow and ice removal costs of \$5,000.00 should be added to the Parks and Forestry Operating Budget.

Communications Plan

N/A

Purpose

This report has been prepared to consider a proposal by the Greater Toronto Transit Authority ("GO Transit") for the design, construction and maintenance of a pedestrian walkway stair access from the sidewalk on the north side of Major Mackenzie Drive to the southern end of Station Street in Maple.

Background - Analysis and Options

On May 8, 2006, Council adopted the following resolution:

"That staff be directed to enter into discussions with GO Transit Staff to request that they complete the design and construction of the stair access from Major Mackenzie Drive to Station Street (Maple GO Transit Station) to the satisfaction of the City."

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In 2003, GO Transit renovated the historic station located in the Village of Maple core area on Station Street, a north-south street approximately 0.5 kilometres east of Keele Street, as shown on Attachment #1. Station Street does not intersect Major Mackenzie Drive due to a 7m grade difference between the two streets. Pedestrian and vehicular access to the station is only possible on the east side of the railway as at-grade track crossings are not provided east to west in the area. Vehicular access to the station is by way of Hill Street from Major Mackenzie Drive; however, there is no formal pedestrian route from Major Mackenzie Drive to the station. Pedestrians have created a desire path from the sidewalk on the north side of Major Mackenzie Drive up a slope on the east side of the railway overpass to Station Street, which is the most direct route possible.

The Development Planning Department has successfully negotiated with GO Transit for it to undertake the design, construction and contract administration of the pedestrian walkway stair access from Major Mackenzie Drive to Station Street (Maple GO Transit Station). The cost of the project will be borne by GO Transit. To this end, negotiations with the involved parties have taken place and an agreement will be prepared thereto.

At the request of the Development Planning Department, GO Transit has agreed to co-ordinate the design of the pedestrian walkway stair access with the enhanced streetscape design work envisioned by the Council approved document "*Village of Maple Streetscape – A Master Landscape Plan & Design Study (April 2003)*" and in keeping with the heritage character of the Maple GO Station. The pedestrian walkway stair access will have Village of Maple-themed lamp standards, trash receptacles, and decorative paving and railings.

The anticipated construction completion of the pedestrian walkway stair access and related work is third quarter 2007.

City Staff are responsible for clearing the snow and ice from Major Mackenzie Drive to Station Street. This operation will commence when possible, one hour prior to the arrival of the first train, at Maple GO Station, when trains are in full operation or during the day if accumulations of ice or snow commence after the first trains arrive based on an estimated 15 occasions to clear ice or snow from the walkway, it is anticipated that this will cost the Parks and Forestry Department \$5,000.00 annually which will be added to the 2007 Operating Budget.

Relationship to Vaughan Vision 2007

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

Regional Implications

N/A

Conclusion

This proposal provides a GO Transit financed enhanced pedestrian staircase that will be integrated with the pedestrian system linking the GO Station to the future City Civic Centre.

Attachments

1. Location Map
2. Maple GO Station Concrete Pedestrian Walkway Stair Access Addition (Plan and Section)
3. Maple GO Station Concrete Pedestrian Walkway Stair Access Addition (Details)

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Report prepared by:

Rob Bayley, Senior Urban Designer, ext. 8254
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 15, Report No. 12, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on March 19, 2007, as follows:

By approving the recommendation of the Commissioner of Planning, dated March 5, 2007, subject to replacing Clauses #1a) and #2a) with the following in accordance with the memorandum from the Commissioner of Planning, dated March 14, 2007:

A) THAT Recommendations #1a) and #2a) of Item #15, Report #P.2003.75 (York Major Holdings Inc. & York Circle Holdings Inc.) be replaced with the following:

"1. THAT Official Plan Amendment File OP.03.023(N) (York Major Holdings Inc. and York Circle Holdings Inc.) BE APPROVED, to amend OPA #332, as amended, on the subject lands shown on Attachment #2 of this memorandum, as follows:

a) Part of Blocks 4 and 8, Blocks 9 to 12 inclusive, and Blocks 16 to 19 inclusive be redesignated from "Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area - Industrial (Part N)" as shown on Attachment #2, to permit industrial uses and subject to the following provisions:

i) open storage up to a maximum of 30% of the lot area shall be permitted on Part of Blocks 4 and 8, and Blocks 9 and 16;

ii) a contractors' yard and open storage up to a maximum of 85% of the lot area without the requirement for a building shall be permitted on Blocks 10 to 12 inclusive, and Blocks 17 to 19 inclusive, and that these lands be zoned with the Holding Symbol (H), which when removed, the uses shall be subject to the maximum open storage percentages and locations identified in conditions 1a)i) and 1a)iii) of this recommendation; and,

iii) open storage shall be permitted on a corner lot.

2. THAT Zoning By-law Amendment File Z.03.071(N) (York Major Holdings Inc. and York Circle Holdings Inc.) BE APPROVED, to amend the existing zoning on the subject lands shown on Attachment #3 of this memorandum in accordance with Maple Valley By-law 427-2000, as follows:

a) Part of Blocks 4 and 8, Blocks 9 to 12 inclusive, and Blocks 16 to 19 inclusive, shall be rezoned from OS2(H) Open Space Park Zone with the Holding Symbol (H) to M2(H) General Industrial Zone with the Holding Symbol (H), and permit the following:

i) open storage, as an accessory use, up to a maximum of 30% of the lot area for Part of Blocks 4 and 8, Blocks 9 and 16;

ii) a contractors' yard and open storage up to a maximum of 85% of the lot area and up to a maximum height of 5 m, with a 9 m landscaping strip to be provided adjacent to the internal public street, and without the requirement for a building for Blocks 10 to 12 inclusive, and Blocks 17 to 19 inclusive, with the Holding Symbol (H), which when removed, the permitted uses shall revert to the M2 General Industrial Zone and be subject to the maximum open storage percentages and locations identified in conditions 2a)i) and 2a)iii) of this recommendation; and,

iii) open storage shall be permitted on a corner lot."

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B) THAT the Recommendation #3 of Item #15 of Report #P.2003.75 (York Major Holdings Inc. & York Circle Holdings Inc.) be replaced as follows:

“3. THAT Draft Plan of Subdivision File 19T-05V05(N) (York Major Holdings Inc. and York Circle Holdings Inc.), dated December 11, 2006, as redlined on February 19, 2007, and shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report, and the Region of York’s Condition #61 being replaced as follows:

“61. Prior to final approval, the Owner shall prepare, in consultation with the City and the Regional Transportation and Works Department, an updated Traffic Impact Study (further to that prepared by Stantec Consulting Ltd., dated November 14, 2006), that demonstrates that potential mitigation measures have been assessed comprehensively and implemented to the extent possible.”

C) THAT the following Recommendation #5, be added to the Recommendation Section of Item #15 of Report #P.2003.75 after Recommendation #4 as follows:

“5. THAT Site Plan Control By-law 228-2005 be amended, to require Site Plan Control for a contractors’ yard and open storage uses, without the requirement for a building, as applicable to the York Major/York Circle lands for Official Plan Amendment File OP.03.023(N) and Zoning By-law Amendment File Z.03.071(N) (York Major Holdings Inc. and York Circle Holdings Inc.), as follows:

1. Adding Note “7” after Note “6” in the “Employment Area” category as follows:

TYPE OF DEVELOPMENT (See Subsection 2. b.)	COMPLEX PROCEDURE (Development Planning Department Application)
EMPLOYMENT AREA^{2,6,7}	
- Development abutting arterial roads within Employment Area	X
- Retail/Service Commercial/Retail Warehouse Development within Employment Area	X
- Industrial Development Outside of Employment Area	X

2. Adding the following paragraph after Note “6”:

“7. For the purposes of this By-law, “development”, in the case of Blocks 10 to 12 inclusive, and Blocks 17 to 19 inclusive, within Plan of Subdivision 19T-05V05(N), shall include a contractors’ yard and/or open storage up to a maximum of 85% of the lot area, and up to a maximum of 5m in height other than machinery and equipment, without the requirement for a building. Site Plan Control shall be required for development on a lot or block for a contractors’ yard and/or open storage, without the requirement for a building, for Blocks 10 to 12 inclusive, and Blocks 17 to 19 inclusive, on Plan of Subdivision 19T-05V05(N) and shall comprise as follows:

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- i) the landscaping, screening, and fencing of the uses in accordance with the City approved McNaughton Community Commercial/Industrial Landscape Master Plan, and McNaughton Community Plan - North Portion Urban Design Guidelines (Addendum); and,*
- ii) the access routes and driveways (public and private) shall be to the satisfaction of the Vaughan Fire, Engineering and Development Planning Departments, and appropriate authorities, in accordance with the minimum requirements of the Zoning By-law.”*

15 OFFICIAL PLAN AMENDMENT FILE OP.03.023(N)
ZONING BY-LAW AMENDMENT FILE Z.03.071(N)
DRAFT PLAN OF SUBDIVISION FILE 19T-05V05(N)
YORK MAJOR HOLDINGS INC. & YORK CIRCLE HOLDINGS INC.
REPORT #P.2003.75

The Committee of the Whole recommends:

- 1) That this matter be referred to the Council meeting of March 19, 2007, to provide an opportunity for further discussion with the applicant to address the concerns expressed by members of Council; and
- 2) That the deputation of Mr. Mark Yarrington, KLM Planning, on behalf of the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Official Plan Amendment File OP.03.023(N) (York Major Holdings Inc. and York Circle Holdings Inc.) BE APPROVED, to amend OPA #332, as amended, on the subject lands shown on Attachment #3, as follows:
 - a) Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive be redesignated from “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3” to “Oak Ridges Moraine Settlement Area - Industrial (Part N)” to permit industrial uses with the following provisions:
 - i) permit open storage up to a maximum of 30% of the lot area for Part of Blocks 4 and 8, and Blocks 9 and 16;
 - ii) permit open storage up to a maximum of 30% of the lot area without the provision of any buildings for Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive; and,
 - iii) permit open storage on a corner lot.
 - b) Blocks 1 to 3 inclusive, Part of Block 4, Blocks 5 to 7 inclusive and Part of Block 8 which are designated “Oak Ridges Moraine Settlement Area - Industrial (Part N)” shall be amended to permit in the industrial area the following:

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- i) open storage up to a maximum of 30% of the lot area; and,
 - ii) open storage on a corner lot.
 - c) Blocks 13, 14, 20 and 21 shall be redesignated from “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3” to “Oak Ridges Moraine Settlement Area - Prestige Industrial” to permit industrial uses.
 - d) The lands identified as “Other Lands Owned by Owner” shall be redesignated from “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3” to “Oak Ridges Moraine Settlement Area - General Commercial” to permit commercial uses.
 - e) Block 15, which is designated “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3” shall be amended to permit access to the closed Keele Valley, Buffer and future Maple Valley Park lands.
 - f) Block 22, which is designated “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3”, shall be amended to permit stormwater management facilities.
2. THAT Zoning By-law Amendment File Z.03.071(N) (York Major Holdings Inc. and York Circle Holdings Inc.) BE APPROVED, to amend the existing zoning on the subject lands shown on Attachment #4 in accordance with the Maple Valley By-law 427-2000, as follows:
- a) Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive shall be rezoned from OS2(H) Open Space Park Zone with the Holding Symbol (H) to M2(H) General Industrial Zone with the Holding Symbol (H), and permit the following exceptions:
 - i) open storage, as an accessory use, up to a maximum of 30% of the lot area for Part of Blocks 4 and 8, Blocks 9 and 16;
 - ii) open storage, as an accessory use, up to a maximum of 30% of the lot area and without the provision of any buildings for Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive; and,
 - iii) open storage on a corner lot.
 - b) Blocks 1 to 3 inclusive, Part of Block 4, Blocks 5 to 7 inclusive and Part of Block 8, which are zoned M2(H) General Industrial Zone with the Holding Symbol (H), shall be amended to permit the following exceptions:
 - i) open storage, as an accessory use, up to a maximum of 30% of the lot area; and,
 - ii) open storage on a corner lot.
 - c) Blocks 13 and 14 and Part of Block 20 are to be rezoned from OS2(H) Open Space Park Zone with the Holding Symbol (H), and Part of Block 20 and Block 21 are to be rezoned from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) both to M1(H) Restricted Industrial Zone (Area B) with the Holding Symbol (H) to permit industrial uses with the exception for a minimum lot frontage of 10m for Block 13.

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- d) The lands identified as “Other Lands Owned by Owner” are to be rezoned from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to C1(H) Restricted Commercial Zone (Area B) with the Holding Symbol (H) to permit commercial uses.
 - e) Block 15 is to be rezoned from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to OS2 Open Space Park Zone (Area B) to permit access to the closed Keele Valley, Buffer and future Maple Valley Park lands.
 - f) Block 22 is to be rezoned from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to OS1 Open Space Conservation Zone to permit stormwater management facilities.
 - g) Blocks 1 to 12 inclusive and Blocks 15 to 21 inclusive within the “Areas of High Aquifer Vulnerability” as indicated by OPA #604, as shown on Attachment #6, shall prohibit the following uses:
 - i) generation and storage of hazardous waste or liquid industrial waste;
 - ii) waste disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities;
 - iii) underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,
 - iv) storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.
 - h) Prior to the removal of the Holding Symbol (H):
 - i) the Ministry of the Environment shall amend Certificate of Approval No. A230610 to permit the uses and buildings/structures proposed and/or remove the lands from the Secondary Buffer Area of the closed Keele Valley Landfill Area;
 - ii) the Ministry of Natural Resources shall approve the surrendered Aggregate Resources Act License 6513; and,
 - iii) the Holding Symbol (H) shall not be removed from any lands where the lands or development applications such as a Site Development, Variance or Consent applications for the subject lands require further approval by the Ministry of the Environment and require Certificate of Approval No. A230610 to be amended to permit the uses and buildings/structures proposed.
 - i) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
3. THAT Draft Plan of Subdivision File 19T-05V05(N) (York Major Holdings Inc. and York Circle Holdings Inc.), dated December 11, 2006, as redlined on February 19, 2007, and shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.

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4. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-05V05(N) (York Major Holdings Inc. and York Circle Holdings Inc.), shall contain a provision that parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands be paid, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an approved appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Economic Impact

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

Communication Plan

N/A

Purpose

The Owner has submitted the following applications:

1. An application to amend the Official Plan for the subject lands shown on Attachment #2 to permit industrial and commercial uses shown on Attachment #3 as follows:
 - a) redesignate Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive from "Oak Ridges Moraine Settlement Area – Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area – Industrial (Part N)" to permit industrial uses with the following provisions:
 - i) permit open storage up to a maximum of 30% of the lot area for Part of Blocks 4 and 8, Blocks 9 and 16;
 - ii) permit open storage up to a maximum of 30% of the lot area and no provision for buildings for Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive; and,
 - iii) permit open storage on a corner lot;
 - b) permit in the "Oak Ridges Moraine Settlement Area – Industrial (Part N)" designation for Blocks 1 to 3 inclusive, Part of Block 4, Blocks 5 to 7 inclusive and Part of Block 8, the following:
 - i) open storage up to a maximum of 30% of the lot area; and,
 - ii) open storage on a corner lot;
 - c) redesignate Blocks 13, 14, 20 and 21 from "Oak Ridges Moraine Settlement Area – Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area – Prestige Industrial" to permit industrial uses;
 - d) redesignate the lands identified as "Other Lands Owned by Owner" on Attachment #3 from "Oak Ridges Moraine Settlement Area – Open Space Special Policy Area 3" to "Oak Ridges Moraine Settlement Area – General Commercial" to permit commercial uses;

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- e) permit in Block 15, which is designated “Oak Ridges Moraine Settlement Area – Open Space Special Policy Area 3”, access to the closed Keele Valley, Buffer and future Maple Valley Park lands;
 - f) permit stormwater management facilities in Block 22, which is designated “Oak Ridges Moraine Settlement Area – Open Space Special Policy Area 3”.
2. An application to amend the Zoning By-law for the subject lands shown on Attachment #2, to permit industrial and commercial uses as shown on Attachment #4 as follows:
- a) rezone Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive from OS2(H) Open Space Park Zone with the Holding Symbol (H) to M2(H) General Industrial Zone with the Holding Symbol (H) and to permit the following exceptions:
 - i) open storage, as an accessory use, up to a maximum of 30% of the lot area for Part of Blocks 4 and 8, Blocks 9 and 16;
 - ii) open storage, as an accessory use, up to a maximum of 30% of the lot area and no provision for buildings for Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive; and,
 - iii) open storage on a corner lot;
 - b) permit on Blocks 1 to 3 inclusive, Part of Block 4, Blocks 5 to 7 inclusive and Part of Block 8 that are zoned M2(H) General Industrial Zone with the Holding Symbol (H), the following:
 - i) open storage, as an accessory use, up to a maximum of 30% of the lot area; and,
 - ii) open storage on a corner lot;
 - c) rezone Blocks 13 and 14 and Part of Block 20 from OS2(H) Open Space Park Zone with the Holding Symbol (H) and Part of Block 20 and Block 21 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to M1(H) Restricted Industrial Zone with the Holding Symbol (H) to permit industrial uses with an exception to the minimum lot frontage of 10m for Block 13;
 - d) rezone the lands identified as “Other Lands Owned by Owner” on Attachment #4 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to C1(H) Restricted Commercial Zone (Area B) with the Holding Symbol (H) to permit commercial uses;
 - e) rezone Block 15 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to OS2 Open Space Park Zone (Area B) to permit access to the closed Keele Valley, Buffer and future Maple Valley Park lands;
 - f) rezone Block 22 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to OS1 Open Space Conservation Zone to permit stormwater management facilities;
 - g) provide exceptions to Blocks 1 to 12 inclusive and Blocks 15 to 21 inclusive within the “Areas of High Aquifer Vulnerability” as indicated by OPA #604, as shown on Attachment #6, to prohibit the following uses:

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- i) generation and storage of hazardous waste or liquid industrial waste;
 - ii) waste disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities;
 - iii) underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,
 - iv) storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.
3. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #4 to facilitate an industrial and commercial plan of subdivision on 33.653 ha of land. The development details are as follows:

Blocks 1 to 9, 13, 14, 16, 20 and 21 - Industrial	17.129ha
Blocks 10 to 12 and 17 to 19 - Open Storage (No Buildings)	10.283ha
Block 15 - Keele Valley Landfill Site Access	0.199ha
Block 22 - Stormwater Management Facilities	3.000ha
<u>Road & Reserves</u>	<u>3.042ha</u>
Total:	33.653ha

Background - Analysis and Options

The 33.653 ha subject lands (North Proposal) shown on Attachment #2 are located north of Major Mackenzie Drive and east of Keele Street and north of the future McNaughton Road, in Part of Lots 22 to 24 inclusive, Concession 3, City of Vaughan. The site is a former aggregate pit.

The subject lands are designated "Industrial - Part N", "Open Space Special Policy Area 3", "Waste Disposal Assessment Area" and "Oak Ridges Moraine Settlement Area" by OPA #332, as amended by OPA #535 (Maple Valley Plan) and OPA #604 (Oak Ridges Moraine Conformity Plan) as shown on Attachment #3, and are within the Secondary Buffer Area of the closed Keele Valley Landfill Site. The subject lands are zoned M2(H) General Industrial Zone and OS2(H) Open Space Park Zone (Area B) both with the Holding Symbol (H) by By-law 1-88, subject to Exception 9(1097), as shown on Attachment #2.

The surrounding land uses are:

- North - industrial (M2 General Industrial Zone)
- South - industrial/commercial through Draft Plan of Subdivision File 19T-05V05(S) (M1(H) Restricted Industrial Zone with the Holding Symbol "(H)")
- West - railway line, Maple GO Transit Station (M3 Transportation Industrial Zone)
- East - golf course (OS2 Open Space Park Zone); closed Keele Valley Landfill (OS1 Open Space Conservation Zone)

Public Hearing

On March 24, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Gates of Maple Ratepayers' Association and Maple Village Ratepayers' Association. A letter of objection was received from Ms. G. F. Ahmadi of 2057 Major Mackenzie Drive (south side) concerning the density, intensification and traffic volume expected from the proposal. These concerns will be addressed later in this report.

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The recommendation of the Committee of the Whole to receive the Public Hearing report on April 18, 2006, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on April 24, 2006.

The Public Hearing report considered two proposals by the Owner. One being the subject lands, under Files OP.03.023(N), Z.03.071(N) and 19T-05V05(N) and the other being to the south of the subject lands under Files Z.03.071(S) and 19T-05V05(S) (South Proposal) as shown on Attachment #2.

Previously, a Public Hearing was held on September 19, 2005 and the Development Planning Department's preliminary report was ratified by Council on September 26, 2005 for Files OP.03.023, Z.03.071 and 19T-05V05 (York Major Holdings Inc. and York Circle Holdings Inc.) proposing 1118 residential units in 4 apartment buildings, 248 semi-detached dwelling units, 242 street townhouse units and commercial/industrial developments on a 31.44 ha site, generally consistent with the location of the South Proposal. The Files were appealed to the Ontario Municipal Board (OMB) by the Owner and the appeal will only be withdrawn upon approval of the current applications for the subject lands (North Proposal) and South Proposal as shown on Attachment #2.

Committee of the Whole

A Staff report from the Development Planning Department was considered at the Committee of the Whole meeting held on June 19, 2006, recommending approval of Files Z.03.071(S) and 19T-05V05(S), which was ratified by Council on June 28, 2006, to permit for retail warehousing, automobile service station/gas bar with a car wash, and a retail store including an accessory pharmacy use within the retail store, with the retail store having a minimum gross floor area of 14,000m², as additional permitted uses in the M1 Restricted Industrial Zone - Area "B" for Blocks 4 and 7 in File Z.03.071(S), and to facilitate an industrial and commercial plan of subdivision on 27.729 ha in Draft Plan of Subdivision File 19T-05V05(S). On September 25, 2006, Council enacted implementing Zoning By-law 329-2006, which was appealed to the Ontario Municipal Board (OMB) by the Owner of land at 23 and 33 Station Street. The appeal matter is still outstanding.

Official Plan

On July 10, 2000, Council approved OPA #535 (Maple Valley Plan), which established the future land use policies for closing and rehabilitating the Keele Valley Landfill site, Primary and Secondary Buffer lands, old Vaughan Landfill site, and the Avondale Composting site. The Maple Valley Plan's objectives were to integrate the Keele Valley Landfill site and surrounding lands into the Maple Community to allow commercial and prestige industrial uses, and to establish a park/open space system. On November 22, 2000, the Region of York approved OPA #535.

a) Land Use Designation/Policies

The subject lands as shown on Attachment #3 are designated "Industrial - Part N", "Open Space - Special Policy Area 3", "Waste Disposal Assessment Area" and "Oak Ridges Moraine Settlement Area" by OPA #332, as amended by OPA #535 and OPA #604. The "Industrial" designation allows uses such as: processing, manufacturing, assembling, warehousing, contractor and building material yards, vehicular service and repair garages, office uses, ancillary office use to the primary industrial use, limited retail commercial for the sale of goods manufactured and/or assembled on the premises, and other compatible uses which do not conflict with the development or operation of the primary industrial and commercial uses such as a financial institution, restaurant and personal service uses. The "Industrial" designation also permits open storage, in accordance with By-law 1-88, which allows open storage, as an accessory use, up to 10% of the lot area and requires a building with a minimum gross floor area of 550m². The "Open
.../10

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Space - Special Policy Area 3” designation allows such uses as community parks, neighbourhood parks, pedestrian-bicycle linkways, valleylands, woodlots, environmental protection, groundwater/stormwater/landfill gas monitoring and control and leachate attenuation uses. The subject lands are within the Secondary Buffer Area of the closed Keele Valley Landfill site, which will be discussed later in this report.

The existing Official Plan land use designations, uses and policies for the subject lands shown on Attachment #3 are to be amended as follows:

- a) redesignate Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive from “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3” to “Oak Ridges Moraine Settlement Area - Industrial (Part N)” to permit industrial uses with the following provisions:
 - i) permit open storage up to a maximum of 30% of the lot area for Part of Blocks 4 and 8, Blocks 9 and 16;
 - ii) permit open storage up to a maximum of 30% of the lot area without buildings for Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive; and,
 - ii) permit open storage on a corner lot;
- b) permit in the “Oak Ridges Moraine Settlement Area - Industrial (Part N)” designation for Blocks 1 to 3 inclusive, Part of Block 4, Blocks 5 to 7 inclusive and Part of Block 8, the following:
 - i) open storage up to a maximum of 30% of the lot area; and,
 - ii) open storage on a corner lot;
- c) redesignate Blocks 13, 14, 20 and 21 from “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3” to “Oak Ridges Moraine Settlement Area - Prestige Industrial” to permit industrial uses;
- d) redesignate the lands shown as “Other Lands Owned by Owner” on Attachment #3 from “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3” to “Oak Ridges Moraine Settlement Area – General Commercial” to permit commercial uses;
- e) permit access to the closed Keele Valley, Buffer and future Maple Valley Park lands through Block 15, which is designated “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3”; and
- f) permit stormwater management facilities in the “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3” designation for Block 22.

The redesignation of Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive from “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3” to “Oak Ridges Moraine Settlement Area - Industrial (Part N)” is a further extension of the “Industrial” designation to the north and is compatible with Blocks 1 to 3 inclusive, Blocks 5 to 7 inclusive and Part of Blocks 4 and 8, which are already designated “Industrial”. Further, the subject lands will not be required for environmental monitoring purposes associated with the closed Keele Valley Landfill site. The Owner has requested that outside storage without the provision for any buildings be permitted for Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive as these lands were used previously as an aggregate pit and approximately 15m of fill was used to establish the ground, which has to settle and is not supportive of buildings at this

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time. Blocks 1 to 12 inclusive and Blocks 16 to 19 inclusive will facilitate open storage of a maximum of 30% of the lot instead of the currently permitted 10% in accordance with By-law 1-88.

Blocks 13, 14, 20 and 21 are to be redesignated from “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3” to “Oak Ridges Moraine Settlement Area - Prestige Industrial” as shown on Attachment #3. The “Prestige Industrial” designation allows such uses as: processing, manufacturing, assembling, warehousing, office uses, ancillary office use to the primary industrial use, limited retail commercial for the sale of goods manufactured and/or assembled on the premises, and other compatible uses which do not conflict with the development or operation of the primary industrial and commercial uses such as a financial institution, restaurant and personal service uses. The Official Plan limits commercial and/or retail uses to a maximum gross floor area of 25,000m², without an amendment to the Official Plan. Retail warehousing is a permitted use subject to the policies of Section 2.2.7.1 of OPA #450 (Employment Area Growth and Management Plan). The Official Plan does not provide a maximum gross floor area limit for retail warehousing uses.

The lands identified as “Other Lands Owned by Owner” on Attachment #4, which is a parcel of land to the southeast of Draft Plan of Subdivision 19T-05V05(N), will become a remnant parcel upon the dedication of McNaughton Road. These lands are proposed to be redesignated from “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3” to “Oak Ridges Moraine Settlement Area - General Commercial” to permit commercial uses, a set out in By-law 1-88 as amended by Exception (1097).

The Official Plan is to be amended to provide access to the closed Keele Valley, Buffer and North Maple Park lands through Block 15 and to provide stormwater management facilities in Block 22, both within the “Oak Ridges Moraine Settlement Area - Open Space Special Policy Area 3” designation for lands that are to be in the ownership of the City and/or public agency.

The redesignation and amendments to the Official Plan to permit industrial, prestige industrial and general commercial uses can be supported by the Development Planning Department as these uses are an extension of the uses permitted by the Official Plan for the Maple Valley Planning Area. In addition, the proposed uses are compatible with the existing industrial areas to the west and north, and the developing industrial area on the applicant’s subdivision lands to the south. The amending Official Plan is to be forwarded to the Region of York for approval and must be approved prior to the issuance of final draft plan approval for Plan 19T-05V05(N). A condition of draft approval has been included in this report to address this requirement.

b) Oak Ridges Moraine Conservation Plan

The subject lands are also designated “Oak Ridges Moraine Settlement Area” by OPA #604. In OPA #604, Blocks 1 to 12 inclusive and Blocks 15 to 21 inclusive as shown on Attachment #6 are within “Areas of High Aquifer Vulnerability” and Blocks 13, 14, and 22 are within “Areas of Low Aquifer Vulnerability”. The Official Plan policies for “Areas of High Aquifer Vulnerability” prohibit the following uses:

- i) generation and storage of hazardous waste or liquid industrial waste;
- ii) waste disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- iii) underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,

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- iv) storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

The amending by-law will indicate the location within the identified Blocks where the above-noted prohibited uses, which are designated “Areas of High Aquifer Vulnerability” by OPA #604, are prohibited.

The subject lands are located beyond 120m from any identified key natural heritage feature or hydrologically sensitive feature, and therefore a natural heritage or hydrological evaluation is not required to be prepared in support of the applications. The Development Planning Department and Toronto and Region Conservation Authority (TRCA) concur with the Oak Ridges Moraine Conformity Report dated May 17, 2006, by KLM Planning Partners Inc., on behalf of the Owner, on the condition that the zoning by-law provides for restrictions in permitted uses for lands within the identified “Areas of High Aquifer Vulnerability” by OPA #604 and the applications conform with the provisions of the Oak Ridges Moraine Conservation Plan in accordance with OPA #604. In addition to conforming to the Oak Ridges Moraine Conservation Plan, the water balance analysis concerns of the TRCA are to be addressed. Conditions of draft approval have been included in Attachment #1 to this report to address these requirements.

- c) Holding Symbol (H)

The subject lands as shown on Attachment #2 are located within the Secondary Buffer Area of the closed Keele Valley Landfill Site and any use and/or building/structure is contingent on the subject lands being removed from the Secondary Buffer Area by the Ministry of the Environment, and/or Certificate of Approval No. A230610 being amended by the Ministry of the Environment to permit the proposed uses and buildings/structures. Further, the subject lands as shown on Attachment #2 are licensed under the Aggregate Resources Act, and any use and/or building/structure is contingent on the Ministry of Natural Resources approving the surrendered Aggregate Resources Act License 6513.

The Holding Symbol (H) was placed on lands that are specifically subject to the “Waste Disposal Assessment Area” policies of the Official Plan. Any development of the land that is subject to the Certificate of Approval with the Ministry of the Environment or a change of use from that allowed at the time of the adoption and enactment of OPA #535 and the Maple Valley By-law 427-2000, respectively, concerning the Maple Valley Plan shall require the submission of reports, which are to include: a master environmental and servicing plan, stormwater management, hydrogeology, infiltration and impact of the proposed use on the long-term environmental controls, and monitoring and maintenance of the Keele Valley Landfill site for review by the Province and City.

The servicing scheme, including identifying the sewage capacity and water supply capacity, is to be addressed by the City and Region, and the allocation of sewage capacity and water supply capacity must be approved by Council, subject to the execution of a development agreement to the satisfaction of the City, prior to lifting any Holding Symbol (H) or final approval of the draft plan of subdivision. The Holding Symbol (H) cannot be removed until these matters have been addressed. Conditions of draft approval have been included on Attachment #1 to this report to address these requirements.

- d) Concept/Phasing Plan

The Official Plan indicates that development of the industrial lands is to be by way of Block Plan approval to allow for a comprehensive review of lands respecting issues as the road network, servicing, and urban design. However, as the subject lands and the South Proposal as shown on Attachment #5 are all under the same ownership and are subject to respective Draft Plan of Subdivision applications, the requirement for development by way of Block Plan approval can be addressed through the plan of subdivision process.

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The Owner submitted the McNaughton Community Land Use Plan, as shown on Attachment #5, which provides an overview of the subject lands and the South Proposal with the surrounding community. The Owner advises that for the McNaughton Community, the development will be in two phases, with the subject lands being Phase 2 and the South Proposal being Phase 1 as shown on Attachment #5. As the two phases are subject to different applications, specifically Draft Plan of Subdivision 19T-05V05(N) for the subject lands and Draft Plan of Subdivision 19T-05V05(S) for the South Proposal, a phasing plan will not be required, unless it is a requirement respecting servicing and/or transportation issues.

e) Design Details

The Official Plan requires specific architectural, landscape and urban design details to address the built form, massing, elevations of buildings/structures, and landscape and streetscape treatments for the entry features, community edges, street vistas and pedestrian access for proposed development on the subject lands shown on Attachment #4, which are to be addressed through architectural and urban design guidelines and landscape master plan/streetscape designs, which are to be approved by the City, as part of the plan of subdivision process. The Owner has submitted the following reports, “McNaughton Community Plan - North Portion: Architectural Design Guidelines Addendum” and “McNaughton Community Plan - North Portion: Urban Design Guidelines Addendum”, both dated November 2006, by Watchorn Architect Inc. and The MBTW Group, which are being reviewed by the Development Planning Department. Conditions of draft approval have been included in this report to address these design requirements.

Zoning

The subject lands are zoned M2(H) General Industrial Zone and OS2(H) Open Space Park Zone (Area B) both with the Holding Symbol (H) by By-law 1-88, subject to Exception 9(1097), as shown on Attachment #2. To facilitate the proposed plan of subdivision, a by-law amendment is required to rezone the subject lands to M1 (H) Restricted Industrial Zone (Area B) with the Holding Symbol (H), M2(H) General Industrial Zone with the Holding Symbol (H) and OS1 Open Space Conservation Zone, and to add site-specific provisions to the M1(H) Restricted Industrial Zone (Area B), with the Holding M2(H) General Industrial Zone, OS1 Open Space Conservation Zone and OS2(H) Open Space Park Zone with the Holding Symbol (H) (Area B).

The lands identified as “Other Lands Owned by Owner” on Attachment #4 are to be zoned C1(H) Restricted Commercial Zone (Area B) with the Holding Symbol (H). The land uses and zoning to implement the draft plan of subdivision shown on Attachment #4, are as follows:

a) Industrial/Commercial Lands

- i) rezone Part of Blocks 4 and 8, Blocks 9 to 12 inclusive and Blocks 16 to 19 inclusive from OS2(H) Open Space Park Zone with the Holding Symbol (H) to M2(H) General Industrial Zone with the Holding Symbol (H); and, with exceptions to permit open storage, as an accessory use, up to a maximum of 30% of the lot area for Part of Blocks 4 and 8, Blocks 9 and 16, and no requirement to provide buildings on Blocks 10 to 12 inclusive and on Blocks 17 to 19 inclusive, and to permit open storage on a corner lot to facilitate industrial development;
- ii) permit on Blocks 1 to 3 inclusive, Part of Block 4, Blocks 5 to 7 inclusive, and Part of Block 8 that are zoned M2(H) General Industrial Zone with the Holding Symbol (H), open storage, as an accessory use, up to a maximum of 30% of the lot area, and open storage on a corner lot to facilitate industrial development;

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- iii) rezone Blocks 13 and 14 and Part of Block 20 from OS2(H) Open Space Park Zone with the Holding Symbol (H) and Part of Block 20 and Block 21 from OS2(H) Open Space Park Zone with the Holding Symbol (H) both to M1(H) Restricted Industrial Zone with the Holding Symbol (H) with an exception to the minimum lot frontage of 10m for Block 13 to facilitate industrial uses; and,
- iv) rezone the lands identified as “Other Lands Owned by Owner” on Attachment #4 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to C1(H) Restricted Commercial Zone (Area B) with the Holding Symbol (H) to permit commercial uses as set up in By-law 1-88 as amended by Exception 9(1097).

The M1 Restricted Industrial and M2 General Industrial Zones in By-law 1-88 permit the following uses, provided they are within a wholly enclosed building(s):

- Club or Health Centre
- Day Nursery
- Industrial Uses as Defined in Section 2.0
- Office Building
- Parks and Open Space
- Public Garage
- Retail Sales Accessory to an Industrial Use, subject to the restrictions of Subsection 6.1.2 of this By-law
- Service or Repair Shop

The additional uses permitted in the M1 Restricted Industrial Zone by Exception 9(1097) (currently applicable to the applicant’s Southerly subdivision, and proposed to also apply to the subject Northerly subdivision) are as follows:

- Banquet Hall, in a single building
- Business or Professional Office
- Car Brokerage
- Funeral Home
- Hotel Convention Centre, Hotel, Motel
- Laboratory
- Print Shop
- Radio Transmission Establishment
- Service or Repair Shop
- Monitoring and control of the effects of land filling including the monitoring and control of leachate, landfill gas and stormwater

Exception 9(1097) also permits the following uses in the M1 Restricted Industrial Zone (currently applicable to the applicant’s Southerly subdivision and proposed to also apply to the subject Northerly Subdivision) provided the total maximum gross floor area devoted to all such uses shall not exceed 25,000m²:

- Automotive Retail Store
- Bank or Financial Institution
- Boating Showroom
- Brewers Retail Outlet
- Eating Establishment
- Eating Establishment, Convenience with Drive-through
- Eating Establishment, Take-out
- LCBO Outlet

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- Lumber or building material supply outlet dealing with new materials only
- Motor Vehicle Sales Establishment
- Office and stationary supply, sales, service and rental
- Personal Service Shop
- Photography Studio
- Place of Entertainment
- Retail Nursery
- Retail Store including Retail Warehouse but excluding a drug store or pharmacy
- Video Store

The M2 General Industrial Zone in By-law 1-88 permits the following uses:

- Any Use permitted in an M1 Zone
- Autobody Repair Shop
- Building Supplies Establishment
- Contractor's Yard
- Scrap Paper Storage, Sorting or Baling
- Truck Terminal
- Open Storage

The M1 Restricted Industrial and M2 General Industrial Zones typically implement development in accordance with the following standards:

- | | |
|---------------------------------|--------------------|
| • Minimum Lot Area | 3000m ² |
| • Minimum Front Yard | 9m |
| • Minimum Rear Yard | 15m |
| • Minimum Interior Side Yard | 6m |
| • Minimum Exterior Side Yard | 9m |
| • Maximum Building Height | 11m |
| • Minimum Setback to a "R" Zone | 60m |

The M1 Restricted Industrial Zone typically implements developments in accordance with the following standard:

- | | |
|------------------------|-----|
| • Minimum Lot Frontage | 35m |
|------------------------|-----|

The M2 General Industrial Zone typically implements developments in accordance with the following standard:

- | | |
|------------------------|-----|
| • Minimum Lot Frontage | 36m |
|------------------------|-----|

The C1 Restricted Commercial Zone will permit all the Commercial Uses established in the C1 Restricted Commercial Zone by By-law -188, as follows:

- Automotive Retail Store
- Banking or Financial Institution
- Boating Showroom
- Business or Professional Office
- Club or Health Centre
- Eating Establishment
- Eating Establishment, Convenience
- Eating Establishment, Take-Out
- Funeral Home

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- Hotel
- Laboratory
- Motor Vehicle Sales Establishment
- Office Building
- Personal Service Shop
- Photography Studio
- Place of Entertainment
- Radio Transmission Establishment
- Retail Store
- Service or Repair Shop
- Video Store

b) Non-Industrial/Commercial Lands

- i) rezone Block 15 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to OS2 Open Space Park Zone (Area B) to permit access to the closed Keele Valley, Buffer and future Maple Valley Park lands; and,
- ii) rezone Block 22 from OS2(H) Open Space Park Zone (Area B) with the Holding Symbol (H) to OS1 Open Space Conservation Zone to permit stormwater management facilities.

c) Oak Ridges Moraine Lands

Provide exceptions to Blocks 1 to 12 inclusive and Blocks 15 to 21 inclusive within the “Areas of High Aquifer Vulnerability” as indicated by OPA #604, as shown on Attachment #6, to prohibit the following uses:

- i) generation and storage of hazardous waste or liquid industrial waste;
- ii) waste disposal facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- iii) underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and,
- iv) storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990.

d) Zoning Summary

The proposed uses are also contingent on the Ministry of the Environment removing the subject lands from the Secondary Buffer Area and/or amending Certificate of Approval No. A230610 to permit the proposed uses and buildings/structures, and the Ministry of Natural Resources approving the modifications to the Aggregate Resources Act Rehabilitation Plan and approving the surrendered Aggregate Resources Act License 6513. The servicing, including sewage capacity and water supply capacity for the subject lands as shown on Attachment #4 must be demonstrated/identified. Therefore, the removal of the existing Holding Symbol (H) will only occur when these matters are addressed. Conditions of draft approval have been included on Attachment #1 to this report to address these requirements.

The Owner is proposing additional uses to the subject lands that are in keeping with the intent of the Official Plan and compatible with the surrounding industrial land uses. In regard to the letter of objection received from Ms. G. F. Ahmadi of 2057 Major Mackenzie Drive, the traffic volume

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expected from the proposed uses allowed by the Official Plan would generally be comparable to the already permitted uses allowed by the Official Plan, as well as the Zoning By-law. Further, as part of the plan of subdivision process, the Owner has submitted the “McNaughton Community Plan, McNaughton Road, City of Vaughan - Traffic Study Update”, dated November 14, 2006, by Stantec Consulting Ltd. for review by the City and Region. The density and intensification concerns are generally associated with a residential proposal, which is not an issue for the industrial/commercial proposal.

The Development Planning Department can support the proposed uses subject to the Owner addressing the requirements of the Ministry of the Environment and Ministry of Natural Resources and complying with the requirements of the Oak Ridges Moraine Conservation Plan. The proposed rezoning and uses are an extension of the uses permitted by the Maple Valley By-law, as well as the Official Plan. Further, the uses are appropriate and compatible for the primarily industrial area. The proposal will be appropriately screened from the surrounding residential areas west of the railway and south of Major Mackenzie Drive as the lands are surrounded by the closed Keele Valley Landfill to the east, railway and existing industrial uses to the west, existing industrial areas to the north and prestige industrial uses to the south.

Subdivision Design

The 33.653 ha draft plan of subdivision shown on Attachment #4 is comprised of the following:

- i) a total of 14 blocks (17.129 ha) for industrial uses, and 6 blocks (10.283 ha) for industrial uses consisting of open storage with no buildings;
- ii) 1 open space/access block (0.199 ha) for the closed Keele Valley Landfill, Buffer and North Maple Park lands, and 1 block (3.0 ha) for stormwater management facilities; and,
- iii) 1 street - 23m right-of-way (3.036 ha).

Street “1” is a north-south traversing road in the middle of the plan, which is designated to connect to Rodinea Road to the north, via the acquisition of a small portion of lands from the City of Toronto to connect between the very northerly portion of Street “1” and Rodinea Road. Street “1” proposes to intersect with McNaughton Road to the south where Street “1” will align with Street “2” on the south side of McNaughton Road in Plan of Subdivision 19T-05V05(S) to allow for the north-south movement of traffic between the two Plans.

The draft plan of subdivision provides for 16 blocks as shown on Attachment #4. There are 10 blocks (Blocks 1 to 9 inclusive and Block 16) for industrial uses at the north portion of the subject lands, 6 blocks (Blocks 10 to 12 inclusive and Blocks 17 to 19 inclusive) for industrial uses with open storage and no buildings in the middle portion of the plan, and 4 blocks (Blocks 13, 14, 20 and 21) for prestige industrial along the proposed McNaughton Road. The remaining blocks are for non-industrial use with 1 block (Block 15) for access to the closed Keele Valley Landfill, Buffer and Maple Valley Park lands and 1 block (Block 22) for stormwater management facilities.

The Owner submitted the reports, “McNaughton Community Plan - North Portion: Architectural Design Guidelines Addendum” and “McNaughton Community Plan - North Portion: Urban Design Guidelines Addendum”, both dated November 2006, by Watchorn Architect Inc. and The MBTW Group, to address the street network, public/private streetscape realm and built form for the subject lands and the South Proposal, which are being reviewed by the Development Planning Department. A streetscape and open space/landscape master plan will also be required.

The draft plan has been redlined to incorporate the following modifications as shown on Attachment #4:

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- i) horizontal curve radius along Street “1” near Blocks 9 and 10, is to be provided; and,
- ii) intersection centreline should match 90° as per City Standards, where proposed Street “1” is to intersect McNaughton Road and Street “2” in the Southerly subdivision plan.

The Development Planning Department is satisfied with the proposed subdivision design subject to the comments in this report, and the conditions of approval in Attachment #1.

Ministry of the Environment

The Owner has submitted an application to the Ministry of the Environment to amend Certificate of Approval A230610. This amendment is to define the lands needed to manage the Keele Valley Landfill site through its entire post closure phase for the potential contaminating life span of the site. The Ministry of the Environment is currently reviewing the Keele Valley Landfill Site Closure and Certificate of Approval Plans and associated technical reports. The By-law cannot be amended, the Holding Symbol (H) cannot be removed and the plan of subdivision cannot be approved until the Ministry of the Environment provides documentation removing the subject lands from the Secondary Buffer Area and/or amending Certificate of Approval No. A230610 to permit the proposed uses and buildings/structures. A condition of draft approval has been included on Attachment #1 to this report to address this requirement.

Ministry of Natural Resources

The Ministry of Natural Resources has advised that the subject lands as shown on Attachment #2 are licensed under the Aggregate Resources Act. The Owner has applied to the Ministry to modify the Aggregate Resources Act Rehabilitation Plan and to surrender the Aggregate Resources Act License 6513 for the subject lands. The Ministry has advised that there are concerns respecting the rehabilitation of the lands, including the quality of the fill and water quality from a well to the east of the subject lands resulting in both the Ministry of Natural Resources and the Ministry of the Environment requiring additional information such as a geotechnical report to address these concerns resulting in the Rehabilitation Plan not being approved and the surrendered License not being accepted.

The Ministry further advises that as long as the subject lands remain licensed under the Aggregate Resources Act, it is illegal to undertake any activity, including providing for any use, development of any building/structure, or to amend the zoning, where the activity is not in compliance with the Aggregate Resources Act. The Owner is working with the Ministry with respect to submitting the required information for review by the Ministry, prior to amending the zoning, lifting the Holding Symbol (H) and approving the final plan of subdivision. A condition of draft approval has been included in this report to address this requirement.

Toronto & Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has reviewed the proposal and advised that there are outstanding issues that need to be addressed in the technical reports that have been submitted to date. The issues concern the following:

- i) designing the stormwater management pond to accommodate pre-development levels for the 2 to 100 year storm events;
- ii) discussing and providing a hydrology model on the impact to Pond “G” shown on Attachment #4, that is located south-east of the subject lands within the golf course lands, with an increased drainage area totaling 54ha for both the North and South Plans;

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- iii) revising the storage-discharge entry calculation to model the reservoir facility performance for a variety of storm events and providing the stage-storage-discharge calculation: tables of ponding elevation, storage volume, and discharge rates for the existing and revised Pond “G” and the proposed stormwater management facility;
- iv) discussing the implementation of groundwater recharge;
- v) discussing the feasibility of using the integrated treatment train approach to enhance water quality and promote infiltration to address the Oak Ridges Moraine Conservation Plan;
- vi) providing a water balance analysis to demonstrate that pre-development infiltration is maintained;
- vii) demonstrating the provision for erosion control; and,
- viii) revising the pre-development run-off coefficient.

The Owner will be required to provide a technical documents package, including a functional servicing report, hydrology model and water balance analysis, to the TRCA for review. The proposal must conform to the Oak Ridges Moraine Conservation Plan and address the conditions of draft plan approval included in Attachment #1.

Engineering Department

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

a) Environmental Site Assessment (ESA)

The subject lands as shown on Attachment #2 are subject to the “Waste Disposal Assessment Area” policies of the Official Plan, which requires that studies be carried out to the satisfaction of the City, Toronto and Region Conservation Authority, Region and Province to show that the proposed development can safely take place and will not impact the monitoring and environmental controls required for the closed Keele Valley Landfill site. The technical reports required for the Environmental Site Assessment (ESA) are under review by the Ministry of the Environment. The City will also rely on the technical expertise of the Ministry for the ESA. The City will require a Record of Site Condition, which is to be registered with the Environmental Site Registry, prior to final approval of any portion of the plan. Conditions of draft approval have been included on Attachment #1 to address these requirements.

b) Engineering Services

The Official Plan requires all new industrial development to occur on the basis of the municipal water system, sanitary sewer system and stormwater management system. The Owner is required to provide a functional servicing report detailing how the subject lands as shown on Attachment #4 will be serviced by potable water, sanitary sewage disposal, storm sewers, hydro and other related utilities, as well as stormwater management. The report must also have to indicate how this proposed development will coordinate with the Maple Valley Master Environmental Servicing Plan, dated May 2003, by Stantec Consulting Ltd. Conditions of draft approval have been included in Attachment #1 to address these requirements.

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c) Transportation

The Owner is required to submit a transportation management plan, which includes the proposed transit routes, parking restrictions, traffic signage and sidewalks/greenways for the subject lands. An updated traffic study may be required as the "Traffic Study" dated November 14, 2006, by Stantec Consulting Ltd. does not reflect the traffic operation on Street "1" in terms of heavy traffic maneuvering and access to the industrial lands.

The Engineering Department has advised that the required reports must be submitted for review and approval. Conditions of draft approval with respect to the Engineering Department's requirements have been included in Attachment #1.

Parkland/Cash-in-Lieu

The parkland dedication for the draft plan of subdivision shall be dedicated and/or cash-in-lieu of the dedication of parkland paid, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The subdivision plan does not include a park within the subject lands. Therefore, cash-in-lieu of the dedication of parkland will be required for the subject lands. The Parks Department has no objections to the approval of the draft plan, subject to the conditions of approval in Attachment #1.

Archaeological Assessment

The Cultural Services Department requires that prior to final approval of the subdivision or prior to the initiation of any grading, an archaeological evaluation is to be undertaken in accordance with the Ministry of Citizenship, Culture and Recreation's approved Archaeological Assessment Technical Guidelines, for approval by the City and Ministry. A condition of draft approval has been included in this respect.

The Region of York

The Region of York has reviewed the proposed subdivision and has no objection to the proposal subject to the Ministry of the Environment issuing a (Certificate of Approval in relation to the Closure Plan for the Keele Valley Landfill site and the Holding Symbol (H) being placed on the lands until the Provincial requirements are addressed. Conditions of draft approval respecting the Region's requirements have been included in Attachment #1.

Agency Comments

Canada Post and Power Stream Inc. have advised that they have no objections to the draft plan of subdivision, subject to the conditions of approval, set out in Attachment #1.

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".

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed the applications to amend the Official Plan and Zoning By-law, and for approval of Draft Plan of Subdivision 19T-05V05(N) in accordance

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with the applicable policies of the Province and Region of York, and the City's Official Plan and the requirements of the Zoning By-law, and the area context. The proposed draft plan of subdivision for an industrial plan of subdivision consists of 14 blocks for industrial uses, 6 blocks for industrial uses with open storage and without any requirement to provide buildings, and 4 blocks for prestige industrial. There are also blocks for non-industrial uses, specifically 1 block for access to the closed Keele Valley Landfill, Buffer and North Maple Park lands, and 1 block for stormwater management facilities, within the 33.6539 ha draft plan of Subdivision. At the southeast corner of the draft plan, there are lands for general commercial use, as shown on Attachment #4. The land uses proposed for the subject Northerly Subdivision are an appropriate form of development for the subject lands.

The subject lands are subject to a number of conditions, which are to be addressed prior to the enactment of any by-law, the lifting of any Holding Symbol (H) and final approval of any part of the draft plan of subdivision. These requirements include the proposal complying with the requirements of the Oak Ridges Moraine Conservation Plan in accordance with OPA #604, the Ministry of the Environment amending Certificate of Approval No. A230610 to permit the uses and buildings/structures proposed and/or removing the lands from the Secondary Buffer Area of the closed Keele Valley Landfill Area, the Ministry of Natural Resources approving surrendered Aggregate Resources Act License 6513, and addressing the servicing requirements.

The Development Planning Department can support the approval of the applications to amend the Official Plan and Zoning By-law, and for approval of the Draft Plan of subdivision, as redlined, subject to the conditions of approval as set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location/Zoning Map
3. OPA No. 332 - As amended
4. Redlined Draft Plan of Subdivision – North
5. McNaughton Community Land Use Plan
6. OPA No. 604 (Oak Ridges Moraine Conformity Plan)

Report prepared by:

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Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

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

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Item 16, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

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**RATIFICATION OF RECOMMENDATIONS
ENVIRONMENTAL TASK FORCE REPORTS – FEBRUARY 19, 2007**
1. Environmental Task Force Proposed Amendment to Mandate and Name
2. Environmental Master Plan Approval of Terms of Reference
Direction to Proceed with the Consultant Retention Process

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, dated March 5, 2007, be approved; and
- 2) That Councillor Carella be appointed as a member of the Environment Committee.

Recommendation

The City Manager recommends that the following recommendations of the Environmental Task Force be ratified:

Environmental Task Force Proposed Amendment to Mandate and Name

1. That the Report entitled "Environmental Task Force Proposed Amendment to Mandate and Name", dated February 19, 2007, be brought back to the next Environmental Task Force meeting with the following additional recommendations:
 - a) That the Environmental Task Force's name be changed to the "Environment Committee" as a Standing Committee of Council;
 - b) That the membership of the committee be increased to 5 Members of Council including the Mayor;
 - c) The mandate be broadened to include all issues and activities pertaining to the environment.

Environmental Master Plan Approval of Terms of Reference
Direction to Proceed with the Consultant Retention Process

That the recommendations contained in the report of the City Manager and the Senior Management Team entitled, "Environmental Master Plan Approval of Terms Reference, Direction to Proceed with the Consultant Retention Process", dated February 19, 2007, be approved.

1. The draft Terms of Reference for the preparation of the City of Vaughan Environmental Master Plan, forming Attachment No. 3 to this report BE APPROVED;
2. Staff BE AUTHORIZED to issue a Request for Proposal for the retention of consulting services to prepare the Environmental Master Plan on the basis of the attached Terms of Reference, subject to a final Staff review;
3. The upset budget be set at \$200,000 and that it be considered for approval as part of the 2007 Budget process; and
4. This report be submitted to the Committee of the Whole meeting on March 5, 2007 for its consideration and action.

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Economic Impact

Preparation of the Environmental Master Plan will require a financial commitment of \$200,000. Funding in this amount will be considered for inclusion as part of the 2007 Budget Approval Process.

Communications Plan

The Terms of Reference for the Environmental Master Plan (the “EMP”) requires the submission and approval of a public consultation plan. The EMP is an integral part of the Vaughan Consolidated Growth Management Strategy - 2031. The Terms of Reference note that the plan for the EMP’s public consultation plan will need to be coordinated with those of other elements of the Growth Management Strategy, such as the Official Plan Review. As a result of Council direction on February 12, 2007, Staff will be reporting on a public and stakeholder consultation strategy for the overall Growth Management process.

Purpose

The purpose of this report is to obtain ratification of the recommendations of the Environmental Task Force resulting from two reports from the Task Force’s February 19, 2007 meeting.

Background – Analysis and Options

On February 12, 2007 Council approved a work plan and timeline for the preparation of the Vaughan Consolidated Growth Management Strategy – 2031 and directed Staff to proceed with its development.

The Environmental Master Plan is a major element of the Growth Management Strategy. The Organizational Structure for the preparation of the Growth Management Strategy provides for the Senior Management Team to report to Council, through the Environmental Task Force, on matters related to the Environmental Master Plan. (Attachment No. 1)

Two reports were prepared for the February 19, 2007 Environmental Task Force meeting. The first (Attachment No. 2), entitled “Environmental Task Force Proposed Amendment to Mandate and Name” dealt with a potential change to the Task Force’s mandate and name to more closely reflect its new responsibilities pertaining to the preparation and implementation of the Environmental Master Plan. Staff was directed to report back to the next Task Force meeting with an updated operating terms of reference for a renamed “Environment Committee”, which would be structured as a standing committee of Council, with one additional member of Council being added to the committee membership.

The second report, “Environmental Master Plan Approval of Terms of Reference, Direction to Proceed with the Consultant Retention Process” (Attachment No. 3) sought authorization to begin the consultant procurement process on the basis of draft Terms of Reference attached to the report. The recommendations also provided for the submission of the report to the Committee of the Whole meeting on March 5, 2007 for its consideration and action. The Task Force approved the recommendations. Ratification of the Task Force’s recommendations by Committee, and ultimately by Council, will allow Staff to proceed with the issuance of a Request for Proposals for the preparation of the Environmental Master Plan.

Relationship to Vaughan Vision 2007

Under Section 4, “Planning and Managing Growth” Vaughan Vision provides as follows:

- 4.4 Ensure City wide protection of the Environment

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- 4.4.4 Ensure that municipal operations are undertaken in an environmentally responsible manner.
- 4.6 Preserve and enhance the natural and built heritage environment
- 4.6.2 Encourage the preservation of significant natural areas.

The City will be reviewing and updating Vaughan Vision 2007 concurrently with the preparation of the Environmental Master Plan.

Regional Implications

There are no direct Regional implications. The City will be consulting with the Region of York in the preparation of the Environmental Master Plan as part of the stakeholder engagement process. The Terms of Reference for the EMP provide for a Technical Advisory Committee for such purposes.

Conclusion

The Environmental Task Force is in the process of transitioning to a broader mandate to better address its responsibilities respecting the preparation and on-going implementation of the Environmental Master Plan. This will be the subject of a future Staff report to the Task Force on operating Terms of Reference for a renamed "Environment Committee". Such changes will ultimately require Council approval.

Council ratification of the Task Force's approval of the draft Terms of Reference and authorization to proceed with the consultant retention process for the EMP will allow Staff to proceed in a timely fashion. The policies of the Environmental Master Plan will inform all aspects of the Growth Management process. Therefore, it will be important to have it underway as quickly as practical.

Therefore, the recommendations from the February 19, 2007 meeting of the Environmental Task Force, as set out in the "Recommendation section of this report should be ratified.

Attachments

1. Vaughan Consolidated Growth Management Strategy – 2031: Organizational Structure;
2. Report to the Environmental Task Force – February 19, 2007
"Environmental Task Force Proposed Amendment to Mandate and Name"
3. Report to the Environmental Task Force – February 19, 2007
"Environmental Master Plan Approval of Terms of Reference
Direction to Proceed with the Consultant Retention Process"

Report Prepared by:

Roy McQuillin, Manager of Corporate Policy, ext. 8211

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

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Item 17, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

17 ENDORSEMENT OF THE ONE CENT OF THE GST CAMPAIGN

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated March 5, 2007:

Recommendation

Councillor Tony Carella recommends that Council endorse the “I want one cent of the GST dedicated to funding my City” campaign.

Economic Impact:

Nil

Purpose:

To promote the recently announced cross-Canada municipal lobbying effort, that one-cent of the GST be used to fund an estimated \$5 billion in annual expenditures by Canadian cities.

Communication Plan:

The endorsement of the campaign by the City of Vaughan will be announced by way of a media release, and communicated in writing to the Federation of Canadian Municipalities and the Association of Municipalities of Ontario.

Background - Analysis and Options:

The so-called fiscal imbalance in Canada is not simply a between the federal and provincial levels of government, nor just between the various provinces. Municipalities across Canada face the effects of the imbalance resulting from increasing demands for service from their citizens, the impositions of provincial downloading, and the limitations on revenue inherent in the property taxes and service fees available to them. The call for a share of the ‘gas tax’ was one effort to restore a semblance of balance in this array, but it will not be sufficient in the long term.

With this in mind, a campaign to see one cent of the GST dedicated to municipal purposes was recently launched at the Toronto Summit 2007. The speedy endorsement of the campaign by some GTA mayors (Brampton, Mississauga), as well as by the mayors of Halifax, Montreal, and Victoria would seem to indicate that (1) the need for additional financial resources is a ‘given’; (2) the request for one cent of the GST is reasonable; and (3) the greater the number of municipalities involved in the effort, the better the chances of its success.

Regional Implications:

The Regional Municipality of York will also benefit from the ultimate success of this effort.

Relationship to Vaughan Vision 2007:

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

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Conclusion:

The City of Vaughan, like all other Canadian municipalities, has become burdened with unsustainable responsibilities, necessitating a cross-national effort to secure increased support from the federal government, the principal beneficiary of the proceeds of the Canadian tax system.

Attachments:

None

Report prepared by:

Councillor Tony Carella

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Item 18, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

18 APPOINTMENTS TO ACCESS VAUGHAN STEERING COMMITTEE

The Committee of the Whole recommends:

- 1) That the following Council members be appointed to the Access Vaughan Steering Committee for the term 2006-2010:

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

- 2) That the following report of the City Clerk, dated March 5, 2007, be received.

Recommendation

The City Clerk recommends:

That Council members be appointed to the Access Vaughan Steering Committee for the 2006-2010 term of council:

Economic Impact

There is no economic impact associated with this report.

Communications Plan

N/A

Purpose

The purpose of this report is to consider Council appointments to the Access Vaughan Steering Committee.

Background - Analysis and Options

The Access Vaughan Steering Committee was established by Council in June 27, 2005 (refer to Attachment 1), and the following Council members were appointed:

Mayor Di Biase
Councillor Di Vona
Councillor Meffe

Attachment 2 provides information regarding the Committee.

Relationship to Vaughan Vision 2007

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

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Regional Implications

N/A

Conclusion

Staff is requesting the appointment of Council members to the aforementioned committee for the 2006-2010 term of council.

Attachments

- 1) Council Extract – June 27, 2005
- 2) Information regarding the Steering Committee

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

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Item 19, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

19 STRATEGIC PLANNING VAUGHAN VISION REVIEW CITIZEN SURVEY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Senior Manager of Strategic Planning, dated March 5, 2007:

Recommendation

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

- 1) That the City Manager's Office obtain pre-budget approval to proceed with coordinating the implementation of strategic plan Vaughan Vision review citizen survey.
- 2) That Attachment 1 - Strategic Planning Citizen Survey Workplan be received and approved.

Economic Impact

The cost to implement both the 500 household random telephone survey and the mail-in survey distributed to all households will not exceed \$30,000.

Communications Plan

Communication with the public will occur as part of the implementation of the survey process.

Purpose

As requested at the February 26th Council meeting, to present a detailed workplan for a strategic planning citizen survey including a random telephone survey of 500 households and a public mail-in survey for under \$30,000

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. There are approximately 70,000 households in the City of Vaughan.

Options for the strategic planning citizen survey have been discussed at previous Council meetings on January 9th and February 12th. At the February 26th Council meeting, it was requested that staff provide a report outlining a detailed workplan to provide both surveys for under \$30,000. As a result, staff have developed a workplan for review by Council (Attachment 1 – Strategic Planning Citizen Survey Workplan). As outlined in Attachment 1, the random telephone survey will be completed by an external company and the City will conduct the mail-in survey which will be distributed to all City of Vaughan households. The timeline for completing both surveys is 6 – 8 weeks.

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Five quotes were received for the completion of a random telephone survey of 500 Vaughan households. Based on these quotes, the recommended option includes a total cost for the random telephone survey of \$16,165 as outlined in Attachment 1. This includes the questionnaire development, preparation and fieldwork, programming, analysis and the report and presentation. The total cost for the completion of a mail-in survey for all Vaughan households to be completed by the City will be \$8,700 as outlined in Attachment 1. This cost includes the distribution of a printed survey to all Vaughan households through Canada Post Bulk Mail, advertisement of the survey in the Vaughan Citizen, Vaughan Weekly and Lo Specchio, data aggregation and analysis, a presentation and report of the survey results as well as promotional incentives. Residents will have the opportunity to drop off their completed survey to any City facility in addition to the survey being made available on the City website for those residents that wish to complete the survey online.

Along with consideration of cost, it is important to take into consideration the statistical significance of proceeding with various sample sizes. Surveying 500 residents would result in a margin of error of +/- 4.4. The results of the survey will be incorporated into the Council/SMT workshop planned for 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 Workplan

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 20, Report No. 12, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on March 19, 2007, as follows:

By approving the following:

That the report to be provided by the City Manager, in memorandum form, include a recommended procedure by which staff of the City (particularly the offices of the Mayor and that of the City Manager) will identify and respond to significant invitations, to ensure that a representative of the City is in fact present at events at which representation will reflect well on the City of Vaughan, and alternatively, the absence of such representative, will have the opposite effect.

20

**NEW BUSINESS – NON-PARTICIPATION OF
CITY OF VAUGHAN IN TORONTO SUMMIT 2007**

The Committee of the Whole recommends that the City Manager provide a report with respect to why there was no City of Vaughan representation at the recent Toronto Summit 2007 and the issues raised in Councillor Carella's submission dated March 5, 2007.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2007

Item 21, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

21

NEW BUSINESS – PEACE TREE DAY – JUNE 1, 2007

The Committee of the Whole recommends that the following report of Councillor Yeung Racco, dated March 5, 2007, be received and referred to the next Committee of the Whole meeting.

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That the City of Vaughan endorse June 1, 2007 as Peace Tree Day;
2. That a permit be issued at no charge for the use of space, tables and chairs at the Concord Thornhill Regional Park on June 1, 2007 for the purpose of organizing a ceremonial event to celebrate Peace Tree Day;
3. That a copy of the resolution be issued to the City of Vaughan's Community Relations Committee and all educational institutions throughout the City of Vaughan; and
4. That Corporate Communications staff issue a news release.

Economic Impact

N/A

Communications Plan

Corporate Communications will issue news releases in support of June 1, 2007 being Peace Tree Day in the City of Vaughan.

Purpose

To acknowledge June 1, 2007 as Peace Tree Day and to celebrate the values and principals associated therewith.

Background - Analysis and Options

The Peace Tree is based upon a movie of the same title wherein three little girls of different religious backgrounds seek to enjoy the festive celebrations of the others. Upon facing resistance from their parents, the girls go about convincing their parents that it is all about peace and thus the Peace Tree is born.

The Peace Tree is a symbolic representation of the importance of embracing and celebrating diversity. As the City of Vaughan continues to grow and expand, our community has witnessed increasing diversity and this is a tremendous asset to the City - one that should be celebrated and acknowledged at every opportunity.

The City of Vaughan did endorse Peace Tree Day in 2006, and accordingly organized an official celebration on June 1, 2006.

Relationship to Vaughan Vision 2007

A-2: Serving our citizens through the promotion of community, safety, health and wellness

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

Regional Implications

N/A

Conclusion

In light of the City of Vaughan's efforts to recognize and promote diversity and to work in partnership with groups to that effect, Councillor Sandra Yeung Racco recommends that the City of Vaughan once again endorse June 1st as Peace Tree Day and plan an appropriate celebration accordingly.

Attachments

N/A

Report prepared by:

Cindy Furfaro-Benning, Council Executive Assistant

CITY OF VAUGHAN

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Item 22, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

22

**NEW BUSINESS – YORK REGION MPP’S TO ACKNOWLEDGE
TRANSPORTATION FUNDING ANNOUNCEMENT**

Councillor Yeung Racco informed Committee that the Hon. Michael Chan, Minister of Revenue and Markham MPP, along with Thornhill MPP Mario G. Racco, will be in Concord on March 6, 2007 with respect to Prime Minister Harper and Premier McGuinty’s announcement regarding transportation funding in the GTA.

The foregoing matter was brought to the attention of the Committee by Councillor Yeung Racco

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Item 23, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2007.

23

**CEREMONIAL PRESENTATION – MR. WIL GONIDIS,
ON BEHALF OF BELL CANADA AND THE BELL TRUE SPORT FOUNDATION
AWARDING A GRANT TOWARDS GIRLS HOCKEY**

Mr. Wil Gonidis, on behalf of Bell Canada and the Bell True Sport Foundation, congratulated the Vaughan Girls Hockey Association and the City of Vaughan Recreation and Culture Department in being awarded a \$5,000 grant to put towards girls hockey.

Mr. Frank Petricone, Treasurer, of the Vaughan Girls Hockey Association along with league members Sarah Papaluca, Celine Petricone and Laura Pio, were present to accept the award. A commemorative sign was presented to the City of Vaughan in recognition of the award.