

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 1, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

**1 TERMINATION OF THE SPADINA-YORK SUBWAY EXTENSION COMMITTEE; AND
 CREATION OF THE VAUGHAN CORPORATE CENTRE PROMOTIONAL
 ADVISORY COMMITTEE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated October 1, 2007:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That the City Manager prepare a report on:
 - a) Ending the operations of the Spadina-York Subway Extension Committee; and
 - b) The creation of a Vaughan Corporate Centre Promotional Advisory Committee.
2. That this report be brought forward to the first available Committee of the Whole meeting.

Economic Impact

N/A

Communications Plan

None required at this time.

Purpose

To obtain a staff report on winding up and ending the operations of the Spadina-York Subway Extension Committee and on the creation of a new Vaughan Corporate Centre Promotional Advisory Committee that would focus on the marketing of the Corporate Centre and other areas in Vaughan that are close to the subway stations on the extended Spadina subway line.

Background – Analysis and Options

The Spadina-York Subway Extension Committee was created by Council in 2000. Its mandate was to promote and support the extension of the Spadina Subway from Downsview Station to the Vaughan Corporate Centre. The required Environmental Assessments have been approved, the funds allocated and construction of the subway extension will begin in 2008, with the opening targeted for 2014. With its mandate fulfilled, it is now appropriate to consider winding up and ending the operations of this Committee.

It will now be important to move ahead and promote the development of the Corporate Centre and area, in order for the City to obtain the benefits the new transit infrastructure and the planning policies that are now in place. Securing quality development will be essential to the success of the Corporate Centre. Section 4 of Vaughan Vision 2007, "Planning and Managing Growth" recognizes the importance of promoting and encouraging investment in the Vaughan Corporate Centre; and developing a marketing strategy for the VCC is identified as a priority.

The creation of a Vaughan Corporate Centre Promotional Advisory Committee, as non-statutory advisory committee, would assist Council in the preparation of the marketing strategy identified in Vaughan Vision 2007 and support its implementation.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 1, CW Report No. 44 – Page 2

Therefore, it recommended that the City Manager be directed to report on the winding-up of the Spadina-York Subway Extension Committee and on the creation of a new marketing-oriented Vaughan Corporate Centre Promotional Advisory Committee. The report should also include draft operating terms of reference for the Committee for Committee of the Whole's consideration.

Relationship to Vaughan Vision 2007

Section 3 of Vaughan Vision 2007 "Transportation and Transit Infrastructure" includes the following objective:

"3.1 Support the TTC subway extension projects (Spadina and Yonge Street) with the Spadina Line as the top priority"

Construction of the Spadina Line is scheduled to start in 2008. The Spadina-York Subway Extension Committee has fulfilled its mandate.

Vaughan Vision also states in Section 4, "Planning and Managing Growth":

"4.1 Promote and encourage investment in the Vaughan Corporate Centre

4.1.1 Develop a marketing strategy for the VCC."

Creation of the new promotional Committee will support this objective.

Regional Implications

None

Conclusion

It is now time to move beyond the securing of the transit improvements serving the Vaughan Corporate Centre to focusing on the development of the VCC. A report is requested from the City Manager on ending the operations of the Spadina-York Subway Extension Committee and on the creation of a new marketing-oriented Vaughan Corporate Centre Promotional Advisory Committee. The new Committee would support investment in the Corporate Centre through the development and implementation of marketing strategies and promotions, consistent with Vaughan Vision 2007 and the City's plans and policies.

Attachments

N/A

Report prepared by:

Sandra Yeung Racco
Councillor, Ward 4

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 2, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

2 CARRYING PLACE SUPER MAILBOX DEMONSTRATION PROJECT

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated October 1, 2007:

Recommendation

Councillor Tony Carella recommends approval of the following:

(1) that the City Manager direct appropriate staff to work in partnership with the Carrying Place Ratepayers' Association, Canada Post, and private sector sponsors recruited by the association, in developing a detailed plan that addresses all issues relating to a proposed demonstration project for the visual enhancement of the streetscape in the immediate vicinity of the Canada Post super mailbox adjacent to 2 Water Garden Lane, Woodbridge; and

(2) that the plan for the execution of the demonstration project---including any proposal(s) for the maintenance of any short or long-term features of the project, or for the removal of any or all of them and the restoration of the site to its pre-project condition---be brought forward to a future meeting of the Committee of the Whole no later than March 31, 2008, for its review and recommendation to Council, if deemed appropriate at that time.

Economic Impact

To be determined; however, any contribution by the City shall be limited to that which can be accommodated within the normal operational budgets of any departments involved.

Purpose

To demonstrate to the general public that the appearance of super mailboxes can be enhanced substantially through the efforts of local residents, with a modest level of support from City staff and contributions from private sector sponsors recruited by local residents.

Communication Plan

Corporate Communications will arrange for coverage by the local press of a small ceremony on-site to mark the launch of this demonstration project, once approved by Council and all components are in place.

Background – Analysis and Options

The state of the sidewalks, boulevards, and roadways in the immediate vicinity of super mailboxes has been an on-going concern of successive Councils since this postal delivery system was first instituted approximately twenty years ago. Too frequently, the appearance of these areas is marred by litter, consisting principally of bulk (or 'junk') mail items discarded by residents who frequent these locales. Such litter is a constant source of complaints directed to members of Council and staff.

Nevertheless, a member of the Greening Vaughan Advisory Committee recently reported a successful effort to address this problem in one neighbourhood. After the placement of a blue box under the super mailbox did nothing to reduce litter, an anonymous resident planted and tended a few annuals around the local super mailbox, and this very slight enhancement to the streetscape resulted in a startling drop in the amount of litter.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 2, CW Report No. 44 – Page 2

With this phenomenon in mind, Councillor Carella---along with the Director of Parks and Forestry Operations and staff of the Parks Development Department, recently met with a representative of the Carrying Place Ratepayers' Association, and Mario and Mary Verrilli, who reside at 2 Water Garden Lane, Woodbridge. The latter, with the support of the association, proposed a demonstration project which would see the construction of a shelter over the super mailbox adjacent to their residence.

It is important to note that the proposed shelter would be substantially similar to one that has been located within the Islington Woods subdivision for some years.

These local residents are seeking assistance from the City in bringing this proposal to fruition, such assistance to take the form of their being instructed in what the project will entail by way of process-related issues, from the perspective of the City; and assuming these issues can be addressed successfully, whether the City would oversee the design of the shelter through Urban Design, the site construction through Parks Development, the acquisition of necessary building permits through Engineering, and the selection and on-going maintenance of plant materials through Parks and Forestry Operations. The project plan must also contemplate a means of addressing any future structural repairs.

According to the residents, they would be prepared to recruit competent volunteers to construct the shelter and install the plantings---with appropriate staff oversight, to monitor the condition of the site on an on-going basis, and to take necessary steps to ensure its integrity is maintained.

The desire of local residents and their ratepayers' association to address this issue, by way of a plan to enhance the attractiveness of a single such site, with only a modicum of support from the City, and to attend to its on-going integrity, is nothing short of laudable. As a demonstration project, it has the potential to be a winning strategy for the building of a sense of civic engagement in general, and to foster pride in a local amenity jointly developed by themselves, the City, and the local private sector, all while addressing problems perennially associated with super mailboxes.

Given the manner in which the recommendation is structured, the proposal presently before the Committee of the Whole will allow the full exploration of the detailed implications of the proposal and the resolution of those implications prior to the City approving the project

Regional Implications

Nil

Relationship to Vaughan Vision 2007

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

Conclusion

The approval sought by way of this recommendation will permit detailed discussion of the proposal by staff and interested parties. If the implications of the proposal can be resolved to the satisfaction of all concerned, it will be reported back to the Committee of the Whole for further consideration.

Attachments

None

Report prepared by:

Councillor Tony Carella

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 3, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

3 INTERIM REPORT OF PANEL 1, TASK FORCE ON DEMOCRATIC RENEWAL AND PARTICIPATION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Co-Chairs of Panel 1 of the Task Force on Democratic Participation and Renewal, dated October 1, 2007:

Recommendation

Councillor Tony Carella and Mr Steven Del Duca, Co-Chairs of Panel 1 of the Task Force on Democratic Participation and Renewal recommend approval of the work plan proposed by the panel, as described below.

Economic Impact

Nil

Purpose

To endorse the work plan proposed by Panel 1 of the Task Force

Communication Plan

The Corporate Communications Department will, with the assistance of the co-chairs, issue a press release announcing the launch of Panel 1 of the Task Force on Democratic Renewal and Participation.

Background – Analysis and Options

Panel 1 of the Task Force---charged with increasing to 50% the turnout of previously qualified voters in the next municipal election, in 2010---met for the first time on September 18, 2007, to review the timeline assigned to the Panel, as well as the various tasks the panel might undertake in furtherance of its assigned goal. To that end, a draft work plan was discussed, including such tasks as: key informant interviews, key informant surveys, the review of written comments invited from the public, community meetings to receive oral comments from the public, a literature review, the review of legislation and regulations dealing with municipal elections, media interviews of panelists, a review of current municipal election practices, and the inventorying of various means of communicating the panel's message to the public.

Following discussion of the above tasks, panelists suggested others for addition to this list. These additions included: the use of social communications networks (e.g., Facebook), participation of panelist in community events where information can be distributed to the public, quantitative and qualitative analysis of the issue (polling and focus groups, respectively), City-facilitated advertising (e.g., on the City website, in the semi-annual Recreation Guide), a dedicated website, an on-line survey, and public education initiatives driven solely by the panel, or in cooperation with not-for-profit/public interest groups. Panelist then indicated to which of these tasks they wish to be assigned.

The panel intends to meet twice this fall, to finalize the list of task they will undertake, and who will be involved in the various tasks. The next report of the Panel will provide an update on the progress of the panel to that scheduled date, March 31, 2008.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 3, CW Report No. 44 – Page 2

Regional Implications

Nil

Relationship to Vaughan Vision 2007

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

Conclusion

Panel 1 of the Task Force on Democratic Participation and Renewal has met in inaugural session, to review its assigned timeline and to discuss and expand a list of tasks the panel will undertake in furtherance of its assigned goal.

Attachments

None

Report prepared by:

Councillor Tony Carella

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 4, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

4 **CHARACTER COMMUNITY WEEK – OCTOBER 15 - 20, 2007**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated October 1, 2007:

Recommendation

The City Manager in consultation with the Senior Management Team and the Character Community Working Committee recommends:

1. That the initiatives planned for Character Community Week be approved; and
2. That the City of Vaughan continues to develop public education and awareness initiatives in 2008 to support the Character Community Program.

Economic impact

No economic impact. Any future financial impact will be identified as part of the 2008 Operating Budget.

Communications Plan

A communication plan will create awareness about Character Community Week and will include but not be limited to the preparation of a news release, information in various City publications, the City's Website and advertisements in local newspapers.

Purpose

The purpose of this report is to outline the City of Vaughan initiatives to support Character Community Week from October 15 to 20, 2007.

Background - Analysis and Options

Council at its meeting of June 18, 2007 requested staff to bring forward a report with respect to the City's participation in Character Community Week which is being held from October 15 to 20, 2007.

A Character Community Working Committee with representation from Council (Mayor Linda Jackson, Regional Councillor Joyce Frustaglio, and Councillor Sandra Yeung Racco) and staff was formed to develop initiatives to support the program.

The City of Vaughan is proud to be participating in the Character Community Program and is also a member of the York Character Community Council.

The mission of the Character Community Program is to work together to make Vaughan a Character Community by nurturing positive character attributes. The 11 Character Attributes are as follows: Optimism, Initiative, Perseverance, Respect, Responsibility, Honesty, Integrity, Compassion, Courage, Inclusiveness and Fairness.

A Character Community is one in which elected officials, community leaders in the education, business, faith community, law enforcement, media sectors and citizens-at-large recognize and promote the importance of good character.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 4, CW Report No. 44 – Page 2

In this collaboration everyone works together to ensure that families are strong, homes and streets are safe, education is effective, business is productive, neighbours care about one another and citizens are free to make wise choices for their lives and families.

In short, a Character Community has leaders who are models of the character attributes they advocate for their citizens.

Character Community Week Initiatives

As part of the celebrations, a kick-off presentation is planned for the Committee of the Whole meeting of October 15, 2007 to officially draw attention to Character Community Week. Student and teacher representatives from both the public and separate school boards have been invited to share and present Character Community initiatives that are underway at their local school.

During Character Community Week members of City Council will be invited to various schools throughout the City to promote the Character Community Program and discuss with students the role municipal government plays in fostering the program and its 11 Character Attributes.

Each spring the Vaughan Chamber of Commerce hosts the Vaughan Business Achievement Awards. Part of the ceremony includes the City of Vaughan's commitment in recognizing the efforts of the business community through the Mayor's Award. The award criteria will promote the Character Community attributes and the importance of character in the business community.

Once again the Vaughan Business Enterprise Centre (VBEC) will be hosting the Vaughan Business Expo on Thursday November 1st at the Riviera Parque (2800 Highway 7 West). Information about the Vaughan Character Community Program will be on display to create awareness.

The City currently has a number of initiatives such as the Civic Hero Award and the Vaughan Chamber of Commerce Mayor's Award that incorporate attributes of the Character Community Program. Further branding to more closely align the program with the awards will be incorporated.

The City of Vaughan Human Resources department is in the process of developing an employee recognition program within which the Character Community attributes will be incorporated. During Character Community Week the department also plans to offer Lunch and Learn sessions for employees with guest speakers on hand to present informative and motivational presentations on the various Character Community themes.

Communication and Public Awareness

Corporate Communications will produce a marketing communications plan to promote Character Community Week in Vaughan. The plan will promote the programs associated with this week both internally (to staff) and externally, through various communication vehicles including media coverage, website content, Citypage advertising, the Vibe, as well as generate publicity with feature stories in the local media on people with character.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly A-2 promote health and wellness.

Regional implications

No Regional implications.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 4, CW Report No. 44 – Page 3

Conclusion

Council, at its meeting of June 18, 2007 requested staff to bring forward a report with respect to the City's participation in Character Community Week which is being held from October 15 to 20, 2007. A Committee with representation from Council and staff was created to establish a number of initiatives for Character Community Week. The program includes a series of public awareness and recognition initiatives to foster the importance of Vaughan as a Character Community.

Attachments

None

Report Prepared By

Diane LaPointe-Kay, Director, Recreation and Culture, ext. 8117

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 5, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

5 UPDATING THE LISTING OF COUNCIL SUPPORTED FUNDRAISING EVENTS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated October 1, 2007:

Recommendation

The City Manager recommends that:

That this report be approved.

Economic Impact

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

Communications Plan

None required.

Purpose

The purpose of this report is to recommend to Members of Council of a change in the organizations that are supported by Council.

Background - Analysis and Options

Council supported fundraising events are charitable events that have been recognized as being beneficial to the community as a whole. For supported events, the City generally purchases a table/tickets for all Members of Council (and if space permits, senior staff) are invited to attend with their spouses.

The four organizations which have been supported by Council are The Humber Regional Hospital Gala, The York Central Hospital Gala, the York Region Police Chief's Dinner and the Woodchoppers Ball. As the Woodchoppers Ball is no longer in existence, it is recommended that the Vaughan Health Care Foundation Gala be the fourth organization that Council supports.

The two supported hospitals noted-above continue to support the Vaughan community. In recognition of the importance of the Foundation's work to secure a new hospital and health care services for the residents of the City of Vaughan, the City has been deeply involved in the pursuit of a hospital starting with the Vaughan Health Care Foundation Standing Task Force and the completion of the initial needs study. It is appropriate that Vaughan's support continue and a table be purchased for the senior management team for this event, in addition to the Council table.

Relationship to Vaughan Vision 2007

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

Conclusion

That this report be approved.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 5, CW Report No. 44 – Page 2

Report prepared by:

Lorena Marcucci
Executive Assistant to the City Manager

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 6, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

6 COUNTERFEIT PRODUCTS CREATE SAFETY CONCERNS

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager/Commissioner of Finance & Corporate Services, dated October 1, 2007, be approved, subject to inserting “Canadian Anti-Counterfeiting Network (CACN)” before “Canadian Standards Association (CSA)” in the first line of the recommendation; and**
- 2) That the deputation of Mr. Doug Geralde, Chair, CACN & Director of Audits & Investigations – CSA Group, 178 Rexdale Boulevard, Toronto, M9W 1R3, be received.**

Recommendation

The Deputy City Manager/Commissioner of Finance & Corporate Services in consultation with the Director of Legal services recommends:

That Council approve staff working with the Canadian Standards Association (CSA) with the objective of developing a communication “tool kit” that can be utilized by CSA to increase community and business awareness with respect to the dangers and costs associated with product counterfeiting.

Economic Impact

There is no out-of-pocket cost to the City. The CSA and the Canadian Anti-Counterfeiting Network (CACN) will fund the cost of production and other direct costs associated with pilot project.

Communications Plan

There will be an announcement that the City is working with the CSA with the objective of creating a communications “tool kit” that can be used to communicate the issues associated with counterfeit products. The announcement will promote the fact that Vaughan has taken a leadership role with respect to this important community safety issue.

Purpose

The purpose of the report is to obtain Council approval for staff to provide input and assistance to the CSA with the objective of creating a communication “tool kit” that can be utilized to increase community and business awareness with respect to the dangers and costs associated with product counterfeiting. Municipalities have considerable experience, methods at their disposal and opportunities for communicating with the community. The objective of involving staff is to take advantage of and leverage Vaughan’s experiences and create a communication “tool kit” that can first be utilized to inform the Vaughan community and secondly, CSA can take the “tool kit” to other communities beyond Vaughan.

Background - Analysis and Options

On September 4, 2007 the Chair & Director of Audits & Investigations – CSA Group made a presentation to the Committee of the Whole. The presentation was received and at the September 10, 2007 Council meeting staff were directed to review the request and provide a staff report to the October 1, 2007 Committee of the Whole.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 6, CW Report No. 44 – Page 2

The issue of counterfeit products and the associated safety concerns are becoming more and more common. With staffs input and assistance CSA will create a communications “tool kit”.

The objective is to have City staff provide input and assistance, however it is not intended that the City’s name or logo be identified on the material. Examples of opportunities for the City of Vaughan to provide assistance could include:

1. Defining the municipal involvement in relation to this issue;
2. Discussions on how best to involve other local partners such as public libraries, the Chamber of Commerce, School Boards and the local electrical distribution company;
3. Drafting a resolution that can be forwarded to municipal Councils and others for endorsement;
4. Identifying appropriate methods for communicating such as the City’s WEB site, fire prevention material, the use of posters, publications such as the Business Link and the distribution of educational material; and
5. Providing general comments from a municipal perspective.

City staff would be an information resource that CSA can access. CSA would take the lead in coordinating the work including preparing material for comment, arranging meetings and capturing input. Staff representation on the committee could include, Corporate Communications, Fire & Rescue Services (Fire Prevention section), Community Services, Economic Development and Building Standards. Other staff on an as required basis.

Relationship to Vaughan Vision 2007

Serve Our Citizens A2 Promote Community Safety, Health and Wellness

Regional Implications

No implications of the pilot project.

Conclusion

Creating awareness is a first step in addressing safety concerns regarding counterfeit goods. Working with Vaughan will assist the CSA in getting the message out at the community level.

Attachments

None

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 7, Report No. 44, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 9, 2007, as follows:

By approving the recommendation of the Commissioner of Engineering and Public Works, dated October 1, 2007; and

By receiving the memorandum from the Commissioner of Engineering and Public Works, dated October 4, 2007.

7

**ASSUMPTION – PINE VALLEY COURT
19T-99V10 & 19T-00V22, 65M-3562, 65M-3563**

The Committee of the Whole recommends that this matter be referred to the Council meeting of October 9, 2007, to provide an opportunity for staff to investigate the issue of ponding at 201 Terra Road.

Recommendation

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3562 and 65M-3563 and that the municipal services letter of credit be reduced to \$7,900.

Economic Impact

Upon assumption of this development, approximately 1.5 lane kilometers of roadway and associated municipal infrastructure will be added to the City of Vaughan's system. There will be a future cost associated with the operation and long-term maintenance of the additional inventory of lands and public highways that may include roads, sewers, watermains, street lighting, streetscaping, storm water management ponds, parks, etc.

Communications Plan

Not applicable.

Purpose

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

Background - Analysis and Options

The 149 lot development is a residential subdivision. The development is located west of Pine Valley Drive and South of Hwy #7 as shown on Attachment 1.

The Subdivision Agreement was signed on April 4, 2002. The municipal services in Plan 65M-3562 and 65M-3563 were installed in May 2002 and the top course asphalt was placed in June 2005.

All the documentation required by the Subdivision Agreement for assumption has been submitted. The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Engineering Services, Development/Transportation Engineering, Public Works, Building Standards, Parks Development, Development Planning and

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 7, CW Report No. 44 – Page 2

Clerks. Parks Operations and Forestry has requested that \$7,900 be held back in securities for the guarantee of trees and plant material. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been met.

Relationship to Vaughan Vision 2007

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

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

Regional Implications

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

Conclusion

It is therefore appropriate that the municipal services in 65M-3562 and 65M-3563 be assumed and the municipal services letter of credit be reduced to \$7,900. Once the trees and plant materials have been completed and re-inspected to the satisfaction of the City, the municipal letter of credit will be released.

Attachments

1. Location Map

Report prepared by:

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

VR/fc

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 8, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

8 TRAFFIC CALMING – ROYAL GARDEN BOULEVARD

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 1, 2007:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That this report be received for information.

Economic Impact

None.

Communications Plan

Engineering Services staff held a Public Meeting with the Local Councillor and the residents of Royal Garden Boulevard on Tuesday, May 29, 2007. The notices were mailed out and placed on the City's web page. Also, the notices were advertised in the following papers: Vaughan Weekly, Vaughan Citizen, and Lo Specchio.

Purpose

To advise Council on the status of the Royal Garden Boulevard Traffic Calming Committee

Background - Analysis and Options

At its meeting on April 23, 2007, Council directed:

“Councillor Tony Carella recommends the establishment of a traffic calming committee to review traffic conditions on Royal Garden Boulevard; and to make recommendations for the calming of speeding on this street.”

Staff held a meeting with the community on Tuesday, May 29 2007. At that meeting, the residents were advised of traffic calming measures available to them. The residents formed a traffic committee. Staff provided the committee members with the engineering drawings for Royal Garden Boulevard, and the engineering specifications for traffic calming measures. In addition, Engineering Services staff met on site with the committee members. Staff are currently finalizing the design for traffic calming with the committee. Please see Attachment No. 1 for area network.

Relationship to Vaughan Vision 2007

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

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

Regional Implications

Not Applicable.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 8, CW Report No. 44 – Page 2

Conclusion

Staff recommend that this report be received for information.

Attachments

1. Location Map

Report prepared by:

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

LW:mc

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 9, CW Report No. 44 – Page 2

Regional Implications

Not Applicable.

Conclusion

Staff recommends that this report be received for information.

Attachments

1. Location Map

Report prepared by:

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

LW:mc

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 10, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

10 LOAD RESTRICTION BY-LAW ON BRIDGE NO. 008601, HUMBER RIVER, WEST BRANCH

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 1, 2007:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That a by-law be enacted on the existing concrete bridge being Bridge No. 008601, Humber River, West Branch on Humber Bridge Trail approximately 0.2 km east of Highway No. 27 to limit the loading to 5 tonnes; and
2. That the by-law be in effect for a period of 2 years.

Economic Impact

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

Communications Plan

A Communications Plan is not required for this activity.

Purpose

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

Background - Analysis and Options

The Humber River, West Branch Bridge (Bridge No. 008601) is located on Humber Bridge Trail approximately 0.2 km east of Highway No. 27. (See Attachment No.1).

The existing bridge was constructed in 1914 and is an 18.3 metre single span cast in place concrete bowstring arch bridge with a concrete deck and wearing surface. The bridge provides a roadway width of 3.7 metres and accommodates a single lane for two way vehicular traffic.

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

Based on our most recent inspection of the structure, in 2006, completed by Engineered Management Systems, the 5 tonnes load limit currently posted is recommended to remain in effect.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 10, CW Report No. 44 – Page 2

The current Bylaw expires in October of 2007 and a new by-law is required for renewal and continued enforcement of the posted load limit on this structure.

Relationship to Vaughan Vision 2007

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

Regional Implications

There are no Regional Implications for this activity.

Conclusion

A load limit by-law is required to renew a load restriction of 5 tonnes for a period of 2 years in accordance with regulations under the Highway Traffic Act (Section 123(2) and the Bridges Act (Section 2).

Attachments

1. Location Map

Report prepared by:

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

DB:mc

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 11, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

11 LOAD RESTRICTION BY-LAW ON BRIDGE NO. 011601, MCEWEN BRIDGE, HUMBER RIVER

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 1, 2007:

Recommendation

The Commissioner of Engineering and Public Works recommends:

1. That a by-law be enacted on the existing concrete bridge being Bridge No. 011601, McEwen Bridge, Humber River on Kirby Road approximately 0.2 km east of Huntington Road to limit the loading to 5 tonnes; and
2. That the by-law be in effect for a period of 2 years.

Economic Impact

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

Communications Plan

A Communications Plan is not required for this activity.

Purpose

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

Background - Analysis and Options

The Bridge No. 011601, McEwen Bridge, Humber River is located on Kirby Road approximately 0.2 km east of Huntington Road. (See Attachment No.1).

The existing bridge was constructed in 1923 and is an 18.3 metre single span cast in place concrete bowstring arch bridge with a concrete deck and gravel wearing surface. The bridge provides a roadway width of 3.4 metres and accommodates a single lane for two way vehicular traffic.

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

Based on our most recent inspection of the structure, in 2006, completed by Engineered Management Systems, the 5 tonnes load limit currently posted is recommended to remain in effect.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 11, CW Report No. 44 – Page 2

The current Bylaw expires in October of 2007 and a new by-law is required for renewal and continued enforcement of the posted load limit on this structure.

Relationship to Vaughan Vision 2007

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

Regional Implications

There are no Regional Implications for this activity.

Conclusion

A load limit by-law is required to renew a load restriction of 5 tonnes for a period of 2 years in accordance with regulations under the Highway Traffic Act (Section 123(2) and the Bridges Act (Section 2).

Attachments

1. Location Map

Report prepared by:

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

DB:mc

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 12, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

12

**AWARD OF PROPOSAL - RFP07-173
SELECTION OF CONSULTANT
PAVEMENT MANAGEMENT PROGRAM
RURAL ROADS 2008**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 1, 2007:

Recommendation

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

1. That the engineering consulting firm of URS Canada Inc. be retained to provide engineering services in connection with the upgrade of Kipling Avenue, King-Vaughan Road, Kirby Road and Roe Road at an estimated cost of \$87,745.00 excluding GST;
2. That a contingency allowance in the amount of \$9,000.00, excluding G.S.T. be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the Contract; and,
3. That the Mayor and Clerk be authorized to sign an Engineering Agreement with URS Canada Inc.

Economic Impact

The total cost of \$100,000.00 for the preliminary and detail design of this project are included in the approved 2007 Capital Budget (Project No. EN-1655-07) budget amount of \$480,000.00 and as such, there is no additional economic impact to the 2007 Capital Budget.

Communications Plan

Once this consultant assignment is awarded, staff will advise the Ward Sub-Committee and will send out Engineering Services Standard 'A' letter to the affected residents.

Purpose

Council approval to retain URS Canada Inc. for the preliminary design, detail design and construction administration for the Pavement Management Program Rural Roads 2008 RFP07-173.

Background - Analysis and Options

Kipling Avenue from Kirby Road to King-Vaughan Road, King-Vaughan Road from Kipling Avenue to Highway 27, Kirby Road from Kipling Avenue to Highway 27 and Roe Road from Huntington Road to west end are all included in the City's 5 Year Pavement Management Program for upgrade in 2008. (See Attachment No. 1).

The 2007 Capital Budget Project No. EN-1655-07 includes costs for the preliminary and detail design of the upgrading of these two lane rural roads with a gravel surface or surface treated roads to a hot mix paved surface.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 12, CW Report No. 44 – Page 2

In response to request for proposal RFP07-173, proposal submissions were received August 28, 2007 from R.V. Anderson Associates, Giffels, URS Canada Inc., Totten Sims Hubicki and SNC Lavalin Engineers and Constructors for engineering services in connection with the rural road upgrades of Kipling Avenue, King-Vaughan Road, Kirby Road and Roe Road. The professional engineering services include the preliminary design, detail design, construction administration and inspection services.

The evaluation committee reviewed and have evaluated the five proposals submitted based on the following:

- Project Understanding and Approach – 20%
- Work Plan and Project Management – 20%
- Firm Qualifications and Staff experience – 30%, and
- Engineering Fees – 30%

URS Canada Inc. scored the highest score during evaluation. Based on staff's evaluation of the proposals, it is recommended that the proposal from URS Canada Inc. be accepted at this time for preliminary and detail design, and that an Engineering Agreement be executed.

The contract administration component of this project has been submitted for consideration in the 2008 Draft Capital Budget deliberations. Subject to the approval of this Budget item, it is anticipated that URS Canada Inc. will be retained to provide construction administration and inspection during the construction period.

The total estimated cost for this project which includes preliminary design, detail design, a contingency allowance and all applicable taxes (G.S.T. is 100% recoverable) is \$100,000.00 and is calculated as follows:

URS Canada Inc.	
Preliminary and Detail Design (excluding G.S.T.)	\$ 87,745.00
Contingency Allowance (10%)	\$ <u>9,000.00</u>
Sub-Total	\$ 96,745.00
G.S.T. (6% amount is 100% recoverable)	\$ 5,804.70
Treasury Administration (3%)	\$ <u>2,902.35</u>
Total	\$105,452.05
Less G.S.T. Recoverable	\$ (5,804.70)
Total Cost	\$ 99,647.35
	Rounded \$100,000.00

Relationship to Vaughan Vision 2007

This project is consistent with Vaughan Vision 2007 in that the proposed works provide effective and efficient delivery of services (1.3).

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

Regional Implications

Region of York Transportation and Works Department will be advised of this City of Vaughan project.

Conclusion

Sufficient funding is available in the 2007 Capital Budget (Project No. EN-1655-07), to complete

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 12, CW Report No. 44 – Page 3

the preliminary and detail design for this project. Therefore, staff recommend that this project be awarded to URS Canada Inc. in the amount of \$87,745.00, plus G.S.T.

Attachments

1. Location Map

Report prepared by:

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

PM:mc

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 13, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

13 **PROCLAMATION REQUEST –
CHILD CARE WORKER & EARLY CHILDHOOD EDUCATOR APPRECIATION DAY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated October 1, 2007:

Recommendation

The City Clerk recommends:

- 1) That October 24, 2007 be proclaimed as “Child Care Worker & Early Childhood Educator Appreciation Day” and
- 2) That the proclamation be posted on the City’s website, published on the City Page, space permitting.

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.

Purpose

To respond to the request received from the President, Ontario Coalition for Better Child Care (OCBCC) and the President, Ontario Division of Canadian Union of Public Employees (CUPE).

Background - Analysis and Options

The correspondence received from the President, Ontario Coalition for Better Child Care (OCBCC) and the President, Ontario Division of Canadian Union of Public Employees (CUPE), dated August 24, 2007 is attached (Attachment #1).

The proclamation request meets one of the requirements of the City’s Proclamation Policy, namely, “*That upon request, the City of Vaughan issue proclamations for events, campaigns or other similar matters which are promoted by an organization that is a registered charity pursuant to Section 248 of the Income Tax Act*”. The OCBCC is so registered and the City has granted this proclamation request in the past.

The President, Ontario Coalition for Better Child Care (OCBCC) and the President, Ontario Division of Canadian Union of Public Employees (CUPE) have requested the City publicize this proclamation to allow the community to recognize the work of various groups and to acknowledge the contributions they make in the lives of community members.

Relationship to Vaughan Vision 2007

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 13, CW Report No. 44 – Page 2

Regional Implications

The promotion of awareness throughout the Region of the contribution made by Child Care Workers and Early Childhood Educators.

Conclusion

Staff is recommending October 24, 2007 be proclaimed as “Child Care Worker & Early Childhood Educator Appreciation Day, and that the proclamation be posted on the City’s website and published on the City Page, space permitting.

Attachments

Attachment #1 - Correspondence from the President, Ontario Coalition for Better Child Care (OCBCC) and the President, Ontario Division of Canadian Union of Public Employees, dated August 24, 2007

Report prepared by:

John D. Leach, City Clerk

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 14, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

14

**PROCLAMATION REQUEST
CHARACTER COMMUNITY WEEK**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated October 1, 2007:

Recommendation

The City Clerk recommends:

- 1) That October 15 - 21, 2007 be proclaimed as "Character Community Week" and
- 2) That the proclamation be posted on the City's website and published on the City Page space permitting.

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.

Purpose

To respond to the request received from the Executive Director, Character Foundation of York Region.

Background - Analysis and Options

The correspondence received from the Executive Director, Character Foundation of York Region, dated August 27, 2007, is attached (Attachment #1).

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

The Character Foundation of York Region has requested the City publicize this proclamation to promote the importance of fostering and demonstrating good character and provide the opportunity for business, education, community organizations, and families in Vaughan to focus on the character attributes and the importance of incorporating good character into everyday actions and interactions. The City of Vaughan is designated as a Character Community and Council has approved this proclamation in the past.

Relationship to Vaughan Vision 2007

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 14, CW Report No. 44 – Page 2

Regional Implications

The promotion of awareness throughout the Region about the Character Community initiative.

Conclusion

Staff is recommending October 15 – 21, 2007 be proclaimed as “Character Community Week” and that the proclamation be posted on the City’s website and published on the City Page, space permitting.

Attachments

Attachment #1 - Correspondence from the Character Foundation of York Region,
dated August 27, 2007

Report prepared by:

John D. Leach, City Clerk

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 15, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

15 FENCE HEIGHT EXEMPTION - 64 LOOKING GLASS CRESCENT. - WARD 3

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor and the Director of Enforcement Services, dated October 1, 2007:

Recommendation

The Commissioner of Legal and Administrative Services and City Solicitor and the Director of Enforcement Services recommends:

That the fence height exemption application for 64 Looking Glass Crescent be approved, conditional upon meeting the requirements contained within the report.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, no appeals have been received.

Purpose

This report is to provide information for the consideration of a fence height exemption application.

Background - Analysis and Options

The property owner of 64 Looking Glass Crescent has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90, for the property located at 64 Looking Glass Crescent.

The Applicant is making application as a result of Court action by the City for the repair/replacement of a noise attenuation fence.

The By-law permits a fence height of 6 feet in rear yards. The Site Plan for this property stipulates a noise attenuation fence of 1.83 metres (or 6 feet) along the rear property line facing Langstaff Road and the exterior side property line facing Ansley Grove Road. The Applicant has constructed a fence in the exterior side yard along Ansley Grove and the rear yard along Langstaff which exceeds the maximum height permitted per the Site Plan.

The fence panels vary in height from 7 feet 4 inches to 7 foot 9 inches, the posts vary in height from 7 foot 11 inches to 9 foot 3 inches. The height variances are in large part due to the uneven grade of the property.

The area was inspected by Enforcement Services staff and adjacent fences are similar in height to the applicants. In this area there have been no similar fence height exemptions applied for in recent years, however 9 homes on Looking Glass Crescent have replaced their dilapidated rear yard noise attenuation fences due to Property Standards Orders being issued. All 9 homes have installed/replaced the rear yard noise attenuation fences with heights of approximately 7 foot 6 inch panels with 7 foot 9 inch posts (including caps).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 15, CW Report No. 44 – Page 2

There is a Site Plan registered for this property.

The fence height does not pose a potential sight line or safety issue.

The details outlined above support the approval of a fence height exemption for this location provided that the fence posts be reduced to a maximum of 1 inch above each fence panel and the temporary gate at the corner of Langstaff Road and Ansley Grove Road be replaced with permanent panels in keeping with the existing panel height and the posts be reduced to 1 inch above each fence panel.

This application is outside of the parameters of the delegated authority recently passed by Council.

Relationship to Vaughan Vision 2007

This report is in keeping with the Vaughan Vision as it speaks to Service Delivery and Community Safety.

Regional Implications

N/A

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This case does support the approval of a fence height exemption for this location.

Attachments

- 1) 4 Photographs
- 2) Site Plan
- 3) Site Plan Agreement (excerpt)
- 4) Area Map of Surrounding Streets

Report prepared by:

Tony Thompson
Director, Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 16, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

16 FENCE HEIGHT EXEMPTION - 16 PRESTONWOOD COURT - WARD 1

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor and the Director of Enforcement Services, dated October, 1, 2007, be approved; and
- 2) That the deputation of Mr. Enzo Loccisano, Archidwg Inc., 130 Bridgeland Avenue, LL #1, Toronto, M6A 1Z4, on behalf of the applicant, be received.

Recommendation

The Commissioner of Legal and Administrative Services and City Solicitor and the Director of Enforcement Services recommends:

That the fence height exemption application for 16 Prestonwood Road be denied.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, 2 letters of objection have been received.

Purpose

This report is to provide information for the consideration of a fence height exemption application.

Background - Analysis and Options

The property owner of 16 Prestonwood Court has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90, for the property located at 16 Prestonwood Court.

The Applicant is making application as a result of a neighbourhood complaint.

The By-law permits a fence height of four feet in front yards. A front yard fence is considered to start at the front door of the house that is set back the farthest. The Applicant has constructed a fence in the interior side yard which extends past the front corner (door) of the neighbouring house (#18 Prestonwood Court) by 8 feet 8 inches, which places this fence in the front yard pursuant to the By-law.

The fence varies in height, however, the highest point of the panels is 6 feet, and highest point of the posts measures 7 feet 2 inches and the gate is 6 feet 7 inches.

The area was inspected by Enforcement staff and there are no similar fences in front yards in the immediate area.

There are no site plans registered for this property.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 16, CW Report No. 44 – Page 2

The fence height does not pose a potential sight line issue.

In this general area there have been no similar fence height exemptions applied for recent years.

Polling was conducted and 2 letters were received objecting the application.

Due to the objections from neighbours and no similar fence in the area, staff does not recommend this applications approval.

This application is outside of the parameters of the delegated authority recently passed by Council.

Relationship to Vaughan Vision 2007

This report is in keeping with the Vaughan Vision as it speaks to Service Delivery and Community Safety.

Regional Implications

N/A

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This case does not support the approval of a fence height exemption for this location.

Attachments

- 1) 6 Photographs
- 2) Site Plan
- 3) Area Map of Surrounding Streets
- 4) Letter of Objection
- 5) Letter of Objection

Report prepared by:

Janice Heron
Administrative Coordinator, Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 17, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

17

**SIGN VARIANCE APPLICATION
FILE NO: SV.07-010
OWNER: TRUSTEES, THORNHILL BAPTIST CHURCH
LOCATION: 8018 YONGE STREET, PART OF LOT 32, CONCESSION 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 1, 2007:

Recommendation

That Sign Variance Application SV.07-010, Trustees, Thornhill Baptist Church, be APPROVED subject to the removal of the existing ground signs.

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 3 additional wall signs on the east elevation of the subject property as shown on the attached drawings.

Background - Analysis and Options

The City's Sign By-Law provides:

- 11.4 The area of wall signs shall not exceed 0.25 sq m of sign area per linear horizontal metre of exterior wall upon which such sign is located. No sign shall exceed 1.25 sq m in sign area.
- 6.1 (i) Except as otherwise be permitted in this by-law, the maximum number of signs that may be erected shall be one (1) only 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.

Regional Implications

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 17, CW Report No. 44 – Page 2

Conclusion

The By-law permits only one wall sign per business premise and not greater than 1.25 sq m in sign area. The applicant has revised the application and is now proposing 3 additional wall signs of various sizes as shown on the attached plan. (1.5 sqm, 0.75 sqm, 1.5 sqm respectively).

Members of the Sign Variance Committee had no objections to the revised application as submitted, and are of the opinion that the intent and purpose of the Sign By-law is being maintained.

The subject property is located within the Thornhill Heritage Area and the proposed signage has been considered and approved by Heritage Vaughan.

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

Attachments

1. Site Plan
2. Revised 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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 18, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

18

**SIGN VARIANCE APPLICATION
FILE NO: SV.07-016
OWNER: RIO TRIN PROPERTIES (VAUGHAN 3) INC.
LOCATION: 31 COLOSSUS DRIVE, UNIT 107
LOT 5, CONCESSION 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 1, 2007:

Recommendation

That Sign Variance Application SV.07-016, Rio Trin Properties (Vaughan 3) Inc., be APPROVED.

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 a wall sign at the front of the building and an additional wall sign at the rear of the building of the subject property as shown on the attached drawings.

Background - Analysis and Options

The City's Sign By-law provides:

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.

Conclusion

The applicant is proposing to install wall signs at the front and rear of the unit that are larger than provided for in the approved site plan agreement.

Members of the Sign Variance Committee had no objections to the application as submitted and are of the opinion that the intent and purpose of the Sign By-law is being maintained.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 18, CW Report No. 44 – Page 2

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
3. Building Elevations

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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 19, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

19

**SIGN VARIANCE APPLICATION
FILE NO: SV.07-017
OWNER: 1687882 ONTARIO LTD. (EDWARD GILFAND)
LOCATION: 3175 RUTHERFORD ROAD, UNITS 79, 80, BUILDING B,
BLOCK 1, REGISTERED PLAN 65M-3696**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 1, 2007:

Recommendation

That Sign Variance Application SV.07-017, 1687882 Ontario Ltd. (Edward Gilfand), be APPROVED subject to the box portion of the sign (Lower portion of the Sign) being reconfigured to follow the contours of the lettering.

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 an additional wall sign on the north and south elevations of the building of the subject property as shown on the attached drawings.

Background - Analysis and Options

The City's Sign By-Law provides:

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.

Conclusion

The By-law permits only those wall signs approved on the site plan agreement. The applicant is proposing to install an additional wall sign on the north and south elevations of the building as shown as signs "S - 1" and "S - 3" on the attached drawings.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 19, CW Report No. 44 – Page 2

Members of the Sign Variance Committee are recommending that the lower portion of the proposed sign be modified by having the outline of the sign follow the contours of the lettering similar to the upper portion of the sign. In their opinion this would create a more uniform appearance for the sign.

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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 20, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

20

**STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-97V23
BRALAWN (NORTH) DEVELOPMENTS INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 1, 2007:

Recommendation

The Commissioner of Planning recommends:

THAT the following street names for approved Draft Plan of Subdivision File 19T-97V23 (Bralawn (North) Developments Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>		<u>PROPOSED NAME</u>
Street 'A'		Via Borghese
Street 'B'		Via Campanile (existing)
Street 'C'		Via Sant' Agostino
Street 'D'	Via Toscana	
Street 'E'		Santa Lucia Court

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 on the south side of Major Mackenzie Drive, east of Pine Valley Drive, in Lot 20, Concession 6, City of Vaughan.

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

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".

Regional Implications

N/A

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 20, CW Report No. 44 – Page 2

Conclusion

The Development Planning Department has no objection with the proposed street names for approved draft plan of subdivision 19T-97V23.

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

/LG

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 21, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

21

**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 October 1, 2007:

Recommendation

The Commissioner of Planning recommends:

THAT the following street name 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'	Eaglet Court

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 Lot 22, Concession 3, City of Vaughan.

The applicant has submitted a street name for approval. The plan of subdivision 19T-05V05 (South) shown on Attachment #1 was approved by Vaughan Council on June 26, 2006. The applicant is requesting approval for the cul-de-sac shown on Attachment #2. The Planning Department for the Region of York does not have any objection to the proposed street name.

On March 19, 2007, Council previously approved the street names for the subdivision (Troon Avenue and Eagle Rock Way) as shown on Attachment #2.

The Vaughan Fire Department and the Development Planning Department have also reviewed the proposed street name, which is 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".

Regional Implications

N/A

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 21, CW Report No. 44 – Page 2

Conclusion

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

Attachments

1. Location Map
2. Proposed Street

Report prepared by:

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

/CM

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 22, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

22

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-07V04
2056239 ONTARIO INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 1, 2007:

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-07V04 (2056239 Ontario Inc.) BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted a Draft Plan of Condominium on the subject lands shown on Attachment #2, consisting of one, two storey industrial use building, currently constructed, with a total gross floor area of 4,024m² and a total of 17 units and 141 parking spaces (Attachment #3).

Background - Analysis and Options

The subject lands shown on Attachment #2 are located at the southwest corner of Regional Road #7 and Regional Road #27, City of Vaughan. The surrounding uses are as follows:

- North - vacant/approved office building/Regional Road #7 (EM3 Retail Warehouse Employment Area Zone)
- East - Regional Road # 27, vacant/commercial (C8 Office Commercial Zone)
- South - existing employment area (EM3 Retail Warehouse Employment Area Zone)
- West - vacant industrial/Roybridge Gate (EM3 Retail Warehouse Employment Area Zone)

Official Plan/Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan). The "Service Node" policies of OPA #450 also apply, which provides opportunities for industrial, business and civic uses. The draft plan of condominium conforms to the Official Plan.

The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to Exception 9(1013), which permits employment uses. The draft plan of condominium complies with the provisions of By-law 1-88.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 22, CW Report No. 44 – Page 2

Site Development

The 0.84ha condominium site is part of larger 5.05ha landholding, which has 173.9m frontage on Regional Road #7 and 100.04m flankage on Regional Road #27. The overall site has two accesses, one on Roybridge Gate, and the other on Regional Road #27, which will be shared with the property to the south. The building is located in the east side of the lot, facing Regional Road #27. A total of 141 parking spaces are provided for the condominium site, including 2 spaces for disabled persons. The draft plan of condominium is in accordance with the approved Site Plan File DA.06.061.

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

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-0V04

Report prepared by:

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

/CM

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 23, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

23

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-07V05
2056239 ONTARIO INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 1, 2007:

Recommendation

The Commissioner of Planning recommends:

THAT Draft Plan of Condominium 19CDM-07V05 (2056239 Ontario Inc.) BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted a Draft Plan of Condominium on the subject lands shown on Attachment #2, consisting of one, two storey industrial use building, currently constructed, with a total gross floor area of 6,250m² and a total of 24 units and 219 parking spaces (Attachment #3).

Background - Analysis and Options

The subject lands shown on Attachment #2 are located at the southwest corner of Regional Road #7 and Regional Road #27, City of Vaughan. The surrounding uses are as follows:

- North - Regional Road #7, service commercial under construction (File DA.06.031- C7 Service Commercial Zone)
- East - vacant/approved office building (EM3 Retail Warehouse Employment Area Zone)
- South - vacant industrial (EM3 Retail Warehouse Employment Area Zone)
- West - Roybridge Gate, existing gas bar (C7 Service Commercial Zone and EM1 Prestige Employment Area Zone)

Official Plan/Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), the "Service Node" policies of OPA #450 also apply, which provides opportunities for industrial, business and civic uses. The draft plan of condominium conforms to the Official Plan.

The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to Exception 9(1013), which permits employment uses. The draft plan of condominium complies with the provisions of By-law 1-88.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 23, CW Report No. 44 – Page 2

Site Development

The 1.30ha condominium site is part of larger 5.05ha landholding, which has 173.9m frontage on Regional Road #7 and 100.04m flankage on Regional Road #27. The overall site has two accesses, one on Roybridge Gate, and the other on Regional Road #27, which will be shared with the property to the south. The building is located in the north side of the lot, facing Regional Road #7. A total of 219 parking spaces are provided for the condominium site, including 4 spaces for disabled persons. The draft plan of condominium is in accordance with the approved Site Plan File DA.06.061.

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

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Condominium 19CDM-0V05

Report prepared by:

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

/CM

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 24, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

**24 OFFICIAL PLAN AMENDMENT FILE OP.06.031
ZONING BY-LAW AMENDMENT FILE Z.06.078
SCEPTRE DEVELOPMENTS INC.**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 1, 2007, be approved; and
- 2) That the following deputations, be received:
 - a) Mr. Mathew Johnston, Weston Consulting Group, 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, on behalf of the applicant;
 - b) Mr. Tony Miele, Tony Miele Consulting, 1443 Hurontario Street, Mississauga, L5G 3H5, on behalf of Woodbridge Lumber/Alpha Lumber;
 - c) Ms. Anna Blarowska, 8191 Kipling Avenue, Woodbridge, L4L 2A3; and
 - d) Ms. Antoinette Algieri, 8177 Kipling Avenue, Woodbridge, L4L 2A3; and
- 3) That the written submission of Mr. Paul W. Mastebroek, 117 Meeting House Road, Woodbridge, L4L 1K9, dated October 1, 2007, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.06.031 (Sceptre Developments Inc.) BE APPROVED, to amend OPA #240 (Woodbridge Community Plan) to redesignate the subject lands shown on Attachment #1 from "Medium Density Residential" to "Mixed Use Commercial" to permit a mixed-use development comprised of residential live/work (office) and business and professional office townhouse units (including a heritage building) as shown on Attachment #2, and that the implementing Official Plan Amendment include the following:
 - i) policies to ensure that the existing heritage building is appropriately integrated into the overall development; and
 - ii) policies to ensure a quality development that is designed and utilizes the appropriate materials to compliment the heritage aspects of the buildings located on and in proximity of the subject lands.
2. THAT Zoning By-law Amendment File Z.05.078 (Sceptre Developments Inc.) BE APPROVED and amend By-law 1-88 to rezone the subject lands shown on Attachment #1 from M1 Restricted Industrial Zone, RM2 Multiple Residential Zone and R3 Residential Zone to C1 Restricted Commercial Zone (Blocks A, B, C, D, E and H, and existing Heritage Building), and C1(H) Restricted Commercial Zone with the addition of the Holding Symbol "(H)" (Blocks F and G), to facilitate a mixed-use development comprised of 24 residential live/work (office) units and 42 business and professional office townhouse units, subject to the following:
 - a) that a by-law not be enacted until a site plan is approved by Council;
 - b) that the implementing zoning by-law shall include the following zoning exceptions:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 24, CW Report No. 44 – Page 2

- i) permit 24 live/work units (Blocks F and G, and existing heritage building) fronting onto Kipling Avenue comprised of the following:
 - Ground Floor – business and professional office uses;
 - Second Floor – one residential dwelling unit
 - ii) permit a total of 42 commercial townhouse units with the following uses:
 - business and professional office uses;
 - iii) permit a maximum gross leaseable area devoted to business and professional office uses on the subject lands of 6,592 m² (not including Heritage Building);
 - iv) permit a minimum 0 m front yard (east) setback along Kipling Avenue, whereas a minimum of 9.0 m is required;
 - v) permit a minimum 3.0 m interior side yard setback (north), whereas a minimum of 9.0 m is required abutting a Residential Zone;
 - vi) permit a minimum of 232 parking spaces, whereas a minimum of 334 spaces are required;
 - vii) permit a 0 m wide landscape strip abutting Kipling Avenue, whereas a minimum of 6.0 m is required;
 - viii) permit a 0 m wide landscape strip abutting an “R” Residential Zone (north), whereas a minimum of 2.4 m is required;
 - ix) permit a minimum rear yard setback (west) of 2.0 m, whereas a minimum of 15.0 m is required;
 - x) permit any other zoning exception(s) that are required to implement the final site plan, if approved; and
 - xi) that the Holding Symbol "(H)" shall not be removed from all or a portion of Blocks F and G until servicing capacity has been identified and allocated to the development by Council.
3. THAT prior to the approval of a Site Development Application, the Owner shall register a record of site condition (RSC) with the Environmental Site Registry (ESR) of the Ministry of the Environment, to the satisfaction of the City."

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted the following applications to facilitate the development of the subject

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 24, CW Report No. 44 – Page 3

lands shown on Attachment #1 with 24 residential live/work (office) units (including the existing heritage building located at 8204 Kipling Avenue) fronting onto Kipling Avenue, and 42 office townhouse units on the balance of the subject lands to be located on a private condominium road, as shown on Attachment #2:

1. An Official Plan Amendment Application (File OP.06.031), specifically to amend OPA #240 (Woodbridge Community Plan) as amended by OPA #356 (Kipling Avenue Corridor Plan-1991) to redesignate the subject lands from "Medium Density Residential" to "Mixed Use Commercial" with site-specific development policies to implement a proposed mixed-use development as shown on Attachment #2.
2. A Zoning By-law Amendment Application (File Z.06.078) specifically to:
 - i) amend By-law 1-88 to rezone the subject lands from R3 Residential Zone, RM2 Residential Multiple Zone and M1 Restricted Industrial Zone to C1(H) Restricted Commercial Zone with the addition of the Holding Symbol "(H)"; and,
 - ii) permit the necessary site-specific zoning exceptions to the C1 Restricted Commercial Zone to implement the proposed mixed-use development shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are 1.46 ha in size and located on the west side of Kipling Avenue between Meeting House Road and Porter Avenue, and known municipally as 8196 and 8204 Kipling Avenue, City of Vaughan. The lands are relatively flat with some vegetation located on the northern portion of the site. The heritage building located at 8204 Kipling Avenue, and known as the "Moody/Darker House", is located on the subject lands and is proposed to be retained, restored and incorporated into the overall development.

The subject lands were subject to previous development applications including Files 19T-93023 and Z.89.93 (Peter Maida Homes) to facilitate a draft plan of subdivision comprised of 10 residential lots, and Files Z.76.90 and DA.03.075 (O. Morelli Homes) proposing 11 townhomes and the restoration of the heritage building. These applications are no longer active.

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan), as amended by OPA #356 (Kipling Avenue Corridor Plan-1991) and zoned M1 Restricted Industrial Zone, R3 Residential Zone, and RM2 Multiple Residential Zone, the latter subject to Exception 9(1247). The surrounding land uses are:

- North - private road; existing residential dwellings (R3 Residential Zone)
- South - CP Rail Line (M3 Transportation Industrial Zone) and Woodbridge Lumber (M2 General Industrial Zone)
- East - Kipling Avenue; existing detached residential dwellings (R3 Residential Zone and RM2 Multiple Residential Zone)
- West - CP Rail Line (M3 Transportation Industrial Zone), Woodbridge Foam and Woodbridge Lumber (M2 General Industrial Zone)

Public Hearing

On January 26, 2007, a Notice of Public Hearing was mailed to all property owners within 120 m of the subject lands, and to the Kipling Avenue Ratepayers Association, West Woodbridge Ratepayers Association, and the Friends of the Village Group.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 24, CW Report No. 44 – Page 4

The Official Plan and Zoning By-law Amendment applications to redesignate and rezone the subject lands to facilitate the proposed mixed-use development were considered by Council at a Public Hearing on February 19, 2007. Several individuals attended the meeting, some in support of the applications, while others expressed concerns respecting the timing of the proposal in light of the current Kipling Avenue Corridor Land Use Study, its proximity to industrial uses, and the lack of parking.

On February 26, 2007, Council resolved to receive the Public Hearing report, and that any issues identified be addressed by the Development Planning Department in a comprehensive technical report to a future Committee of the Whole meeting.

The proposal has since been revised to respond to the comments expressed at the February 19, 2007 Public Hearing. The latest site plan, shown on Attachment #2, includes a reduction in the number of units from 68 to 66, the removal of the northern access point from the private road, and an increased building setback along the north and west lot lines abutting the private road and CPR tracks, respectively. The Owner has also proposed underground parking spaces to be located below Blocks "B", "C", and "D". The subject staff report is based on the proposed site plan layout shown on Attachment #2.

Land Use Status

a) Provincial Policy Statement (2005)

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

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

In addition, the PPS encourages approval authorities to support energy efficiency and improved air quality through land use development patterns which, in part:

- i) promote compact form and a structure of nodes and corridors;
- ii) promote the use of public transit and other alternative transportation modes in and between residential, employment (including commercial, industrial and institutional uses) and other areas where these exist or are to be developed; and,
- iii) improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion.

The proposed development, comprised of live/work and office townhouse units, provides an alternative form of employment uses, which serve a specific employment market and could potentially decrease or shorten work trips. The PPS also promotes a full range and mix of housing types. The introduction of the live/work built form would provide an alternative form of housing in the community.

Heritage

The Provincial Policy Statement (PPS) encourages the conservation of significant built heritage resources and cultural landscapes. The PPS defines "Built Heritage Resources" as one or more

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 24, CW Report No. 44 – Page 5

buildings, structures, monument installations, or remains associated with architectural, cultural, social, political, economic or military history, and identified as being important to a community. The existing structure at 8204 Kipling Avenue, the "Moody/Darker House", is included in the City's Inventory of Significant Structures. The Owner proposes to maintain and restore this building and incorporate it into the overall development. Accordingly, the proposal is consistent with the Provincial Policy Statement.

a) Bill 136 - Places to Grow Act

The subject lands are located within the area covered by the Woodbridge Community Plan (OPA #240) and Official Plan Amendment #356 (Kipling Avenue Corridor Plan - 1991). The current "Medium Density Residential" land use designation for the subject lands, which allows for a medium density built form and coupled with the recently approved higher density developments and enquiries for redevelopment has resulted in the need to examine the appropriate land uses in the area through the Kipling Avenue Corridor Study (2007). In light of the above, the area is recognized as a settlement area undergoing transition and intensification.

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

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

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

The proposed development conforms to Bill 136 as it is located in a settlement area where intensification is encouraged, is located within an area in transition that is currently being studied, and makes more efficient use of the existing infrastructure.

b) Region of York Official Plan

The Region of York Official Plan identifies the subject lands as an "Urban Area". Objectives of the Regional Plan include targeting growth to existing built-up portions of urban areas, encouraging carefully planned intensification, and providing for a broad range of housing types.

Additionally, the Regional Plan states that through sound planning and design, the Region of York and the area municipalities can improve opportunities to live and work in the same area. By establishing a variety of locations across the Region for employment opportunities, municipalities can support a better balance of employment and housing opportunities. This will allow employers and employees to shorten their trip to work and reduce overall levels of travel. Another policy supports the use of telecommuting to achieve an overall reduction in trips between home and work, and that municipalities adopt enabling zoning provisions recognizing the variety of home based work and the need to successfully integrate these uses into communities.

The proposed development is consistent with the policies in the Regional Official Plan.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 24, CW Report No. 44 – Page 6

c) Vaughan Official Plan

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by OPA #356 (Kipling Avenue Corridor Plan - 1991). Section 3.4 "Residential Specific Policies", currently permits a range of housing types on the subject lands including small lot single detached units, semi-detached units, quadplex, street townhouses, block townhouses and other building forms not exceeding the permitted densities. The development proposal includes a mixed-use live/work and office townhouse uses, which are not permitted within a Residential designation, and therefore, an amendment to the Official Plan is required.

A goal of OPA #240 is to arrange the social, physical, and economic facilities and services necessary for the proper functioning of the community in such a way as to provide optimum convenience, efficiency, safety and attractiveness to the present and future population. The proposed mixed use development provides additional residential and office/commercial uses into the Woodbridge Community, which will benefit both the existing and future residents and businesses with additional services and population/customer base.

OPA #240 encourages the identification, preservation and enhancement of heritage resources including buildings, and landscapes of architectural, historical, engineering, cultural or archaeological significance. This goal is reinforced through OPA #356, which encourages the preservation of the building located at 8204 Kipling Avenue into the overall development.

A specific policy of OPA #356, requires that for any residential development on lands adjacent to, or in the vicinity of existing industrial uses, the City shall be satisfied that there are no unacceptable environmental or land use impacts. A Phase 1 report entitled Environmental Site Evaluation 8198-8204 Kipling Avenue, Woodbridge, dated October 25, 2006 and prepared by Bruce A. Brown Associates Limited was submitted to the Vaughan Engineering Department for review and approval. The City Engineering Department has completed its review of the report and found it to be acceptable. A record of site condition (RSC) must be registered with the Environmental Site Registry (ESR) of the Ministry of Environment (MOE) prior to site plan approval, to the satisfaction of the City.

Kipling Avenue Corridor Study 2007

On September 11, 2006, Council approved the Terms of Reference for the undertaking of a Land Use Study for the Kipling Avenue Corridor, which includes the subject lands. On February 12, 2007, Council selected the consulting firm of Office For Urbanism to lead the land use study, which is expected to be completed by early 2008. The purpose of the study is to examine the existing planning policies for the Kipling Avenue Corridor and recommend updated policies and design guidelines to direct future development in the area. When Council approved the Terms of Reference for the study, it did not enact an interim control by-law to freeze development during the study. Accordingly, the subject applications have been reviewed in advance of the completion of the Kipling Avenue Corridor Study, based on their merit in the context of the surrounding land uses. Notwithstanding this, the Kipling Avenue study is approximately 65% complete and the findings of the study may be used to inform the site plan approval review of the subject property.

Zoning

The subject lands are zoned M1 Restricted Industrial Zone, R3 Residential Zone, and RM2 Multiple Residential Zone, the latter subject to Exception 9(1247) by By-law 1-88, as shown on Attachment #1. The Owner has filed a Zoning By-law Amendment application to amend By-law

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 24, CW Report No. 44 – Page 7

1-88 to rezone the entire subject lands C1 Restricted Commercial Zone with the necessary zoning exceptions required to facilitate the proposed development, as shown on Attachment #2.

Based on the preliminary site plan submission shown on Attachment #2, the following zoning exceptions are required to implement the proposal:

- i) permit 24 residential live/work (office) units fronting onto Kipling Avenue (including the existing heritage building) comprised of the following:
 - Ground Floor – business and professional office uses;
 - Second Floor – residential dwelling unit
- ii) permit a total of 42 office townhouse units with the following uses:
 - business and professional offices;
- iii) permit a maximum gross leaseable floor area devoted to business and professional offices on the subject lands of 6,592 m² (not including the Heritage Building);
- iv) permit a minimum 0 m front yard (east) setback along Kipling Avenue, whereas a minimum of 9 m is required;
- v) permit a minimum 3 m interior side yard setback (north), whereas a minimum of 9 m is required abutting a Residential Zone;
- vi) permit a minimum of 232 parking spaces, whereas a minimum of 334 spaces are required;
- vii) permit a 0 m wide landscape strip abutting Kipling Avenue, whereas a minimum of 6 m is required;
- viii) permit a 0 m wide landscape strip abutting an 'R' Residential Zone (north), whereas a minimum of 2.4 m is required;
- ix) permit a minimum rear yard setback (west) of 2 m, whereas a minimum of 15 m is required;
- x) permit any other zoning exception(s) that are required to implement the final site plan, if approved; and,
- xi) that the Holding Symbol (H) shall not be removed from all or a portion of Blocks F and G until servicing capacity has been identified and allocated to the development by Council.

By-law 1-88 does not have a specific zone category to implement mixed-use development, and therefore, the application of site-specific zoning requirements within the C1 Restricted Commercial Zone category will be used to implement the proposed development, if approved. The Holding Symbol "(H)" will be placed on the portion of the subject lands that are proposed for residential uses (Blocks F and G), but not the existing heritage dwelling. Blocks F and G will require the future identification and allocation of water and sanitary servicing by Council, which is currently unavailable for the development.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 24, CW Report No. 44 – Page 8

The required zoning exceptions can be supported as the reductions to the front and exterior side yards will contribute to a better streetscape and are typical of many mixed-use developments. The site is also separated from surrounding land uses by the CP tracks to the west and roads to the north and east, and therefore, the variances to the required setbacks and yards will not have an impact on surrounding lands. In addition, as noted above, By-law 1-88 does not include a mixed-use zone category, and therefore, the exceptions required to implement the proposed plan can be considered "technical" in nature since the C1 Restricted Commercial Zone was never intended to implement the form of development being proposed.

The proposed parking supply of 232 spaces represents a deficiency of 102 parking spaces from the By-law 1-88 requirement of 334 parking spaces (excluding the Heritage Home). The Owner has submitted a parking study in support of the parking deficiency, which is discussed in the "Parking" section of this report.

The zoning exceptions required to implement the final approved site plan may change slightly through the site plan process, and any additional exceptions will be identified in the future technical report when the site plan application is considered by the Committee of the Whole.

Planning Considerations

The subject lands front onto Kipling Avenue and are bounded by the CP Rail tracks to the west, Kipling Avenue to the east and a private driveway leading to the Woodbridge Foam operation to the north. Industrial uses such as Woodbridge Lumber and Woodbridge Foam are located west of the subject lands, separated by the rail line. The subject lands were redesignated from "Industrial" to "Medium Density Residential" by OPA #356 in 1994, but were never developed. The Kipling Avenue North Neighbourhood Plan approved by Council in 1999 permits a medium density built form comprised of single detached, semi-detached, townhouse units, quadplexes and other building forms that do not exceed the permitted densities on the subject lands.

From a land use perspective, the proposed residential live/work (office) townhouse units to be located in Blocks F and G and the existing heritage building, and the business and professional office uses to be located in Blocks A, B, C, D, E and H, will provide for an appropriate transition use between the industrial and rail line uses to the west and with the balance of the surrounding land uses. The proposed uses are considered to be compatible with the surrounding land uses both from a land use and built form perspective. The proposed uses are also considered more compatible with the surrounding land uses, particularly the existing residential uses, than some of the uses permitted on the subject lands as-of-right under the existing zoning including a public garage, industrial uses, and a service or repair shop.

The proposed building elevations, materials and building orientation toward Kipling Avenue (Attachment #3) also provides an opportunity to create an interesting and active pedestrian friendly streetscape. The proposed buildings are two-storeys in height, which would be compatible with existing development and built form surrounding the subject lands.

The proposal is also consistent with the Provincial Policy Statement and the Region of York Official Plan. The live/work units provide a new form of housing type, which broadens the variety of housing mix available in the community and promotes intensification within an existing built-up area.

In view of the above, the Development Planning Department is satisfied that the proposed land uses are appropriate for the subject lands and can be successfully integrated into the surrounding land use context.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 24, CW Report No. 44 – Page 9

Parking and Access

The proposed site plan shown on Attachment #2, includes one driveway access point on Kipling Avenue that serves as the main ingress and egress for the site and leads to an internal private ring road that provides access to the entire development. The main parking area is located at grade level in either the front or rear of the proposed units within the internal courtyard area and concealed from the street view of Kipling Avenue.

The proposed site plan includes 232 parking spaces to serve the development, of which 100 spaces are located in an underground parking facility located beneath Blocks "B", "C" and "D". By-law 1-88 requires that a minimum of 334 parking spaces be provided to serve the proposed mixed-use development, calculated as follows:

	<u>By-law 1-88 Parking Requirement</u>	<u>Proposed Parking Based on GLA</u>
Residential – live/work (24 <u>units @ 1.5</u> spaces/unit)	36	29 (1.2/unit)
Residential – Visitors (0.25 spaces/unit)	6	5 (0.2/unit)
Business & Professional Office (GFA 8,340 m ² @ 3.5 spaces/100 m ² ; Heritage Home ground floor not included)	292	198 (6,592 m ² GLA x 3.0) Based on GLA (not including Heritage Home)
Total Parking Residential/Office	334	232

Based on the proposed site plan and the uses identified by the Owner, 334 parking spaces are required for the development by By-law 1-88, whereas 232 spaces are being proposed, resulting in a deficiency of 102 parking spaces (30.5%). The Owner has submitted a Parking and Traffic Impact Study prepared by UEM Inc. dated June 2007, in support of the proposed development. The Study utilizes the gross leaseable area of the development as a basis for calculating the minimum required parking, rather than the gross floor area as required by By-law 1-88. The Vaughan Engineering Department has reviewed the Parking and Traffic Impact Study, and concurs with the conclusions. On this basis, the Development Planning Department can support the proposed reduction in parking.

It should be noted that the proposed plan includes 20 lay-by parking spaces along Kipling Avenue, which must be approved by the Vaughan Engineering Department. On street parking is currently available along Kipling Avenue, which provide additional parking spaces for this and future developments within the area.

Preliminary Site Plan

The subject lands as shown on Attachment #1 consist of three (3) separate parcels with an approximate lot area of 1.46 ha. The irregular shaped parcel is bounded by a private road to the north, the Canadian Pacific Railway (CPR) to the west and Kipling Avenue to the east. Directly to the south is the CPR/Kipling Avenue level crossing. Given the development constraints of the site including its' triangular-shape and location adjacent the CPR rail line, and the surrounding land uses, the site plan application as submitted is designed to respond to these development constraints.

The preliminary plan as shown on Attachment #2 proposes seven development blocks located around the periphery of the site and one smaller block centrally located on the parcel. A total of

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 24, CW Report No. 44 – Page 10

66 units are proposed, with 24 live/work units (Blocks F and G, and existing heritage building) fronting onto Kipling Avenue, and 42 townhouse office units within the interior of the site. Parking is laid out in a similar manner to the blocks internal to the site away from street view with an underground garage providing an additional 100 parking spaces beneath Buildings "B", "C" and "D". The heritage house is located at the northeast corner of the site and is proposed to be restored and maintained as part of the overall development. One driveway access point is proposed for the development at the south end of Kipling Avenue, leading to a 6.0 m wide driveway which provides access to the individual internal units, and the surface and underground level parking areas. Given the site configuration and development constraints, the landscaped area is limited to certain areas along the periphery of the site, and to the internal area of the site around the central development block.

The Vaughan Engineering Department has reviewed the proposed site plan and does not support the conceptual access point being in close proximity to the entrance driveway to the underground garage. From a traffic operations perspective, vehicles exiting from the underground garage may conflict with the vehicles entering the site (potential traffic congestion at entrance due to insufficient throat length) ultimately causing delay and potential traffic operational problems at Kipling Avenue. Accordingly, the Engineering Department recommends that other options be explored at the site plan stage to satisfy the safety and operational issues such as providing a secondary access and relocating the entrance to the underground garage or the main entrance. Also, Canadian Pacific Railway has reviewed the latest proposed development plan and has no objection to the development of the site, as the concentration of units at Kipling Avenue has been reduced and pulled back from the area of the grade crossing at the south end of the site. The appropriate form of safety and noise and vibration mitigation issues among others will be reviewed during the site plan review process. In light of these comments, it would be premature to enact an implementing zoning by-law at this time until the site layout can be confirmed and the exact zoning exceptions have been identified.

The Development Planning Department is generally satisfied with the preliminary site plan design given its development constraints, however, the detailed design issues including site layout, and Vaughan Engineering and Canadian Pacific Railway concerns will be reviewed at the site plan stage.

Typical Elevations

The proposed typical building elevations are shown on Attachments #3 and #4. The Kipling Avenue facade (Attachment #3 - east elevation) is comprised of ground floor business and professional office units with residential units above. The buildings resemble typical townhouse units with main front entrances and porches. The proposed building materials appear to be a combination of brick and board and batten consistent with the heritage context of the area. The units are approximately 9.0 m in height, with a gable roof line accented with rooftop dormers. The signage has been minimized and designed to be integrated into the elevations. The interior courtyard elevations (Attachment #4) are similar in appearance to the Kipling Avenue façades, and utilize the same materials, architectural elements and treatment.

A condition of future Site Plan approval will require that the final elevation plans be approved to the satisfaction of the Development Planning Department.

Garbage and Snow Removal

All garbage will be located indoors until it is ready to be picked up. The proposed development will function as a standard condominium and garbage and recycling pick-up and the removal of snow will be privately administered by the condominium corporation. A condition to this effect will be included in the future site development agreement.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 24, CW Report No. 44 – Page 11

Servicing

On February 26, 2007, Council ratified the Servicing Allocation Capacity Strategy report from the Commissioner's of Engineering and Planning recommending the reservation of water and sewage capacity for active development applications. The subject applications were not actively being processed at that time, and therefore were not included in the list of active applications and have not been reserved servicing capacity, but may be considered for servicing from future servicing capacity for infill development. If available, servicing allocation can be granted by Council as part of future site plan approval. Accordingly, it is proposed that a portion of the subject lands be zoned with the Holding Symbol "(H)", specifically live/work Blocks F and G, with the Holding provision to be removed from these lands, or part thereof, upon allocation of servicing by the City. The Holding provision will not be placed on the remaining blocks to be used for office purposes, and the existing heritage building.

A Functional Servicing Report must be submitted to the Vaughan Engineering Department for review and approval in support of the future site plan Zoning application.

Region of York

The Regional Municipality of York has reviewed the Official Plan Amendment Application and considers it to be consistent with and supportive of the Regional Official Plan policies that promote a wider range of housing choices for residential intensification and compact forms. Accordingly, the Region of York has exempted the Official Plan Amendment application from approval by Regional Planning Committee and Council, and final approval will rest with Vaughan Council.

Parkland

The Owner will be required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands for the residential component, and 2% for the commercial component, prior to the issuance of a Building Permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department/Real Estate Division.

Bicycle Path

The City of Vaughan's Pedestrian and Bicycle Master Plan has identified a need for a community bike lane along Kipling Avenue running north-south on the east side of the subject lands. This bike lane facility is in the long-term planning range, but must be considered in light of the development proposal, when the future site plan application is submitted.

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

The Region of York has considered the proposal, and has no objection.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 24, CW Report No. 44 – Page 12

Conclusion

The Development Planning Department has reviewed Official Plan and Zoning By-law Amendment Files OP.06.031 and Z.06.078 (Sceptre Development Inc.) in the context of the applicable Provincial, Regional and City policies, the requirements of By-law 1-88, and the surrounding land use context.

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

The Region of York Official Plan states that through sound planning and design, the Region and the area municipalities can improve opportunities to live and work in the same area. By establishing a variety of locations across the Region for employment opportunities, municipalities can support a better balance of employment and housing opportunities. The units proposed allow residents to live and work in the same location.

Official Plan Amendment #240, as amended (Woodbridge Community Plan) while providing for a predominantly low density residential community, also encourages some higher densities to accommodate senior citizens and other family needs.

The proposed uses are compatible with, and form an appropriate transition of uses with the surrounding land uses to the west, north and east of the subject lands. The proposed uses are considered more compatible than some of the uses permitted as-of-right under By-law 1-88 including a public garage, industrial uses, and a service or repair shop. From a built form perspective, the proposed building elevations, materials and orientation to Kipling Avenue also provides an opportunity to create an interesting and active pedestrian friendly streetscape in a built form that is compatible with existing development in the area.

In consideration of the above, the Development Planning Department can support the approval of the proposed Official Plan Amendment Application to redesignate the subject lands from "Medium Density Residential" to "Mixed Use Commercial" to permit a condominium development comprised of residential live/work (office) townhouse units and business and professional office units, subject to the comments and recommendations in this report.

The Development Planning Department can also support the approval of the Zoning By-law Amendment Application to amend By-law 1-88 to rezone the subject lands from R3 Residential Zone, RM2 Multiple Residential Zone and M1 Restricted Industrial Zone to C1 Restricted Commercial Zone (Blocks A, B, C, D, E and H, and existing Heritage Building), and C1(H) Restricted Commercial Zone with Holding provision (Blocks F and G), together with the necessary exceptions required to facilitate the proposed mixed-use development. However, given the comments from the Vaughan Engineering Department and CP Rail, the Development Planning Department recommends that the implementing zoning by-law not be enacted until a site development application is submitted for approval, in order to confirm the site layout and any necessary exceptions to implement the final approved site plan, if approved.

Attachments

1. Location Map
2. Proposed Site Plan
3. Proposed Elevations (Kipling Avenue)
4. Proposed Elevations (Internal Road)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 24, CW Report No. 44 – Page 13

Report prepared by:

Eugene Fera, Planner, ext. 8064

Mauro Peverini, Senior Planner, ext. 8407

Grant Uyeyama, Manager of Development Planning, ext. 8635

/CM

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 25, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

25 THORNBANK ROAD AND OAKBANK ROAD ALL-WAY STOP CONTROL

The Committee of the Whole recommends that this matter be deferred to provide an opportunity for the Ward Councillor to consult with area residents.

Recommendation

Councillor Shefman recommends:

That an all-way stop control be installed at the intersection of Oakbank Road and Thornbank Road.

Economic Impact

N/A

Communication Plan

Staff would send out a notice to local residents informing them of the new stop controls, as per Engineering policy and procedure.

Purpose

To alleviate speeding issues along these two streets.

Background - Analysis and Options

My office has been in receipt of concerns from area residents regarding speeding issues along Thornbank Road and Oakbank road for the past several years. After discussion with the residents, it was determined that what was needed on the street, rather than significant traffic calming installations, a way to force drivers to slow down on the street. The stop sign will achieve the desired results.

Residents have requested the installation of an all-way stop control at this intersection. Traffic Engineering Staff conducted a study on March 9, 2004 and according to their results this intersection did not meet the minimum requirements of the warrant relating to the normal use of stop signs, however I believe that in this instance the stop sign would address the speeding concern.

This matter was previously considered by Council in 2004, however I believe it needs to be reconsidered. A resolution to the speeding problem and effectively slow traffic down would be by installing an all-way stop at this intersection.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council

Regional Implications

None

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 25, CW Report No. 44 – Page 2

Conclusion

Residents of the Thornbank Road and Oakbank Road area believe that the installation of a stop sign at this location will have an impact on speeding on Thornbank Road.

Attachments

None

Report prepared by:

Debi Traub, Council Executive Assistant

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 26, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

26

**PROCLAMATION REQUEST
RESTORATIVE JUSTICE WEEK**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated October 1, 2007:

Recommendation

The City Clerk recommends:

- 1) That November 18 - 25, 2007 be proclaimed as "Restorative Justice Week"; and
- 2) That the proclamation be posted on the City's website, published on the City Page, space permitting.

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.

Purpose

To respond to the request received from Correctional Service Canada.

Background - Analysis and Options

The correspondence received from Correctional Service Canada, received September 6, 2007, is attached (Attachment #1).

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

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

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

This proclamation provides an opportunity for the Region to learn, educate and celebrate along with other communities across the country about restorative justice.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 26, CW Report No. 44 – Page 2

Conclusion

Staff is recommending November 18 - 25, 2007 be proclaimed as "Restorative Justice Week" and that the proclamation be posted on the City's website and published on the City Page, space permitting.

Attachments

Attachment #1 - Correspondence from Correctional Service Canada

Report prepared by:

John D. Leach, City Clerk

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 27, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

27 EDGELEY BOULEVARD AND FOUR VALLEY DRIVE – TRAFFIC CALMING MEASURES

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated October 1, 2007:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That staff be requested to investigate the need for and the feasibility of installing an allway stop control at the north intersection of Four Valley Drive and Edgeley Boulevard;
2. That staff investigate the need for and the feasibility of installing a signalized intersection at the north intersection of Four Valley Drive and Edgeley Boulevard; and
3. That staff report to a future Committee of the Whole meeting with respect to their findings in November 2007.

Economic Impact

N/A

Communications Plan

N/A

Purpose

To control traffic issues at the intersection of Four Valley Drive and Edgeley Boulevard.

Background - Analysis and Options

Several employees of businesses in the Four Valley Drive area have contacted our office expressing concerns regarding this intersection. Their concern is that this intersection is extremely busy and requires some form of control to eliminate accident hazards, especially during peak travel times. As well, a concern was expressed with regards to sight lines and the curvature of the roadway, and that due to restricted sightlines at this intersection some form of traffic calming is required.

On Friday, September 21, one employee from Miele Inc. was involved in a car accident at this intersection, and it is felt, by both the employee and the employer, that either an allway stop control or a signalized intersection may have prevented the accident from occurring.

Relationship to Vaughan Vision 2007

A-2 Promote Community Safety, Health & Wellness

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 27, CW Report No. 44 – Page 2

Regional Implications

None

Conclusion

In response to concerns outlined by local business employees, and in order to maintain community safety, it is recommended that staff review the need for an allway stop control or a signalized intersection at the specified location.

Attachments

1. Email Correspondence from Employees in the Four Valley Drive (12 emails total)

Report prepared by:

Cindy Furfaro-Benning, Council Administrative Assistant

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 28, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

28 DEDICATED LEFT TURN LANE ATKINSON AVENUE AND EDMUND SEAGER DRIVE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Shefman, dated October 1, 2007:

Recommendation

Councillor Shefman recommends:

That staff investigate the feasibility of installing a dedicated left turn lane for southbound traffic on Atkinson at Edmund Seager Drive and report to Committee of the Whole with the findings as soon as possible.

Economic Impact

To be determined in staff review.

Communication Plan

None required

Purpose

To improve traffic circulation on Atkinson Avenue by providing for a dedicated left turn lane at Edmund Seager Drive.

Background - Analysis and Options

The current configuration of the intersection while providing a northbound left turn lane does not provide for a dedicated southbound left turn lane. Southbound traffic wishing to turn left on Edmund Seager Drive must wait in a through lane for traffic to clear in order to complete the left turn. This impedes through traffic and creates queuing under some conditions. There is additional pavement width available at this intersection.

In order to address the issue, staff could review the traffic operation at the intersection and develop alternations for provision of a left turn lane.

Relationship to Vaughan Vision 2007

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

Regional Implications

None

Conclusion

Implementation of a southbound left turn lane on Atkinson Avenue at Edmund Seager Drive will improve traffic circulation in the area.

Attachments

None

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 29, Report No. 44, of the Committee of the Whole, which was considered by the Council of the City of Vaughan on October 9, 2007, was dealt with by approving:

That this matter be referred to a future Committee of the Whole (Working Session) meeting; and

That the memorandum from the City Manager, dated October 5, 2007, be received.

29

SPECIAL OCCASIONS CERTIFICATE POLICY

The Committee of the Whole recommends:

- 1) **That the Special Occasions Certificate Policy No. 01.15 (Attachment 1) be amended, to recognize earlier Wedding Anniversaries, Birthdays, and Business Anniversaries, as follows:**

Wedding Anniversaries: 25th and up in increments of 5 years;

Birthdays: 65th and up in increments of 5 years;

Business Anniversaries: 10th, 15th, 20th, 25th and up in increments of 10 years;

- 2) **That the Ward Sub-Committees be notified when Special Occasion Certificates are issued;**
- 3) **That the subject Policy include opportunity for the Mayor and Members of Council to make exceptions;**
- 4) **That a Corporate Communications strategy be included to notify the public of the Special Occasions Certificate Policy;**
- 5) **That the “package” presented to those receiving congratulations (for Wedding Anniversaries, Birthdays, Business Anniversaries, Business Openings, Groundbreakings, etc.) include in addition to the certificate signed by the Mayor on behalf of all Members of Council, a letter of congratulations from the appropriate Ward Sub-Committee; and**
- 6) **That the following report of the City Manager, dated October 1, 2007, be received.**

Recommendation

The City Manager recommends:

That the Special Occasions Certificate Policy No. 01.15 (Attachment 1) be amended to recognize earlier Wedding Anniversaries, Birthdays and Business Anniversaries, as follows:

Wedding Anniversaries: 25th and up

Birthdays: 65th and up

Business Anniversaries: 10th, 15th, 25th and up

Economic Impact

There is no economic impact as related expenses can be absorbed within the approved Council Corporate budget.

Communications Plan

Not applicable.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 29, CW Report No. 44 – Page 2

Purpose

To report back following a polling and review of our comparator municipalities policies and/or practices regarding the subject matter.

Background - Analysis and Options

Council, at its meeting of September 10, 2007, approved in part a review of neighbouring municipalities policies regarding Special Occasions Certificates and requested staff report back on the merit of revising the Special Occasions Certificate Policy No. 01.15. Attachment 1, Policy No. 01.15, includes the amendments made at the Council meeting of September 10, 2007 to recognize 50th wedding anniversaries and 75th birthdays.

A polling of our comparator municipalities was undertaken and the findings are provided on Attachment 2. Recognition of birthdays range from 50th and up (Brampton) to 90th and up (Mississauga). Anniversaries range from 25th and up (Toronto and Brampton) to 50th and up (Vaughan, Mississauga, Richmond Hill and Markham). Business Anniversaries appear to be recognized by only Markham (10th) and Vaughan (25th).

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 the Special Occasions Certificate Policy No. 01.15 be amended to recognize earlier wedding anniversaries, birthdays and business anniversaries. It should be noted that exceptions can be made with the consent of the Mayor.

Attachments

Attachment 1: Policy No. 01.15, Special Occasions – Certificate Policy

Attachment 2: Comparison of Comparator Municipalities Special Occasions Certificates

Report prepared by:

Michael DeAngelis, City Manager

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 33, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

33

**NEW BUSINESS – REQUESTS FOR PRESENTATIONS
WITH RESPECT TO DONATIONS TO THE VAUGHAN HEALTH CARE FOUNDATION**

The Committee of the Whole recommends that all requests for presentations with respect to donations to the Vaughan Health Care Foundation be redirected to the Vaughan Health Care Foundation Board.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 34, Report No. 44, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on October 9, 2007, as follows:

By approving the following in accordance with the additional report of the Commissioner of Engineering and Public Works, dated October 9, 2007:

1. ***This report be received for information purposes;***
2. ***That notices be placed in local newspapers advising house buyers of the issue;***
3. ***That the standard subdivision agreement be amended to require that notices regarding grading deposits and their return by builders be placed in sales offices for residential units where such deposits are normally required; and***
4. ***That the City send letters to the local house building industry asking for their co-operation in properly responding to inquiries from house owners.***

**34 NEW BUSINESS – RESPONDING TO REQUESTS FROM THE PUBLIC
 WITH RESPECT TO SECURITY DEPOSITS FROM BUILDERS**

The Committee of the Whole recommends that staff provide a report, to the Council meeting of October 9, 2007, with respect to responding to requests from the public for the refund of security deposits by the builders prior to subdivision assumption.

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 9, 2007

Item 35, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 9, 2007.

35

**NEW BUSINESS – VERBAL REPORT WITH RESPECT TO THE
“PROJECT VAUGHAN” CONFERENCE AT YORK UNIVERSITY**

Councillor Carella provided a verbal report on the “Project Vaughan: Towards an Understanding of the Italian Canadian Experience Beyond ‘Little Italy’” conference held at York University this past weekend, acknowledged the City of Vaughan for sponsoring the conference and recognized the efforts of staff.

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