

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 1, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

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**FIRE APPARATUS PURCHASE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief, dated November 5, 2007:

**Recommendation**

The Fire Chief, in consultation with the City Manager, the Director of Purchasing, and the Director of Reserves and Investments, recommend:

1. That a purchase order for ONE (1) 2008 SMEAL Custom 30M Mid Mount Aerial Ladder Platform Quint on a new Spartan Gladiator MFD 10" Raised Roof Custom Cab and Chassis, as per Capital Budget Project # FR 3517-07 be issued to Smeal Fire Apparatus, through its local dealer SAFETEK Emergency Vehicles Ltd., for the sum of \$914,000 (US Dollars) plus 6% GST and 3% Administration Fee).

**Economic Impact**

Funds are available to undertake the required purchase within the approved 2007 Capital Budget.

**Communications Plan**

Not applicable.

**Purpose**

To seek approval and issuance of a purchase order to Smeal Fire Apparatus (Safetek Emergency Vehicles - Canadian Representative) for one 30M aerial response vehicle (Capital project # FR 3517-07), funded from the Fire Equipment Reserve Fund.

The 30M aerial apparatus will meet the latest NFPA 1901-2004 Standard and the new ULC 515-2005 Standard and, provide a number of safety and performance advantages.

**Background - Analysis and Options**

The City of Vaughan was an original partner in the York Region Fire Co-operative Purchasing Program, which issued RFP's for the supply and delivery of various models of fire apparatus for the various Region of York municipalities. Over time the City has purchased twelve (12) fire apparatus through the extended pricing offered by the successful proponent Smeal Fire Apparatus (Safetek).

Smeal/Safetek has been the manufacturer/ supplier of the last 12 fire fighting vehicles to Vaughan Fire & Rescue Service with the same Spartan Advantage MFD chassis model, Cummins Diesel and Allison Transmission that is compatible with the Smeal fire apparatus acquired by the surrounding York Region municipalities. Staff are of the view that within the purchasing policy, it is in the best interest of the City to sole source the required apparatus from Smeal Fire Apparatus to maintain standardization in the Fire Fleet. Standardization reduces training cost to the department as the fire fighters are familiar with the fire-package components operation, servicing, parts inventory and repair techniques. In addition to cost savings, standardization provides for the highest level of fleet serviceability. Additionally, our

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status as an authorized Warranty Center for Spartan Motors, Smeal Fire Apparatus, SVI and Safetek Emergency Vehicles has enabled VFRS to consistently achieve 'best price' on behalf of the City.

Vaughan Fire & Rescue Service has been monitoring the sales of fire apparatus to various municipalities across Canada purchased from Smeal since 2005. The pricing offered to other municipalities, by Smeal, has provided a benchmark for the City of Vaughan to negotiate favorable pricing for the required Fire apparatus.

The Director of Reserves & Investments has advised there is sufficient funding in the approved 2007 budget to purchase the aerial unit in the amount of \$1,324,000. Administrative fee and additional equipment required to complete the vehicle once received is within the approved funding.

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

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

#### **Regional Implications**

None

#### **Conclusion**

Notwithstanding the availability of other fire apparatus manufacturers, it recommended to purchase the fire apparatus from Smeal Fire Apparatus through its local sales agent Safetek Emergency Vehicles Ltd.

#### **Attachments**

1. Proposal Letter 2007 from Safetek Emergency Vehicles Ltd. ( 5 pages )
2. Smeal Drawing of Fire Apparatus.

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

Larry Bentley, Deputy Fire Chief Operations  
Chris Denis, Chief Mechanical Officer

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

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Item 2, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

**2**

**WINDING-UP THE OPERATIONS OF  
THE SPADINA-YORK SUBWAY EXTENSION COMMITTEE;  
AND  
ESTABLISHING THE VAUGHAN CORPORATE CENTRE PROMOTIONAL ADVISORY  
COMMITTEE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, dated November 5, 2007, be approved, subject to deleting "Promotional" from Clause 3 of the recommendation; and
- 2) That the following Council members be appointed to the Vaughan Corporate Centre Advisory Committee for the term ending November 30, 2010:

Regional Councillor Ferri  
Councillor Di Vona  
Councillor Shefman  
Councillor Yeung Racco

**Recommendation**

The City Manager recommends that:

1. The operations of the Spadina-York Subway Extension Committee be wound-up;
2. Council adopt the following resolution:

**WHEREAS** the Spadina-York Subway Extension Committee was created in 2000 to support and promote the extension of the Spadina Subway from Downsview Station to the Vaughan Corporate Centre;

**AND WHEREAS** the Committee has functioned as an important inter-municipal, inter-agency and inter-disciplinary forum to identify opportunities, exchange strategic information, initiate supporting studies and plan and coordinate advocacy measures in respect of the subway extension;

**AND WHEREAS** the required Individual Environmental Assessments have been approved, the necessary federal, provincial and municipal funding has been secured and substantive construction is planned to begin in 2008 to meet a target completion date of 2014;

**AND WHEREAS** with this successful outcome, the Spadina-York Subway Extension Committee has fulfilled its mandate.

**NOW THEREFORE BE IT RESOLVED:**

**THAT** in light of the impending commencement of construction of the Spadina Subway Extension, it is now appropriate to wind-up the operations of the Spadina-York Subway Extension Committee;

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**AND THAT** the Council of the Corporation of the City of Vaughan expresses its appreciation to all members of the Spadina-York Subway Extension Committee and their originating organizations, both past and present, for their support and contributions to the work of the Committee;

**AND THAT** this resolution be forwarded to all members of the Spadina-York Subway Extension Committee.

3. The Vaughan Corporate Centre Promotional Advisory Committee be created as a Non-Statutory Advisory Committee to advise and assist Council in the marketing and promotion of the Vaughan Corporate Centre and vicinity as a key development area in the City of Vaughan;
4. The draft Terms of Reference set out in paragraph f) below for the operation of the Corporate Centre Promotional Advisory Committee be approved, subject to the appointment of the Committee members;
5. Four (4) members of Council be appointed to serve on the Committee, along with the Mayor in an ex-officio capacity;
6. The Council representatives on the Committee establish non-Council candidates for membership on the Committee and that such recommended non-Council members be ratified by Council as the basis for finalizing the Terms of Reference.

#### **Economic Impact**

There will be no economic impact as the proposed Vaughan Corporate Centre Promotional Advisory Committee will supplant the existing Spadina-York Subway Extension Committee. Ultimately, promotional campaigns and budgets resulting from the work of the Committee will require Council approval.

#### **Communications Plan**

Media releases will be sent out upon appointment of the members of the Vaughan Corporate Centre Promotional Advisory Committee.

#### **Purpose**

This report has two purposes. The first is to recommend that the Spadina-York Subway Extension Committee end its operations in recognition of the completion of its mandate; and that a resolution be adopted by Council expressing its appreciation to the members of the Spadina-York Subway Extension Committee for their work and support over the years. The second purpose is to recommend the creation of the Vaughan Corporate Centre Promotional Advisory Committee as a Non-Statutory Advisory Committee to advise and assist Council in the marketing and promotion of the Vaughan Corporate Centre and other areas adjacent to station sites along the route of the Spadina Subway Extension.

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

##### a) Origin

On October 1, 2007, Committee of the Whole considered a report from Councillor Sandra Yeung Racco. It recommended that the City Manager prepare a report on:

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- a) Ending the operations of the Spadina-York Subway Extension Committee; and
- b) The creation of a Vaughan Corporate Centre Promotional Advisory Committee.

This recommendation was approved by Committee and ratified by Council on October 9, 2007. This report has been prepared in response to the direction of Council.

#### b) The Spadina-York Subway Extension Committee

The Spadina-York Subway Extension Committee was created by Vaughan Council on May 8, 2000 and it held its first meeting that fall. It was formed as a Non-Statutory Advisory Committee for the purpose of supporting the extension of the TTC's Spadina Subway line from Downsview Station to the Vaughan Corporate Centre. The Committee provided its members with an important inter-municipal, inter-agency and inter-disciplinary forum to identify problems and opportunities, exchange strategic information, initiate supporting studies and plan and coordinate advocacy measures.

It was initially composed of representatives from the Councils of the City of Vaughan (2), York Region (2) and the City of Toronto (2), and from York University (1). It was later expanded to include the Regional Chair and the Mayor of the City of Barrie. On June 27, 2005 Council further increased the membership to fifteen through the addition of representatives from: the Universal Workers Union Local 183; Parc Downsview Park Inc.; Carpenters & Allied Workers Local 27; the York Region Rapid Transit Corporation; Smart Commute – North Toronto, Vaughan; and GO Transit.

Progress over the years has been consistent and gratifying. The required Environmental Assessments have been completed and approved and the funding arrangements for the subway extension are being implemented. The construction phase will begin in 2008 and it is expected that the line will be opened in 2014. As such, the work of the Spadina-York Subway Extension Committee has essentially been completed. For this reason it is recommended that the operations of the Committee be wound-up.

It is also recommended that Council adopt a resolution expressing its appreciation to the members of the Spadina-York Subway Extension Committee for their commitment, support and leadership over the years.

#### c) The Vaughan Corporate Centre Promotional Advisory Committee

The construction of the subway extension will make the Vaughan Corporate Centre and area an increasingly attractive destination for business and residential uses. The City should be in a position to maximize the opportunities presented by the planned and approved investments in transportation infrastructure and by the existing and emerging planning policies for the area.

It has long been understood that the Vaughan Corporate Centre will be the focus of major development for the City of Vaughan, the Region of York and the Greater Toronto Area. This is reflected in the City's Official Plan (OPA No. 500, The Vaughan Corporate Centre Secondary Plan, described as the city's "Downtown"), the Regional Official Plan (described as a "Regional Centre") and the Province's *Places to Grow* plan (described as an "Urban Growth Centre"). Also, in recognition of the impending construction of the subway extension, the City will be reviewing its official plan policies for the Corporate Centre starting in 2008.

The land use policy has been reinforced by a commitment to major investments in rapid transit infrastructure that will provide the Corporate Centre and area with an exceptional level of service. This includes the Spadina Subway Extension; the Bus Rapid Transit Service along Highway 7 (Viva, Phase 2); and the initiation of a Class Environmental Assessment for the Highway No. 407 Transitway, which will initially terminate at the Transitway Subway Station, just south of the Corporate Centre.

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Planning policy and infrastructure investment are rapidly converging to provide the foundation for a major centre. This gives the City a unique opportunity to build a downtown core area that can evolve over time and provide jobs and residences in a compact, attractive, pedestrian-friendly urban environment. One of the keys to achieving this objective will be the marketing and promotion of this vision to all who might build, live, work or invest in the Corporate Centre with the goal of attracting high quality development, in accordance with the City's Official Plan.

Securing this type of development is a corporate objective. Section 4 of Vaughan Vision 2007, "Planning and Managing Growth" recognizes the importance of promoting and encouraging investment in the Vaughan Corporate Centre. Developing a marketing strategy for the VCC is also identified as a priority.

Therefore, it is recommended that the "Vaughan Corporate Centre Promotional Advisory Committee" be created. Its purpose will be to provide advice to Council in initiating, planning and implementing programs and campaigns that will promote the development of the Corporate Centre and area, in accordance with the City's policies and objectives. Through its promotional work, this committee will build on the opportunities provided by the supportive planning policies and the strategic infrastructure investments.

#### d) Area of Responsibility

It is noted that the Committee's proposed mandate extends beyond the Corporate Centre to cover the Transitway Station Area and the Steeles Avenue corridor from Jane Street to Keele Street (OPA No. 620 lands). This was done to coincide with the three subway stations that will serve the City of Vaughan. Each of the three areas is unique, but all share the potential for major development because of their proximity to high order transit. Including all three sites will give the Committee the opportunity to assess their individual needs and develop the necessary marketing and promotional measures to ensure their success.

#### e) Membership

Ideally, the Committee will be composed of members of Council and stakeholders who have an interest in the development and promotion of the Vaughan Corporate Centre and area. Therefore, it is recommended that Council appoint four members of Council as its representatives on the Committee plus the Mayor in an *ex officio* capacity.

The appointed Council representatives would then meet to establish a list of stakeholders that could be recommended to Council for inclusion on the Committee. The non-Council members may be drawn from any sector of society, in numbers deemed appropriate. The objective is to provide broad representation and depth of expertise while maintaining the Committee at a workable size.

A report would then be prepared recommending the non-Council membership of the Committee. Council's ratification of the Committee membership would be the basis for the finalization of the Terms of Reference.

#### f) Draft Terms of Reference for the Vaughan Corporate Centre Promotional Advisory Committee

##### **Purpose of the Committee**

To provide advice to Council on the initiation, planning and implementation of programs, campaigns or other actions that are designed to promote the development of the Vaughan Corporate Centre and other lands in proximity to the TTC subway stations on the Spadina Subway Extension, in accordance with the objectives of the City.

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#### **Location**

The work of the Committee will focus on the areas surrounding the three stations on the Spadina Subway Line located in the City of Vaughan being:

- The Highway 7 and Millway Road Station: The Vaughan Corporate Centre OPA 500 Area;
- The Highway 407/Transitway Station, west side of Jane Street, south of Highway No. 407;
- The Steeles Avenue Station: The OPA 620 Area. (Steeles Avenue from Jane Street to Keele Street).

For the purpose of this Terms of Reference the subject sites will be referred to collectively as the Vaughan Corporate Centre area.

#### **Mandate**

- To promote the Vaughan Corporate Centre area with all sectors of the economy and society including business, institutional users, the public and the media;
- To provide leadership to City Staff in the development and implementation of promotional activities in respect of the Vaughan Corporate Centre area;
- To liaise, assist and cooperate with external parties in the undertaking programs that will support and promote the Vaughan Corporate Centre area, consistent with the City's goals and objectives;
- To make recommendations to Council on the initiation of promotional and marketing plans, programs, campaigns or actions as necessary, including the retention of external services and budgets;
- To report to Council on the outcomes resulting from the work of the Committee;

#### **Goals and Objectives**

- To maximize public awareness of the Vaughan Corporate Centre area as a highly desirable place to live, work and do business;
- To communicate to the business community, the opportunities and benefits of investing in the Vaughan Corporate Centre and promote it as a strategic location for corporate tenants and head offices;
- To assist in ensuring that the objectives for the Corporate Centre area and its opportunities are well-communicated to all levels of government;
- To clearly identify the attributes of the Vaughan Corporate Centre to all potential residents and promote the Corporate Centre as an exciting urban lifestyle choice for residents;
- To encourage compatible entertainment and hospitality uses as well as public events, complementing the City's tourism objectives;

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- To encourage the development of animated public spaces, providing amenities for residents, employees and area business tenants;
- To assist in attracting the type and quality of development that will fulfill the Corporate Centre vision of a transit supportive, compact, pedestrian friendly areas, featuring a mix of uses in a setting defined by the quality of its architecture and urban design, as established by the City's policies and guidelines;
- To develop and implement innovative and compelling promotions and advertising that will support both the planned development of the Vaughan Corporate Centre area and the overall image of the City of Vaughan;
- To develop a sustainable funding model for the marketing and promotion of the Vaughan Corporate Centre, such as: Business Improvement Areas; partnerships with business, institutions and the public sector; and sourcing supportive funding and assistance from other levels of government;
- To promote and publicize the development of sustainable/LEED certified buildings and neighbourhoods and encourage the adoption of sustainable practices by landowners and tenants;
- To promote and publicize public and private sector initiatives in the Vaughan Corporate Centre area, which are directed toward sustainability and improved environmental practices.

#### **Committee Membership**

The Committee will be composed of:

- Four members of Council, appointed by Council;
- The Mayor (*ex officio*);
- Representatives from stakeholder groups as recommended by Council's appointed Committee members, subject to ratification by Council.

#### **Technical Support**

Technical Support will be provided by the Office of the City Manager.

The work of the Committee will be supported as required by the resources of the City of Vaughan, as assigned through the City's Senior Management Team.

#### **Administrative Support**

Administrative Support will be by the Office of the City Manager with Secretariat Services being provided by the Clerk's Department. The operation of the committee will be governed by the City's *General Rules, Roles and Procedures Governing Advisory Committees*, for Non-Statutory Advisory Committees.

#### **Appointment of Committee Chair**

A Chair shall be appointed at the first meeting of the Committee.

#### **Meetings**

Meeting dates shall be established by the Committee at the beginning of each calendar year and may also be convened at the call of the Chair.



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**Term**

The term of appointments is four years, commencing on the appointment of the members, and such appointments shall expire at the end of the term of Council.

**Relationship to Vaughan Vision 2007**

Vaughan Vision 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 Committee will support this objective.

**Regional Implications**

There are no immediate Regional implications. The Vaughan Corporate Centre is also a "Regional Centre". There may be the opportunity to work with the Region of York to promote the development of the VCC and area. This can be investigated once the Committee begins its work.

**Conclusion**

The work of the Spadina-York Subway Extension Committee has been successfully completed. Its mandate can now be ended and its members thanked and congratulated for their outstanding work.

The Vaughan Corporate Centre Promotional Advisory Committee represents a further step in the process of building the Vaughan Corporate Centre. As a Non-Statutory Advisory Committee, it will assist Council in developing and implementing the promotional and marketing strategies that will ensure that the Corporate Centre achieves its full potential as shaped by the objectives of Vaughan Vision 2007, the supporting investments in rapid transit and the policies of the local, regional and provincial planning documents.

Therefore, it is recommended that the recommendations contained in this report be approved.

**Attachments**

N/A

**Report prepared by:**

Roy McQuillin, Manager of Corporate Policy, ext. 8211

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Item 3, Report No. 50, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 12, 2007, as follows:

***By approving the recommendation of the Director of Financial Services and the City Clerk, dated November 5, 2007; and***

***By receiving the memorandum from the Director of Financial Services and the City Clerk, dated November 9, 2007.***

**3                    KLEINBURG BUSINESS IMPROVEMENT AREA – BY-LAW AMENDMENT**

The Committee of the Whole recommends that this matter be referred to the Council meeting of November 12, 2007, to provide an opportunity for staff to contact the Kleinburg Business Improvement Area Board (KBIA) to confirm their support of the By-law amendment.

**Recommendation**

The Director of Financial Services and the City Clerk, in consultation with the Manager of Property Tax & Assessment, recommend:

That Council authorize and direct the City Clerk in accordance with subsection 210(1) of the *Municipal Act, 2001*, as amended, to pass a By-law to amend By-law Number 169-84 by increasing the Kleinburg Business Improvement Area minimum and maximum special charge commencing 2007 as follows:

“2007	\$300 minimum / \$1500 maximum
2008	\$300 minimum / \$2000 maximum
2009	\$350 minimum / \$2500 maximum
2010	\$350 minimum / \$3000 maximum
2011	\$350 minimum / \$3500 maximum.”

**Economic Impact**

There is no economic impact to the City of Vaughan.

**Communications Plan**

Initially notices were sent to thirty-four (34) Kleinburg Business Improvement Area members on July 20, 2007, explaining the Board of Management’s request and the objection process to be followed. Since insufficient objections were received, the City on behalf of the Kleinburg Business Improvement Area will now issue levying invoices to each member, detailing the new charges and the amount to be remitted.

**Purpose**

The purpose of this report is to report back to Council on any objections filed by any KBIA member as well as the Determination of the Clerk in accordance with subsection 210(5) of the Act. This report will confirm that three (3) objections were received. The Clerk has now made the determination that all conditions in Section 210(3) have been met and insufficient objections have been received.

**Background - Analysis and Options**

Each year the KBIA submits a budget for Council’s approval, which is required for the purposes of the KBIA. In accordance with section 208 of the Act, the municipality is then required to annually  
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raise this amount from the BIA. The budgeted amount is apportioned, based on a minimum and maximum amount, on all commercial property within the KBIA boundary, utilizing the taxable commercial assessment of such property. The minimum/maximum is a method of apportionment of the annual KBIA budgeted amount. This approach, which has been used for many years, provides for a fair distribution of the budgeted amount.

The Board has requested that the levy charged to each property be amended to reflect an increase in the minimum and maximum amount. The current minimum and maximum special charges are \$187 minimum / \$1227 maximum.

The amounts proposed by the KBIA Board of Management, as approved in their General meeting, as minimum and maximum amounts for the 5 year period commencing in 2007 are as follows:

2007 \$300 minimum / \$1500 maximum  
2008 \$300 minimum / \$2000 maximum  
2009 \$350 minimum / \$2500 maximum  
2010 \$350 minimum / \$3000 maximum  
2011 \$350 minimum / \$3500 maximum

**Objections:**

Notices were sent to the KBIA members on July 20 and objections were to be sent to the Clerk, in writing, within 60 days of that notice. This report will confirm that three (3) objections were received. The Clerk has now made the determination that all conditions in Section 210(3) have been met and insufficient objections have been received. The Clerk would have had to receive objections amounting to both one-third of the total number of property owners and one-third of the total taxes levied for City purposes on the KBIA properties in order for the proposed amendment to not pass.

This report recommends that By-law 169-84 be amended by increasing the proposed minimum and maximum charge as per the original request from the KBIA Board of Management.

**Relationship to Vaughan Vision 2007**

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

**Regional Implications**

There are no Regional Implications in this Report.

**Conclusion**

Council can proceed to enact the By-law to change the minimum and maximum special charge as required and staff can bill the revised 2007 amount to each KBIA member.

**Attachments**

Attachment 1 - Board of Management letter of request

**Report prepared by:**

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

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

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Item 4, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

**4 OPERATING GUIDELINES GOVERNING THE HISTORIC WALLACE HOUSE COMMITTEE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services, dated November 5, 2007, be approved; and
- 2) That the deputation of Ms. Nancy Payne, Historic Wallace House, 187 Clarence Street, Woodbridge, L4L 1L4, be received.

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Recreation & Culture, recommends:

1. That the proposed "Operating Guidelines Governing the Historic Wallace House Committee" in Attachment 1, be approved; and,
2. That the Wallace House Committee have use of the building and surrounding property for programs, meetings and events undertaken by the Committee through issuance of a yearly (renewable) facility permit as per the Council approved *Guidelines Governing the Use of City-owned Heritage Buildings*; and,
3. That Recreation and Culture staff determine a facility permit fee for the use of the Wallace House by the Committee that takes into account the current City fee schedule for the use of heritage buildings as required under the *Guidelines Governing the Use of City-Owned Heritage Buildings* and the *Recreation and Culture User Fee and Pricing Policy*.

**Economic Impact**

There is no economic impact to the City.

**Communications Plan**

Not Applicable

**Purpose**

The purpose of this report is to seek Council approval of the proposed organizational structure, operational and program delivery system governing the Historic Wallace House Committee.

**Background - Analysis and Options**

In May 2004, the Wallace House Steering Committee was formed by Council to develop an organizational and program delivery structure for the adaptive re-use of the Historic Wallace House, a City-owned heritage building at 137 Woodbridge Avenue, as a facility that helps promote the cultural heritage of Woodbridge. The Historic Wallace House Steering Committee, at that time, was made up of representatives from the Woodbridge Rotary Club, the Friends of the Village, the Woodbridge Garden & Horticultural Society, Heritage Vaughan committee, the Woodbridge Agricultural Society and members of Council.

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Council approved the Terms of Reference for the Historic Wallace House Steering Committee at its meeting of February 14, 2005, that directed the Committee to report back to Council on a proposed organizational structure, a program delivery system for the operation and policies related to the group.

Since that time, the Committee has been working with City staff to draft a proposed governance model, mandate, goals and objectives for the Committee. This work has resulted in the proposed "Operating Guidelines Governing the Historic Wallace House Committee" document as found in Attachment 1. Staff has been working with the Committee's Executive Board and received direction from the Executive at a meeting of July 25, 2007, to proceed to Council for review of the proposed "Operating Guidelines" as presented.

Highlights of the proposed organizational structure for the Historic Wallace House Committee include the following mandate and responsibilities:

#### ***Mandate/Objectives of Committee***

1. The activities of the Committee will reflect the diverse traditional and contemporary cultural character of Woodbridge and contribute to its cultural identity as a community.
2. An objective of the Committee will be to maintain its operation by developing sources of income and funding, and using its funds for purposes and activities as outlined in the Committee's mandate, goals and objectives.
3. The mandate of the Committee is to ensure the preservation and ongoing community use of the Wallace House as a centre that preserves and promotes the natural and cultural heritage of Woodbridge.

#### ***Governance/Administration***

1. The Historic Wallace House Committee will have a Board of Directors elected from its membership and hold an annual general meeting of its membership.
2. Members of the City of Vaughan Council shall sit on the Board of Directors as ex-officio members and shall consist of the Mayor, local Councillor for Ward 2 and a Regional Councillor representative.
3. The Manager of Cultural Services shall act as a City Liaison for the Committee and will work with the Board of Directors to ensure the City's interests as outlined in the Committee's Operating Guidelines.
4. City staff has encouraged the group to look at incorporating themselves as a non-profit group and while the Committee has seriously considered this option, it does not feel this is a course of action it would like to pursue at this point in time, however, may do so in the future.

#### ***Use of Wallace House***

1. The Wallace House will remain the property of the City of Vaughan and a yearly (renewable) permit will be issued to the Committee for community programs and events that promote the natural environment, history and the contemporary cultural character of Woodbridge.
2. The City will have use of the building as needed for meetings, programs and events. Requests for the City's use of the building shall be done so in co-operation with the scheduled use of the building by the Committee.

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3. The proposed use of the building by the Committee is within the scope and goals of the *Guidelines Governing the Use of City-Owned Heritage Buildings* as approved by Council in June 2007. In accordance with the Guidelines, the Committee will have a yearly (renewable) permit issued to them through Recreation & Culture's Facility Permitting and Client Services staff for the use of the building. Furthermore, the proposed use of the house for programs that celebrate the history, culture and natural environment of the Woodbridge, is a sympathetic use of Wallace House, a cultural landmark in its own right.
4. Recreation and Culture staff will work with the Committee to determine a facility permit fee for the use of the Wallace House that takes into account the current City fee schedule as per the *Recreation and Culture User Fee and Pricing Policy* for the use of heritage buildings, and also the value, in dollars, of the cultural programs, events, services and in-kind contributions related to programs or building services (i.e. maintenance, repair, etc) provided by the Committee on a yearly basis. While the Committee is made up of volunteers and operates its own programs in an independent manner, its cultural programs and services provide a greater awareness of the history and natural heritage of the City to the community. Furthermore, the program delivered by the Committee provides a sympathetic re-use of a City-owned heritage building that encourages heritage preservation, education and community participation, in keeping with the *Guidelines Governing the Use of City-Owned Heritage Buildings*.

Presently, the Committee has 30 active volunteer members who organize events and initiatives that contribute to Woodbridge's natural and cultural heritage. Since 2005, the Committee has attracted more than 2,000 participants to various activities. While the Committee must sustain itself through donations, membership fees and fundraising initiatives, it is generally the scope of the committee to deliver programs and events to the community by requesting a "pay as you can" contributions to help pay for material costs associated with the program.

Highlights of the events, programs and initiatives planned and funded by the Committee are as follows:

**Programs:** The committee has organized 2 art shows for community artists, a yearly Remembrance Day open house, a yearly Victorian Christmas celebration, a weekly daytime heritage social coffee hour, a knitting program that donates its knitwear to various community organizations, a Halloween Night Walk, an open house for local businesses, a Hurricane Hazel Exhibit in conjunction with TRCA, 4 yearly walking tours (built heritage and natural heritage tours) and 2 school tours.

**Historic Exhibits:** The Committee has planned and organized an historic information exhibit on display in the house (funded in part by a BMO community grant), distributed informational history pamphlets and has created a number of oral history recordings of people that lived in Woodbridge in the early and mid 20<sup>th</sup> century.

**Building Restoration/Landscaping:** The Committee has furnished the house and in 2006 secured the donation from a local business woman, the painting of the interior of the house. Through its association with the Woodbridge Horticultural Society, its members help maintain "Flora's Garden" which is a community garden that surrounds the house.

**Participation in City and Community Events:** The Committee has also participated in a number of City events such as Communities in Bloom, Winterlights and the Woodbridge 125<sup>th</sup> Anniversary Celebration. The Committee participates yearly in the Woodbridge Agricultural Fair and has participated in the opening of the new Woodbridge Public School.

**Community Recognition:** The Committee has received formal recognition from the Salvation Army, the Canadian Cancer Society and Heritage Vaughan committee.

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**Donations/Grants:** The Committee has secured a number of donations as it relates to house furniture/furnishings and the interior painting of the house. It receives voluntary donations from people who participate in their events and programs. The Committee has received grants from the Woodbridge Rotary Club and the B.M.O. community grant program. Lastly, it collects a yearly membership fee from its members.

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

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

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

#### **Regional Implications**

No regional implications are associated with this initiative.

#### **Conclusion**

The Historic Wallace House Committee is committed to engaging the community in opportunities, programs and special events that will educate and promote the natural and cultural heritage of Woodbridge. Additionally, the Committee is dedicated to the preservation and ongoing use of the Wallace House. The Volunteer Committee has dedicated their time and resources to develop cultural and heritage programs that celebrate Woodbridge's rich history.

The proposed use of the building by the Committee is within the scope and goals of the *Guidelines Governing the Use of City-Owned Heritage Buildings* as approved by Council in June 2007. The proposed arrangement with the Wallace House Committee meets a number of goals outlined in the Guidelines: there will be an increased use of the building and the heritage character of the building will be maintained through a sympathetic use. The Committee will be issued a yearly (renewable) permit for the use of the building at a cost that will be determined based on the City's current fee schedule and the value of the programs, events and services provided to the community by the Wallace House Committee.

An important aspect of the governance model proposed for the Committee is that Council members will sit on the Board of Directors of the Committee as ex-officio members and also City staff will review and approve activities and programs of the Committee to ensure they are within the goals and mandate approved by Council.

The proposed governance model and operating guidelines of the Wallace House Committee will help ensure a strong organizational structure for the group.

#### **Attachments**

1. Proposed "Operating Guidelines Governing the Historic Wallace House Committee".

#### **Report Prepared By**

Angela Palermo, Manager of Cultural Services, ext. 8139

(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 NOVEMBER 12, 2007**

Item 5, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

**5                                  ASSUMPTION – BLUE WILLOW, PHASE 2**  
**19T-90073 / 65M-3218**

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

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3218 and that the municipal services letter of credit be released.

**Economic Impact**

Upon assumption of this development, approximately 1.1 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 217 lot development is a residential subdivision. The development is located west of Weston Road and north of Hwy. #7 as shown on Attachment 1.

The Subdivision Agreement was signed on February 9, 1998. The municipal services in Plan 65M-3218 were installed in April 1998 and the top course asphalt was placed in June 2002.

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, Parks Operations and Forestry, Development Planning and Clerks. The Reserves and Investments Department has also confirmed that all of the City's financial requirements regarding this subdivision have been met.

**Relationship to Vaughan Vision 2007**

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

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

**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-3218 be assumed and the municipal services letter of credit 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 NOVEMBER 12, 2007**

Item 6, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

**6** **EROSION AND SEDIMENT CONTROL PRACTICES  
JOINT EVALUATION STUDY**

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

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That this report be received for information purposes;
2. That Council endorses the City's participation in the Erosion and Sediment Control Practices Evaluation Study in conjunction with the Toronto and Region Conservation Authority and other partners; and
3. That funding for the City's participation in the Erosion and Sediment Control Practices Evaluation Study, in the amount of \$45,000, be provided from the approved Capital Budget project No. 1590-0-06.

**Economic Impact**

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

**Communications Plan**

Not applicable.

**Purpose**

To inform Council and seek their endorsement of the City's participation in the Erosion and Sediment Control Practices Evaluation Study in conjunction with the Toronto and Region Conservation Authority (TRCA) and other partners.

**Background - Analysis and Options**

Municipal infrastructure and building construction activities have been identified as a significant source of sediment in urban streams. During the grading process vegetation is removed, natural drainage is modified, and stable topsoil is disturbed. When left uncontrolled, erosion of exposed soils can lead to elevated levels of suspended sediment in local watercourses resulting in deleterious effects on aquatic life. In Ontario, erosion and sediment control measures have been required on construction sites for several decades. However in many cases, recommended practices are either not implemented, or are improperly installed, under-engineered, or not maintained. Published in December 2006, the Greater Golden Horseshoe Area Conservation Authorities (GGHCA) "Erosion and Sediment Control Guideline" provides an overview of the elements of an effective Erosion and Sediment Control (ESC) plan. The guideline emphasizes erosion prevention as a primary strategy for minimizing the environmental impacts of construction sites.

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As a follow up to the release of the above noted guidelines, the GGHCA are looking to secure funding for a study to evaluate the effectiveness of the new guideline by scrutinizing a range of ESC practices on a construction site in the City of Vaughan. The proposed study area was discussed and agreed upon by the effected landowners, staff and the TRCA. The chosen site is located southeast of Pine Valley Drive and Major Mackenzie Drive, the Vellore Village Development in block 39, identified in Attachment No 1. It is an 88 hectare residential construction project which outlets to Marigold Creek (a tributary of Purpleville Creek) and ultimately drains to the East Humber River. The evaluation will include four main components:

- (i) erosion and sediment controls;
- (ii) process by which ESC practices are implemented and altered throughout construction;
- (iii) barriers preventing implementation of practices or procedures in a given situation; and
- (iv) impacts of construction site runoff on receiving waters.

The plan and implementation process for this study will be guided by a project steering committee made up of representatives from the City of Vaughan, TRCA, Developers, and their consulting engineers, inspectors and contractors in charge of implementing the plan. Study findings will be used to evaluate the effectiveness of the guideline and provide training of personnel involved in ESC plan development, implementation and enforcement. This would include Vaughan construction inspection staff.

The study proposes to monitor all phases of construction from plan formation, to earthworks, servicing, dwelling construction, and final stabilization of the site. Pre-construction monitoring will establish baseline conditions and define ecosystem health indicators against which future impacts can be evaluated. Reports will document study findings and recommendations on an annual basis.

The total study funding proposal has been compiled by a number of partners as coordinated by staff at the TRCA and is broken down into two main components: evaluation of the guidelines and follow-up training based on findings. Tables 1 and 2 below provide a breakdown of study partners and funding amounts.

**TABLE 1 - Guideline Evaluation Funding**

<b>FUNDING SOURCE</b>	<b>FUNDING (\$000)</b>
Great Lakes Water Quality Agreement and Remedial Action Plan (RAPs) (Environment Canada & MOE)	15
Great Lakes Sustainability Fund	15
City of Vaughan	25
City of Toronto	10
Peel Region	7
York Region	7
Fisheries and Oceans Canada (DFO)	10
Ontario Ministry of Environment (MOE)	5
<b>TOTAL</b>	<b>94</b>

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**TABLE 2 - Funding for Training**

<b>FUNDING SOURCE</b>	<b>FUNDING (\$000)</b>
City of Vaughan	20
Great Lakes Water Quality Agreement and Remedial Action Plan (RAPs) (Environment Canada & MOE)	5
Fisheries and Oceans Canada	20
<b>TOTAL</b>	<b>45</b>

Capital project number 1590-0-06 in the amount of \$52,000 for a Sediment and Erosion Control Study was approved as part of the 2006 Capital Budget. The study was to be a detailed review of the City's current sediment and erosion control practices and criteria relating to the development process. Its purpose was to ensure compliance with all TRCA, MOE and DFO regulations and initiatives, and the City's due diligence for its environmental responsibilities. The funding for this study has been included under the Growth Related Engineering Studies of the Development Charges Background Study, Revised Final Report dated August 2003 by Hemson Consulting Ltd.

The joint Erosion and Sediment Control Practices Evaluation Study exhibits a similar theme to the originally approved Vaughan Capital Budget study. By partnering with the TRCA and other organizations the City is getting greater value from its Capital Budget project funds. The scope of this project is much greater than what would be possible had the City undertaken a similar project on its own. The endorsement of this joint study via the contribution of resources will serve to reinforce the City of Vaughan's commitment to the environment through environmental research and sustainability.

**Relationship to Vaughan Vision 2007**

This recommendation is consistent with the priorities set forth in Vaughan Vision 2007, particularly A-3, "Safeguard Our Environment", in addition to D-2, "Develop Internal/External Collaborative Solutions" and D-3, "Enhance Technology & Pursue Innovation".

**Regional Implications**

The City of Vaughan and the Region of York will be participating in a collaborative effort to preserve our natural ecosystem within the Greater Golden Horseshoe area by committing resources to environmental research and innovation. Ultimately, the effects of construction on our environment will be minimized.

**Conclusion**

Council's endorsement is being sought for the City to participate in the Erosion and Sediment Control Practices Evaluation Study in conjunction with the TRCA and other partners. Funding in the amount of \$45,000 will be provided for this study from the approved Capital Budget Project No. 1590-0-06. The study will evaluate the effectiveness of the Erosion and Sediment Control Guideline developed by the GGHCA. Participation in the project will demonstrate the City's commitment to safeguarding our environment through research and innovation. Should Council concur, the recommendations in this report may be adopted accordingly.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

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**Attachments**

1. Study Location Plan

**Report prepared by:**

Robert Mayer, Engineering Assistant, Engineering Planning and Studies Division, Ext. 8742

(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 NOVEMBER 12, 2007**

Item 7, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

**7                                    LESTER B. PEARSON STREET – ROAD RESURFACING**

The Committee of the Whole recommends:

- 1) That Clause 1 of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated November 5, 2007, be approved; and
- 2) That the road resurfacing of Lester B. Pearson Street be included in the 2008 Budget.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That this report be received for information; and
2. That as part of the 2008 Road Evaluation, staff review Lester B. Pearson Street and report back as part of the annual Pavement Management Program report.

**Economic Impact**

The costs associated with road improvements on this street under review would be brought forward for Capital Budget consideration in the specific year the improvement(s) are recommended.

**Communications Plan**

A Communications Plan is not required for this activity.

**Purpose**

At the Committee of the Whole Meeting of September 17, 2007, under Item 12, Report No. 40, staff were directed as follows:

**“That Staff review the City’s Pavement Management program as it relates to Lester B. Pearson Street and report to the Committee of the Whole meeting of November 5, 2007.”**

**Background - Analysis and Options**

At the Committee of the Whole Meeting of September 17, 2007, staff were asked to review the City’s Pavement Management program as it relates to Lester B. Pearson Street.

The Pavement Management System (PMS), developed by Engineering Services and approved by Council, is designed determine the appropriate method of rehabilitation called a Treatment Strategy, at the most appropriate time on a road given its condition. The system will “Optimize” all feasible Treatment Strategies by determining which strategy provides the greatest Return on Investment. Through a technique called the “Incremental Benefit Cost Technique”, an “Optimal” strategy is the one that has the greatest benefit (improvement to condition) for the least cost or dollar investment.

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The Pavement Management System (PMS) also established a level of service by assigning a pavement composite index rating number to all streets within the municipality. The network average Level of Service is presently established at a PCI of 70/100.

The Pavement Composite Index (PCI) of a road is determined through a combination of field inspection and review of various analytical factors. Individual ratings and indices are combined into the overall index with an ascending range of 0 (worst) to 100 (best). This index is comprised of 3 major subsections being:

- Health                      The condition of a road which includes surface ride comfort, structural distresses and its ability to properly drain water away from the road's structural components;
- Capacity                    The current, measured traffic volume (Annual Average Daily Traffic) as compared to the theoretical capacity of a road;
- Physical Environment    The remaining considerations surrounding the behavior of a road including safety and geometry.

With the network average Level of Service presently established at a PCI of 70/100, Staff can leverage the "Return on Investment" tool within the system to determine the annual and accumulative funding levels needed to achieve the standard over the next 20 years.

According to the Pavement Management System, our current average network condition for all City roads has a **PCI of 86.7 out of 100** possible points. The network condition distribution for all City roads is summarized in the following table:

Table No.1

Pavement Management System Grouping	Value Range	Network Percentage
<b>Excellent</b>	<b>80 to 100</b>	<b>81.6%</b>
<b>Good</b>	<b>60 to 80</b>	<b>15.8%</b>
<b>Fair</b>	<b>35 to 60</b>	<b>2.6%</b>
<b>Poor</b>	<b>20 to 35</b>	<b>0%</b>
<b>Very poor</b>	<b>0 to 20</b>	<b>0%</b>

The PMS tool indicates that Lester B. Pearson Street is in the Fair Category, which ranges from 35 to 60, with a PCI of 54.8. 2.6% or 31 City roads are currently in the Fair Category.

Specifically, no road improvements are planned for Lester B. Pearson Street within the five year forecast period (2007-2011). The projection beyond the current 5 year program has Lester B. Pearson Street slated for an upgrade for surface treatment to asphalt pavement.

Staff are aware of the current condition of the road. When it is reviewed as part of the 2008 Road Evaluation, it will be assessed along with all City roads to determine the appropriate treatment and its respective timing.

Given that Lester B. Pearson Street is currently surface treated road, our Public Works Department has noted that from time to time the tar application may "bleed". When this occurs, screenings and/or sand is applied to the road, reaffirming and restoring its surface.

**Relationship to Vaughan Vision 2007**

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

**Regional Implications**

Not Applicable.



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**Conclusion**

Based on the findings of PMS and review by Engineering Services staff, road improvement for Lester B. Pearson Street is not indicated until at least year 2016.

**Attachments**

1. Location Map

**Report prepared by:**

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

DSB: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 NOVEMBER 12, 2007**

Item 8, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

8

**SUMMERIDGE DRIVE  
NEIGHBOURHOOD TRAFFIC COMMITTEE PLAN**

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

**Recommendation**

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

1. That the Summeridge Drive Neighbourhood Traffic Committee plan proposal be approved in principle with the exception of the vertical traffic calming measures;
2. That subject to approval of the 2008 Capital Budget, funds to implement the plan be drawn from the Traffic Calming account; and
3. That Staff and the Traffic Committee reconvene discussions and revisit the proposed vertical traffic calming measures given the received comments from Vaughan Fire Rescue Services and York Region Transit.

**Economic Impact**

The cost to install the traffic calming measures would be an initial impact to the 2008 Capital Budget. The cost to maintain the traffic calming measures would have an impact on future Operating Budgets.

**Communications Plan**

To this point, Traffic staff have sent out notices for the community meetings, and attended community meetings with the residents. Staff will follow with construction notices (Letter 'C') at time of construction. The Traffic Committee members are in agreement with this plan.

**Purpose**

To report on the Summeridge Drive Neighbourhood Traffic Committee Plan proposal.

**Background - Analysis and Options**

At its meeting on September 25, 2006, under Item 91, Report No. 43 Council directed:

- “1. That staff be directed to review the need for and feasibility of traffic calming measures for Summeridge Drive;
2. That staff and the Local Councillor meet with the community to discuss a traffic calming plan and to form a traffic calming committee;”

The Summeridge Drive traffic committee area is comprised of the entire length of Summeridge Drive from Dufferin Street to Bathurst Street. Summeridge Drive is a Feeder Roadway with a 23.0 metre right-of-way and 11.5 metre pavement width. The existing posted speed limit is 40 km/h on Summeridge Drive. There are four existing all-way stop controlled intersections on Summeridge Drive. Refer to Attachment No. 1 for location and proposed traffic calming measures.

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### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007

#### Item 8, CW Report No. 50 – Page 2

##### Public Participation

The initial public meeting of the Summeridge Drive Neighbourhood Traffic Committee was held on Wednesday, November 1, 2006 and attended by 12 residents. Engineering Services Department staff outlined the concept of traffic calming and the types of traffic calming measures available, and explained the City's Neighbourhood Traffic Committee Policy and Procedure.

A Traffic Committee was successfully formed at the conclusion of the meeting, and followed the Council approved Traffic Calming Policy and Procedure to develop a traffic calming plan. Staff subsequently met with Committee members on Thursday, November 16, 2006, to provide direction for Committee members in developing a traffic calming plan.

The final public meeting was held on Thursday, June 12, 2007 and attended by 20 residents. The Traffic Committee, with the assistance of Engineering Services Department staff, introduced the traffic calming proposals for the neighbourhood to the residents in attendance. Of those in attendance, 17 residents were in favour of the plan.

The meetings were advertised in the Vaughan Weekly, Lo Specchio, and the Vaughan Citizen newspapers. The Notice of the meetings was also mailed out to the residents in the defined area for this committee.

The residents in attendance were generally in favour of the proposals, with the exception of a proposed speed hump between #440 and #446, and a proposed speed hump between #246 and #250 (received via email from a resident the night of the final public meeting). A review of these two items is included later in the report.

##### Traffic Calming Plan - General

There are four existing all-way stop controls at the following intersections on Summeridge Drive between Dufferin Street and Bathurst Street:

- Summeridge Drive and Pleasant Ridge Avenue;
- Summeridge Drive and Thornhill Woods Drive;
- Summeridge Drive and Bathurst Glen Drive;
- Summeridge Drive and Loire Valley Avenue.

The existing posted speed limit is 40 km/h on Summeridge Drive.

There are six speed humps proposed on the plan and they can be placed at the following locations:

- Summeridge Drive between properties #82 and #86;
- Summeridge Drive between properties #190 and #192;
- Summeridge Drive between properties #246 and #250;
- Summeridge Drive between properties #351 and #355;
- Summeridge Drive between properties #440 and #446; and
- Summeridge Drive between properties #550 and #556.

There are two raised crosswalks proposed on the plan and they can be placed at the following locations:

- Summeridge Drive at the east leg of Treecrest Drive/Couture Gardens; and
- Summeridge Drive at the east leg of Gauguin Avenue.

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The six speed humps will be constructed completely of asphalt and the raised crosswalks will have a coloured impressed concrete top.

There are nine mountable raised medians proposed on the plan and they can be placed at the following locations:

- Summeridge Drive between properties #58 and #62;
- Summeridge Drive between properties #104 and #110;
- Summeridge Drive between properties #170 and #174;
- Summeridge Drive between properties #216 and #220;
- Summeridge Drive between properties #262 and #268;
- Summeridge Drive between properties #327 and #331;
- Summeridge Drive between properties #367 and #373;
- Summeridge Drive between properties #418 and #422; and
- Summeridge Drive between properties #480 and #486.

Speed Studies

Staff collected up-to-date speed and volume data at selected locations on Summeridge Drive. All studies were conducted on a 24-hour basis on September 18, 2007. The results of the studies are shown in the table below.

Location	Direction	24-hour volume	Average Speed
Summeridge Drive east of Bathurst Glen Drive	Eastbound	2741	51 km/h
	Westbound	2493	50 km/h
Summeridge Drive east of Thornhill Woods Drive	Eastbound	2772	50 km/h
	Westbound	2537	51 km/h
Summeridge Drive east of Treecrest Drive/Couture Gardens	Eastbound	1766	50 km/h
	Westbound	1607	50 km/h
Summeridge Drive east of Gauguin Avenue	Eastbound	1973	47 km/h
	Westbound	1932	50 km/h

The average recorded vehicle speeds range from 47 to 51 km/h, which is generally 10 km/h in excess of the posted speed limit. All recorded volumes are within capacities for feeder roadways (8,000 vehicles per day). Should the traffic calming proposal be approved by Council, staff will collect additional speed data 12 months after installation.

Additional Requests

At the final public meeting, a request was received to remove/relocate the speed hump proposed between properties #440 and #446. An email request to remove/relocate the speed hump proposed between #246 and #250 was also received the day of the final public meeting. Staff investigated both streets and determined that the two proposed speed humps could not be installed at a nearby location, and was not to the Committee’s satisfaction.

The Committee subsequently met with the property owners near the two proposed speed hump areas as follows:

- The residents at #246 and #250 verbally agreed to the Committee to have the proposed speed hump included in the plan as-is.
- Seven residents near the proposed speed hump at #440 and #446 signed a letter in support of the speed hump. Only the resident at #446 remains against the proposed speed hump location. (Refer to Attachment No. 2).

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#### Traffic Calming Policy and Procedure

The new Council approved traffic calming policy and procedure as of June 25, 2007, recommends that the use of vertical traffic calming measures such as speed humps, raised crosswalks, etc. be discontinued. Summeridge Drive has an existing transit route between Bathurst Street and Thornhill Woods Drive and is identified as a primary emergency response route throughout. Vaughan Fire and Rescue Services and York Region Transit do not support the installation of vertical traffic calming measures. Generally, vertical traffic calming measures cause damage to their vehicles and equipment, may delay response times for emergency vehicles and service schedule times for transit buses, cause injuries to emergency responders and possibly transit riders. Staff will reconvene with the Traffic Committee to discuss viable options at the locations where vertical measures were proposed.

#### Relationship to Vaughan Vision 2007

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

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

#### Regional Implications

Traffic staff received comments from York Region Transit in relation to this proposed work.

#### Conclusion

The Engineering Department recommends for approval the Summeridge Drive Neighbourhood Traffic Committee plan proposal. The estimated cost of \$80,000 includes taxes, and associated traffic signs and pavement markings.

#### Attachments

1. Location Map
2. Letter from area residents regarding speed hump proposal

#### Report prepared by

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

MR:mc

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 9, Report No. 50, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 12, 2007, as follows:

***By approving the following in accordance with the additional report of the Commissioner of Engineering and Public Works, dated November 12, 2007:***

1. ***The LED traffic signal head replacement tender in the amount of \$51,979.86, excluding GST, be awarded to GUILD ELECTRIC LTD;***
2. ***That a contingency allowance in the amount of \$5,200.00, plus G.S.T. be approved within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract; and***
3. ***The Mayor and Clerk be authorized to sign the necessary documents.***

9

**AWARD OF TENDER T07-175  
LED TRAFFIC SIGNAL HEAD REPLACEMENT**

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

**Recommendation**

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

That Tender T07-175 for LED Traffic Signal Head Replacement be brought forward to Council.

**Economic Impact**

The economic impact to the City is unknown at this time but will be identified in the additional information report after the tender has closed.

**Communications Plan**

Not Applicable.

**Purpose**

Council approval to award contract T07-175.

**Background – Analysis and Options**

The work covered by this Tender requires the supply and installation of LED traffic signal heads at various intersections throughout the City.

The Tender will close on November 7, 2007. Staff will prepare an additional information report for this item after the bids have been evaluated for Council's consideration at the November 12, 2007 meeting.

**Relationship to Vaughan Vision 2007**

This 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.

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**Regional Implications**

Not Applicable.

**Conclusion**

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

**Attachments**

None.

**Report prepared by**

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

LW:mc

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 10, Report No. 50, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 12, 2007, as follows:

***By approving the following appointments to the Vaughan Youth Cabinet:***

<u>Ward 1</u>	<u>Ward 3</u>	<u>Ward 4</u>
<i>Felicia Coniglio Amanda Gervasi Ashley Gismondi</i>	<i>Vanessa DeConcilys</i>	<i>Michelle A. Ostadi Vishal Sharma</i>

***By approving that the Vaughan Youth Cabinet be requested to review the governance model including one that may reflect representatives from each High School serving the community and lowering the age limit to high school attendance age, up to 25 years of age;***

***By receiving the report of the City Clerk, dated November 5, 2007; and***

***By receiving the confidential memorandum from the City Clerk, dated November 12, 2007.***

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**APPOINTMENTS TO  
THE VAUGHAN YOUTH CABINET**

The Committee of the Whole recommends that this matter be referred to staff for additional information to the Council meeting of November 12, 2007, addressing the issue of Ward representation.

**Recommendation**

The City Clerk recommends:

That direction be provided with respect to appointments to the Vaughan Youth Cabinet.

**Economic Impact**

There is no economic impact.

**Communications Plan**

The City of Vaughan website will be updated to include the newly appointed members.

**Purpose**

The purpose of this report is to present Council with applications for appointment to the Vaughan Youth Cabinet.

**Background - Analysis and Options**

At the meeting of January 29, 2007, Council appointed 8 members to the Vaughan Youth Cabinet, which was the sum of applications received during the recruitment process. Normally membership on the Cabinet consists of approximately of 10 – 12 youth, 16 to 25 years of age. The Cabinet received 3 further applications from youth interested in participating on the Cabinet, and at their May 9, 2007 meeting recommended that Council appoint these individuals to the Cabinet.



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### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007

#### Item 10, CW Report No. 50 – Page 2

The Cabinet's request to appoint 3 additional members was provided at the Committee of the Whole meeting of May 28, 2007. In reviewing the applications and the current membership, Council noted that membership did not evenly represent the Wards in accordance with the Cabinet's Terms of Reference which state that the Cabinet consist of 15 members (three (3) per Ward) reflecting the diverse cultural backgrounds, age, geographic distribution, and socio-economic situations of the youth of the City of Vaughan. Council requested that staff recruit additional members for appointment to the Cabinet, so that the membership better reflect the Terms of Reference to the extent possible.

Advertisements were placed in local newspapers the month of September and application packages were available at the Civic Centre, all City Community Centres and Libraries, and on the City's website. Staff consulted the Vaughan Youth Cabinet on the recruitment process and timelines, and requested that the Cabinet assist in the process by promoting this opportunity to youth in Vaughan. The deadline for receipt of applications was Friday, October 5, 2007, and the applications are attached for Council's consideration. The applications presented to Council at the Committee of the Whole meeting of May 28, 2007, have been included along with those received during the recruitment process.

#### Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council as it "Serves our Citizens" by promoting community safety, health and wellness and the necessary resources have been allocated and approved.

#### Regional Implications

There are no regional implications associated with this request.

#### Conclusion

At the request of Council, staff has recruited for additional members for appointment to the Vaughan Youth Cabinet and the applications have been provided for Council's consideration.

#### Attachments

- 1) Applications (Confidential - Members of Council Only)
- 2) Vaughan Youth Cabinet Membership List (Confidential-Members of Council Only)
- 3) Extract – June 11, 2007
- 4) Confidential Memorandum dated June 8, 2007 (Members of Council Only)

#### Report prepared by

R. Magnifico  
Assistant City Clerk

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 11, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

**11 FENCE HEIGHT EXEMPTION 117 WATERSIDE CRESCENT - WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Enforcement Services, dated November 5, 2007, be approved; and
- 2) That the following depositions, written submission and coloured photographs, be received:
  - a) Mr. Razmik Safarian and Ms. Patricia Ierullo-Safarian, 117 Waterside Crescent, Maple, L6A 1V2, and written submission; and
  - b) Ms. Roseanne DeIBalso, 125 Waterside Crescent, Maple, L6A 1V2, and coloured photographs.

**Recommendation**

The Director of Enforcement Services recommends:

That the fence height exemption application for 117 Waterside Crescent be denied.

**Economic Impact**

N/A

**Communications Plan**

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, 4 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 117 Waterside 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 117 Waterside Crescent.

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

The By-law permits a fence height of 6 feet in rear yards. The Applicant had originally installed lattice panels to the existing 6 foot fence ranging in height from 9 feet 4 inches to 10 feet 4 inches, which was later removed in order to comply with the height restrictions pursuant to the Fence By-law 80-90.

The Applicant is requesting approval to construct/install lattice to the existing 6 foot fence on both sides of the interior side yard fence for a total height ranging in height from 6 foot 7 inches to 10 feet 2 inches in order to gain a sense of safety while using the existing above ground pool.

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The area was inspected by Enforcement Services staff and there are no interior yard fences similar in height in the immediate vicinity. In this area there has been no similar fence height exemptions applied for in recent years.

There is no Site Plan registered for this property.

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

The details outlined above do not support the approval of a fence height exemption for this location.

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) Area Map of Surrounding Streets
- 2) Site Plan
- 3) Photographs of Original Lattice Installed
- 4) Letter of Objection - 125 Waterside
- 5) Letter of Objection - 137 Waterside
- 6) Letter of Objection - Petition
- 7) Letter of Objection - Maple-Sherwood Ratepayers Association
- 8) Photographs of Existing Fence with Proposed Lattice

**Report prepared by:**

Janice Heron  
Administrative Coordinator  
Enforcement Services Department

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 12, Report No. 50, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 12, 2007, as follows:

***By approving that the applicant be allowed to retain the lattice panel extension on the north side up to 7 feet.***

---

**12                                      FENCE HEIGHT EXEMPTION 31 SADOT COURT - WARD 4**

**The Committee of the Whole recommends:**

- 1)        That the fence height exemption application for 31 Sadot Court be approved to permit the pre-existing 7 foot rear and south interior side yard fence;**
- 2)        That the applicant be allowed to retain the lattice panel extension closest to his home on the south interior side yard fence;**
- 3)        That the applicant reduce the lattice panel extensions closest to the rear lot line on the south interior side yard fence to 7 feet from the retaining wall;**
- 4)        That staff provide an adequate timeframe for the applicant to have the work completed;**
- 5)        That the deputation of Mr. Alan Slobodsky, 31 Sadot Court, Thornhill, L4J 8A8, be received;**
- 6)        That the following report of the Director of Enforcement Services, dated November 5, 2007, be received; and**
- 7)        That the memorandum from Councillor Yeung Racco, dated November 5, 2007, be received.**

**Recommendation**

The Director of Enforcement Services recommends:

That the fence height exemption application for 31 Sadot Court be denied with respect to the lattice panels attached to the pre-existing 7 foot fence.

That the fence height exemption application for 31 Sadot Court be approved to permit the pre-existing 7 foot rear and south interior side yard fence.

**Economic Impact**

N/A

**Communications Plan**

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

**Purpose**

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

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### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007

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

The property owner of 31 Sadot 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 31 Sadot Court.

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

The By-law permits a fence height of 6 feet in rear yards. The Applicant has installed lattice panels drastically differing in height to the existing 7 foot fence located at the south interior side yard, and also to the existing 6 foot fence on the north interior side yard. The lattice panels range in height from 5 foot 9 inches to 10 feet 2 inches.

The area was inspected by Enforcement Services staff and there are no interior yard fences similar in height in the immediate vicinity. In this area there has been no similar fence height exemptions applied for in recent years.

The Applicant indicates that the pre-existing 7 foot fence along the rear and south interior yard is shared by neighbouring properties and has existed for the past 12 years.

There is no Site Plan registered for this property.

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

The details outlined above do not support the approval of a fence height exemption for the existing fence with added lattice panels for this location. However, does support the pre-existing 7 foot fence in the rear and south interior side yard.

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) Area Map of Surrounding
- 2) Site Plan
- 3) Letter from Applicant (31 Sadot Court)
- 4) Photographs

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

Janice Heron

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Administrative Coordinator  
Enforcement Services Department

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 13, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

13

**ENERGY STAR<sup>®</sup> PROGRAM  
STANDARD CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL  
GENERAL FILE 22.22**

(Referred from the Environment Committee)

**The Committee of the Whole recommends approval of the Environment Committee recommendation of October 22, 2007.**

Environment Committee recommendation of October 22, 2007:

- 1) That Clause 1 of the recommendation contained in the following report of the Commissioner of Planning, dated October 22, 2007, be approved;
- 2) That this report be forwarded to the Committee of the Whole meeting of November 5, 2007; and
- 3) That a communications strategy be prepared detailing the positive impact of this initiative.

Report of the Commissioner of Planning, dated October 22, 2007

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the proposed Conditions of Draft Plan of Subdivision Approval regarding the implementation of the Energy Star<sup>®</sup> Program attached hereto as Attachment #1, be included as part of the Standard Draft Plan of Subdivision Conditions for all future low rise development in residential subdivisions.
2. THAT this report be forwarded to the Committee of the Whole for its consideration and approval.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

To provide a mechanism by which the City can promote the Energy Star<sup>®</sup> Program for use in all new construction for low rise residential development through the application of conditions of draft plan of subdivision approval.

**Background – Analysis and Options**

Energy Star<sup>®</sup> Program

Energy Star<sup>®</sup> is internationally recognized as the highest energy efficiency standard in the market. In 2005, Natural Resources Canada expanded the Energy Star<sup>®</sup> Initiative in Canada to include

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energy-efficient new homes being built in Ontario. The pilot project in Ontario is managed for Natural Resources Canada by EnerQuality Corporation. Energy Star® can be applied to all low rise residential types regulated by the Ontario Building Code, which include all forms of single detached, attached and stacked housing. The Energy Star® program utilizes the EnerGuide scale for measuring energy efficiency. Using the EnerGuide scale, a typical single detached dwelling is built to EnerGuide 70, whereas Energy Star® would bring that rating up to 80. In order to be certified as “Energy Star”, the builder builds to the EnerGuide for New Houses protocol, and a third party auditor evaluates the house to ensure that the standards have been met.

New homes that are qualified to receive the Energy Star® label will be 30 to 40 percent more energy efficient than those built to minimum Ontario Building Code standards, and will produce 2 to 3 tonnes less greenhouse emissions. The increased efficiency of these homes translates into reduced energy costs for homeowners.

Typical energy-efficient measures contribute to improved quality and comfort in the home, lower energy demands and reduced pollution. The Energy Star® label is earned only by homes that have met strict requirements, allowing homebuyers to rely on the performance tested, third party verified, government backed Energy Star® label to know they are buying the most efficient house on the market.

#### An Energy Star Qualified Home

An Energy Star qualified home is a home that has been built by a licensed Energy Star® for New Homes builder. The builder incorporates energy efficient features into the home so that it can meet the Energy Star® for new homes technical specifications. In order to do so, builders typically incorporate the following energy efficiency measures:

- All furnaces, heat pumps, thermostats and fireplaces are Energy Star qualified. The annual fuel utilization efficiency rating (AFUE) of furnaces complies with rigorous Canadian minimum efficiency requirements, resulting in the use of less fuel.
- All heating and cooling ducts, are to be sealed to ensure less leakage at duct joints, therefore less heat is lost as air moves from the furnace to the living areas of the home and air conditioning is evenly and properly distributed.
- All windows, glass doors and skylights comply with Canada’s requirements for Energy Star® qualified windows, of which, these features alone could cut more than 10% off the home’s energy costs.
- More insulation in the ceilings and walls of an Energy Star® qualified home than required by the Building Code, which reduces heat loss, and puts less strain on heating and cooling systems.
- Energy Star® qualified new homes must meet rigorous air tightness targets. Reduced air movement through the building envelope, as revealed by an air leakage test, means less draftiness for the homeowner. Inclusion of a heat recovery ventilation system (HRV) creates improved air quality.
- Additional homeowner savings if the builder supplies Energy Star® qualified appliances and lighting.

Upon completion of each Energy Star® qualified home, an independent third party Energy Star® for New Homes evaluator verifies that each home has been built to Energy Star® for New Homes technical specifications. After the verification process is complete, Natural Resources Canada issues an Energy Star® for New Homes label and certificate to the homeowner. The label is usually placed on the home’s electrical panel and includes a regional service organization seal of authenticity.



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### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007

#### Item 13 CW Report No. 50 – Page 3

##### Block 39 and the Energy Star Program

The Development Planning Department, together with the TRCA, PowerStream, and Canada Mortgage and Housing Corporation (CMHC) have been working together to develop a pilot “sustainable community” project within the portion of Block 39 adjacent to the Kortright Centre. The purpose of the sustainable community pilot project is to mirror some of the work being undertaken by the TRCA at the Kortright Centre, which is being transformed into the Toronto and Region Conservation Authority’s (TRCA) new “Living City Campus”. Part of the vision for this campus includes demonstrating sustainable forms of development including the design and construction of two “Archetype” homes which will be used as a demonstration and learning tool for sustainable technologies. The Archetype homes constructed on the Kortright Centre site will be LEED Gold and ENERGY STAR®.

Immediately east of the Kortright Centre, the Block 39 community provides an excellent opportunity to integrate the work at the Kortright Centre with real examples of how more sustainable forms of residential development can occur within the suburban context.

The remaining 8 developers within the north-west portion of the Block 39 plan area have voluntarily agreed to design and build all the homes within their respective subdivisions to ENERGY STAR® standards. This is the first ENERGY STAR® community in Vaughan, and the largest ENERGY STAR® community in York Region. On September 25, 2006, Vaughan Council approved the 8 proposed draft plans of subdivision with conditions that include the generic list of Energy Star® conditions, attached hereto as Attachment #1.

##### GTA and the Energy Star® Program

In 2006, EnerQuality Corporation reported that there were 802 Energy Star® qualified homes built in Ontario. Pilot projects similar to the development in Block 39 and Energy Star Homes have been approved throughout the GTA including areas such as Milton, Newmarket, Barrie, and Uxbridge.

The Town of East Gwillimbury is the first municipality in Canada to adopt Energy Star® Standards for new housing. On March 20, 2006, the Town of East Gwillimbury Council passed a municipal policy directing developers of residential developments of ten or more units to be constructed to Energy Star® qualification.

##### Bill 51 – Sustainable Design

On January 1, 2007, Bill 51, the Provincial Government’s reform to the Planning Act came into effect. Bill 51 introduces a series of new regulations empowering local municipalities to adopt among other things, sustainable design criteria. Specifically:

- Addition of provincial interest that promotes development that is sustainable, to support public transit and to be pedestrian-oriented as a provincial interest (Clause 2(q)).
- Enables approval authorities to consider subdivision design that optimizes the supply, efficient use and conservation of energy in the review of a draft plan of subdivision (clause 51(24(l))).

The adoption of the Energy Star® program will assist the municipality in achieving sustainable development and delivering high quality energy efficient dwellings to its residents.

##### Ontario Building Code

The Ontario Building Code provides for minimum standards of construction which govern and mandate the building permit process. Since the Energy Star® construction standards are in

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excess of the Building Code requirements, the Building Department has no legislative authority by which to enforce this standard on all new construction. However, additional energy efficiency requirements such as Energy Star<sup>®</sup> can be recommended to be included as a standard condition through dwelling construction governed by a Subdivision Agreement, prior to issuance of a building permit, in order to achieve more energy efficient dwellings than the current Building Code requirements. Council should be aware that the agreements are not applicable law under the Building Code and must be enforced through other means.

On June 28, 2006, the Building Code was amended to introduce more stringent energy efficient standards for residential buildings, which will be phased in its implementation. Effective January 1, 2007, newly built homes will reach a 74 rating on the EnerGuide Scale. By 2012, the Building Code will require that new houses meet requirements for a 80 rating on the EnerGuide scale (Energy Star<sup>®</sup>).

**Relationship to Vaughan Vision 2007**

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

**Regional Implication**

N/A

**Conclusion**

The Commissioner of Planning recommends that the Environment Committee forward a recommendation to Committee of the Whole to introduce Energy Star<sup>®</sup> Program Standard Draft Plan of Subdivision conditions for all future low rise residential development.

**Attachments**

1. Standard Energy Star<sup>®</sup> Conditions of Draft Plan of Subdivision Approval for Residential Development

**Report prepared by:**

Carmela Marrelli, Planner, ext. 8791

Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 14, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

**14                            BLUWOOD – A NEW TREATMENT PRODUCT FOR WOOD**  
(Referred from the Council meeting of September 10, 2007)

**The Committee of the Whole recommends:**

- 1)        That the recommendation contained in the following report of the Commissioners of Planning, Community Services, and Engineering & Public Works, dated September 4, 2007, be approved; and**
- 2)        That the written submission of Mr. Corrado Distefano, C.E.T., Service Manager, Alph Floor System Inc., 101 Glidden Road, Brampton, L6T 3W6, dated October 24, 2007, be received.**

Council, at its meeting of September 10, 2007, adopted the following:

That this matter be referred to the Committee of the Whole meeting of November 5, 2007.

Recommendation of the Committee of the Whole meeting of September 4, 2007:

The Committee of the Whole recommends that this matter be referred to the Council meeting of September 10, 2007.

Report of the Commissioners of Planning, Community Services, and Engineering & Public Works dated September 4, 2007

**Recommendation**

The Commissioners of Planning, Community Services, and Engineering & Public Works, recommend:

THAT the following be received for information only.

**Economic Impact**

None.

**Communications Plan**

Not applicable.

**Purpose**

To review the opportunity to use Bluwood in City of Vaughan applications.

**Background - Analysis and Options**

At its January 29, 2007 meeting, Council adopted the following:

The Committee of the Whole recommends:

- 1)        That the Commissioners of Community Services, Engineering & Public Works, Planning and Economic/Technology Development & Communications review and report back on the feasibility of implementing this product in the City of Vaughan; and**

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007

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- 2) That this matter also be referred to the Environmental Task Force.

As per Council adoption the various Commissioners have looked into the opportunity to utilize the Bluwood product in day to day operations. As the Bluwood application has a limited warranty of six months for product that is left open to the elements, its use for fences, decks, benches, gazebos or other outdoor applications, is not practical. In addition as most of the City buildings are for public use they are primarily constructed as non-combustible buildings where wood based applications are minimal at best.

Projects that would be within the jurisdiction of engineering and public works are not only mainly contracted out but would have little if any applications where Bluwood would provide benefits. The main focus of projects deal with water, sewers and road infrastructure where this application would not be used in any manner. Where buildings may be constructed as part of these applications such as pump houses or service buildings the application of non-combustible building products is deemed to be more beneficial from both a life safety aspect and that of long term maintenance. As noted earlier, the Bluwood product is not suitable for use where it is exposed to the elements for longer than six months.

As previously noted, the vast majority of buildings falling under the jurisdiction of Community Services are City buildings designed for public and assembly uses where under the Building Code are required to be constructed of non-combustible materials. This requirement generally prohibits or severely limits the use of all wood based products. We will continue to look at opportunities where we could utilize this product.

Neither the Planning Department nor the Economic Development and Communications Department can foresee where applications involving the Bluwood product might come into place as neither department has involvement in construction projects where the viability of the Bluwood product would be considered.

Notwithstanding the above the Bluwood product is seeing limited use even in the housing construction sector where it was thought to provide the greatest benefit.

#### **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**

None.

#### **Conclusion**

The Bluwood product has a limited warranty and is not suitable for outdoor use. While it may be appropriate for large indoor projects, it is not really efficient or effective as a product where small repairs or renovations are required.

Where use opportunities indicate that the Bluwood product may be of a long-term benefit staff may consider the cost benefit as part of a design application.

#### **Attachments**

None.

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

Leo Grellette, Director of Building Standards, ext. 8218

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 15, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

15

**SIGN VARIANCE APPLICATION  
FILE NO: SV.07-018  
OWNER: MARBON HOLDINGS INC., & 606578 ONTARIO LTD.  
LOCATION: 8787 WESTON ROAD, BUILDING 'B'  
BLOCK 1, REGISTERED PLAN 65M-3769**

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

**Recommendation**

That Sign Variance Application SV.07-018, Marbon Holdings Inc., & 606578 Ontario Ltd., 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 on each of the elevations of the subject building of the subject property as shown on the attached drawings.

**Background - Analysis and Options**

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.

(The Sign By-law permits only those signs approved on the site plan agreement.)

**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 on each elevation of the subject building as shown on the attached drawings.

Members of the Sign Variance Committee have no objections to the wall signs as proposed, and are of the opinion that the size of the proposed signs are in keeping with the scale of the building.

.../2

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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 NOVEMBER 12, 2007**

Item 16, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

16

**SIGN VARIANCE APPLICATION  
FILE NO: SV.07-019  
OWNER: HIGHLAND FARMS  
LOCATION: 3300 RUTHERFORD ROAD  
BUILDING 'A', BLOCK 179, REGISTERED PLAN 65M-3445**

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

**Recommendation**

That Sign Variance Application SV.07-019, Highland Farms, 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 an additional wall sign on the south and east elevations of the building of the subject property as shown on the attached drawings.

**Background - Analysis and Options**

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.

(The Sign By-law permits only those signs approved on the site plan agreement.)

**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 two (2) additional wall signs on the south and east elevations of the building as shown on the attached drawings. (Identified as the "Rexall Pharmacy" Signs. The "Highland Farms" Signs were approved as part of the Site Plan Agreement.)

Members of the Sign Variance Committee have no objections to the wall signs as proposed, and are of the opinion that the size of the proposed signs are in keeping with the scale of the building.

.../2

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

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

Upon approval of the sign variance by Council 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 NOVEMBER 12, 2007**

Item 17, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

17

**SIGN VARIANCE APPLICATION  
FILE NO: SV.07-020  
OWNER: EASTON'S GROUP OF HOTELS INC.  
LOCATION: 3201 HIGHWAY #7  
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 November 5, 2007:

**Recommendation**

The City's Sign Variance Committee recommends:

- 1) That Sign Variance Application SV.07-020, Easton's Group of Hotels Inc., be approved as it relates to the proposed wall sign on the west elevation of the building provided that it is constructed in accordance with the attached plan. (Sign "B1")
- 2) That portion of Sign Variance Application SV.07-020 to install Three (3) Signs (Signs "A", "C", & "D") on the existing entrance feature of the development be deferred.

**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 west elevation and additional signs within the entrance features to the subject property as shown on the attached drawings.

**Background - Analysis and Options**

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.

(The Sign By-law permits only those signs approved on the site plan agreement.)

**Relationship to Vaughan Vision 2007**

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

**Regional Implications**

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

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**Conclusion**

The applicant is proposing to install an additional wall sign on the west elevation of the building (Sign "B1" ) and three (3) additional signs within the entrance features to the subject property (Signs "A", "C", & "D") as shown on the attached drawings.

Members of the Sign Variance Committee have no objections to the proposed wall sign (Sign "B1") for the west elevation of the building and are of the opinion the intent and purpose of the City's Sign By-Law is being maintained.

Sign Variance Committee members note that the City's Sign By-Law prohibits all signs erected on fences and do not support the applicant's proposal to erect three (3) additional signs on the boundary entrance feature. Committee members are of the opinion that it is not appropriate to install illuminated signs on the entrance feature for the development.

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

**Attachments**

1. Site Plan
2. Sketch of Signs (A, B1, C, and D)

**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 NOVEMBER 12, 2007**

Item 18, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

18

**SIGN VARIANCE APPLICATION  
FILE NO: SV.07-022  
OWNER: TRINITY DEVELOPMENT GROUP INC.  
LOCATION: 31 FAMOUS AVENUE  
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 November 5, 2007:

**Recommendation**

That Sign Variance Application SV.07-022, Trinity Development Group 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 wall signs on the north and south elevations of the building of the subject property as shown on the attached drawings.

**Background - Analysis and Options**

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.

(The Sign By-law permits only those signs approved on the site plan agreement.)

**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 additional wall signs on the north and south elevations of the building as shown on the attached drawings.

Members of the Sign Variance Committee have no objections to the proposed wall signs, and are of the opinion the intent and purpose of the City's Sign By-Law is being maintained.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

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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 NOVEMBER 12, 2007**

Item 19, Report No. 50, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 12, 2007, as follows:

***By receiving the written submission from Mr. John A. R. Dawson, McCarthy Tétrault, Box 48, Suite 4700, Toronto Dominion Bank Tower, Toronto, M5K 1E6, dated November 5, 2007.***

**19 THORNHILL VAUGHAN HERITAGE CONSERVATION DISTRICT STUDY  
FILE: 19.27**

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

**Recommendation**

The Commissioner of Planning recommends:

- “1. THAT the final Study Report and Plan for the Thornhill Vaughan Heritage Conservation District (Attachment #3), BE APPROVED;
2. THAT the west side of the Yonge Street corridor from Mill Street and extending north to Thornhill Avenue, and forming part of the current Yonge Street Area Study, be reviewed under the same principles as those for the Thornhill Yonge Street Study (2005). This will ensure continuity within the Heritage District;
3. THAT the City of Vaughan Sign By-law be amended to prohibit internally illuminated signs and awnings in Heritage Conservation Districts and that notice be given pursuant to the Notice By-law; and
4. THAT a new By-law be enacted to adopt the Thornhill Heritage Conservation District Plan (2007); and, THAT the new By-law, once enacted, be registered against title to the properties affected by the By-law in the Land Registry Office.”

**Economic Impact**

The funds for the Study were approved by Council on September 12, 2006. Subsection 41(10.1) and clause 41(5)(b) of the Ontario Heritage Act, as amended in 2005, now requires that a by-law that designates a Heritage Conservation District be registered against title to the properties affected by the by-law in the Land Registry Office. The cost to the City of this one time fee will be approximately \$500.00 to register all properties plus associated staff time. This work will be undertaken at such time as the implementing by-laws are adopted by Council and are in full force and effect.

**Communications Plan**

Property owners within the Study area were notified by direct mailings, advertisements were placed in local papers, and the Study and notification of each meeting were highlighted in the Policy Planning section of the City's website. Three public consultation meetings were held at strategic milestones in the study process. On average 25 residents and business owners attended these meetings.

On August 24, 2007, a notice of Public Hearing was sent to all residents/landowners within the study area and to a distance of 120 m outside of the study boundary, to Heritage Vaughan, the Society for the Preservation of Historic Thornhill, and representatives of the Region of York and Town of Markham. The notice of Public Hearing was also posted in the Vaughan Citizen on August 23, 2007 and in the Vaughan Weekly on August 29, 2007. In addition, the notice was placed on the City web site on August 23, 2007.

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### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007

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On September 17, 2007, Council received the Thornhill Vaughan Heritage Conservation District Plan 2007; and, directed that any issues identified at the Public Hearing be addressed by the Policy Planning Department, in a comprehensive report to a future meeting of the Committee of the Whole.

#### **Purpose**

The purpose of this report is to receive Council approval of the Thornhill Vaughan Heritage Conservation District Plan 2007, and to adopt the related implementation actions outlined in the recommendation section of the report.

#### **Background - History**

Thornhill is one of Ontario's earliest settlements, dating from the original construction of Yonge Street shortly after 1801. Considering the District as a whole, the goals and objectives of the 1984 Plan have been largely achieved and the District has been successful in preserving its heritage resources and character, with the loss of only one heritage building in the interim.

The styles of the heritage buildings are Victorian Vernacular, Victorian Gothic, Queen Anne, Foursquare / Edwardian, Arts and Crafts, and Craftsman Bungalow. Many of the more recently built houses have made an effort to reflect the heritage characteristics in the village.

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

The Study Area is the boundary of the existing Thornhill Heritage Conservation District as defined in the Thornhill Heritage Conservation District Study/Plan (1984). The Plan was completed to provide a set of guidelines for development in the Old Village of Thornhill, including building design, site design and public infrastructure improvements to ensure the preservation of the existing historic buildings and unique environmental features.

Given the time which has elapsed since the 1984 Thornhill Heritage Conservation District Study/Plan, and the new policies addressing the Yonge Street portion of the heritage district contained in OPA 669, a review of the Heritage Conservation District Plan was recommended. On June 26, 2006, Council adopted the following Staff recommendation:

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

Recent revisions to the Ontario Heritage Act change the relationship between Heritage Conservation District Plans and Official Plans and zoning by-laws. Once adopted, the development policies and guidelines contained within the Heritage Conservation District Plan will supersede existing policies contained within OPA #210, and OPA #669 (Thornhill Yonge Street Official Plan); and the City's Comprehensive Zoning By-law 1-88. OPA 669 is recent and inclusive of heritage principles reflected in the proposed plan, however, By-law 1-88 should be reviewed to ensure conformity with the approved Heritage Conservation District Plan.

The Thornhill Heritage Conservation District was among the first in the province to be established. The boundary of the District, which was established by By-law No. 306-88, remains the same. The first task for the consultants in the District Plan review was the examination of the existing District Plan and other documents regulating development in the area, such as official Plans, zoning and signage by-laws.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007

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An examination of the District was also conducted, including both a general consideration of its heritage character and assets, and a new District Inventory individually describing and depicting every property in the District. The third part of the review is the establishment of a community consultation process. The public consultation process undertaken by the Consultant and City staff with the Ward Councillor, residents, public school representatives and business owners formed an important part in identifying areas of concern that could be addressed through this Heritage Conservation District Review.

#### Community Consultation

There were a total of three public consultation meetings to engage the public in the Heritage Conservation District Plan Review process. The Thornhill Heritage Conservation District Plan was also presented in draft form to the Heritage Vaughan Committee on May 16, 2007. The Committee received the Plan and requested that they have the opportunity to review the final draft. On June 20, 2007, Heritage Vaughan approved the final draft of the Thornhill Heritage Conservation District Plan.

The statutory public hearing for the Thornhill Vaughan Heritage Conservation District Plan was held on September 17, 2007. The following is a summary of the comments/issues raised at the hearing:

- (i) There were several concerns raised respecting 7822 Yonge Street. This property has been severed and is now two lots; one fronting on Yonge Street (7822 Yonge Street), and the other fronting on Old Yonge Street (33 Old Yonge Street).
  - a) There were questions as to whether severances are required to be approved by the Heritage Vaughan Committee. The City of Vaughan procedure respecting Committee of Adjustment Applications is that all Committee applications falling within a Heritage Conservation District Plan are circulated to the Cultural Services Staff for their comments. At the discretion of Staff, there can also be a request for deferral of the application in order to have it reviewed by the Heritage Vaughan Committee. To date, the final decisions of the Committee of Adjustment have respected the recommendations of Cultural Services and Heritage Vaughan.
  - b) A resident at the public hearing questioned whether the owners of the 7822 Yonge Street property had obtained a Heritage permit, and building permit to begin construction on the severed lot. Policy Planning Staff were able to confirm that a heritage permit for the design of the new building was approved by Heritage Vaughan on March 21, 2007. The building permit was issued by the Building Standards Department on August 30, 2007.
  - c) Based on concerns raised at the Public Hearing respecting the cutting/damaging of trees at the 7822 Yonge Street property, Policy Planning staff requested that By-law Enforcement investigate. Subsequently, a By-law Enforcement Officer and a representative from the Parks and Forestry Department visited the site on October 10, 2007. They have advised that several trees on the property have been damaged through soil excavation and displacement. The By-law Enforcement Department will do further investigation, and take the appropriate action as per the City of Vaughan Private Property Tree Protection By-law No. 185-2007.
- (ii) A question was asked respecting the requirement for a heritage permit prior to the issuance of a demolition permit within the Heritage Conservation District. A Heritage permit is indeed required for all demolition permits within the district.

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- (iii) Clarification was requested on whether or not site plan approval for a replacement building is required at the time of applying for a demolition permit. While this is not a procedural requirement, Cultural Services advises owners applying for demolition permits that it is to their benefit to provide a site plan for a replacement building. It is more difficult to obtain a demolition approval from the Heritage Vaughan Committee in the absence of a proposed site plan for the property. It is Cultural Services observation that the large majority of applicants for demolition permits, do apply concurrently for site plan approval.

#### Official Plan/Zoning

The southern portion of the Study area is designated “Institutional”, “Open Space/Plaza”, “Mid-Rise Mixed Use”, “Heritage Mainstreet”, and “Low Density Residential”, under OPA #669 (Thornhill/Yonge Street Official Plan). The lands are also subject to the Urban Design Policies of OPA # 669.

The northern portion of the Study Area (north of the Thornhill Golf Course), is designated “General Commercial” by OPA 462, and “Open Space”, “Parkway Belt”, and “Low Density Residential” by OPA 210 (Thornhill Vaughan Community Plan). The lands in this northern portion of the study area are also subject to the “Guidelines for Site Development within the Village of Thornhill Heritage Conservation District”. At the time that OPA # 210 is amended, any relevant changes resulting from this Heritage Conservation District Study should amend those policies currently in OPA #210.

The Subject Lands are zoned C1, C2, and C6 Commercial Zones; OS1 Open Space Conservation, OS2 Open Space Park, and PB1 Parkway Belt Open Space Zones; R1V Single Detached Large Lot Residential, R1 Single Detached Residential, and RM2 Multiple Dwelling Residential Zones.

#### Terms of Reference

The key tasks outlined in the Terms of Reference for the Heritage District Study and approved by Council on September 12, 2006 are outlined below:

1. Review the existing Thornhill Heritage District Study/Plan policies, guidelines, processes and procedures, as well as other relevant policy documentation including, but not limited to, the Markham Thornhill Heritage Conservation Study, OPA 669, the Thornhill Yonge Street Study (2005), and the Thornhill-Vaughan Community Plan –OPA 210.
2. Identify issues of concern related to the Plan, including those of the local community through public consultation meetings, including the participation of Heritage Vaughan, and the Society for the Preservation of Historic Thornhill.
3. Consult with Heritage Vaughan and City staff from the Cultural Services Department.
4. Update the Plan consistent with the new policies of OPA 669.
5. Formulate and assess options to address deficiencies and identified areas of concern.
6. The Study was projected to be completed by the summer of 2007.



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#### District Policies

##### Objectives for the Heritage District Plan

The overall objective in reviewing the District Plan is to ensure the retention and conservation of the District's cultural heritage resources and heritage character, and to guide change so that it contributes to and does not detract from, the District's architectural, historical, and contextual character.

##### Heritage Buildings

The objectives of the Plan for the Heritage Buildings identified in the City of Vaughan Listings of Buildings of Architectural and Historical Value, are to correct unsympathetic alterations, and facilitate restorations. Heritage buildings as identified by the City of Vaughan Listings of Buildings of Architectural and Historic Value are to be conserved and (retained) as necessary. Relocation of a heritage building should only be employed as a last resort. Before such a building can be approved for relocation to any other site the following alternatives, in order of priority, will be investigated:

- i) Retention of the building in its original location and use;
- ii) Retention of the building on site in an adaptive reuse;
- iii) Relocation of the building to another part of the original site;
- iv) Relocation of the building to another site in the District; and,
- v) Relocation of the building to an appropriate site within the City of Vaughan.

The City, through the Ontario Heritage Act, may refuse a demolition permit or an application for relocation for either an individually designated building or a building located within the District.

##### Non-Heritage Buildings

The objective of the District Plan respecting the non-heritage buildings is to encourage retention of buildings supportive of heritage character and improvements to these buildings to enhance the District's heritage character. Alternatives and additions to non-heritage buildings in the District should be consistent with one of two design approaches:

- i) Historical conversion or contemporary alternatives; and,
- ii) A modern building should be altered in a way that respects and complements its original design.

##### New Residential Buildings on Local Streets

New residential buildings are to have respect for and be compatible with the heritage character of the District. Designs for new residential buildings should be based on the patterns and proportions of 19<sup>th</sup> century and early 20<sup>th</sup> century building stock currently found, or which had existed in the Thornhill Heritage Conservation District. The following design policies apply to new residential buildings:

- i) Design should reflect one of the historic architectural styles traditionally found in the District;
- ii) The buildings should complement the immediate physical context and streetscape by generally maintaining height, width and orientation of adjacent buildings, similar setback, and like use of materials and colours;

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- iii) Larger new residential buildings will have varied massing to reflect the small and varied scale of the historical village;
- iv) The height of new residential buildings should not be less than 80% or more than 120% of the average height of the residential buildings on immediately adjacent properties. Notwithstanding this height limit, two storey houses are permitted next to one storey houses if the ground floor is no more than 1 metre above original grade; and,
- v) New residential buildings should conform to the design guidelines contained in the proposed Thornhill Heritage Conservation District Plan.

#### New Residential or Commercial Development on Yonge Street

The proposed Heritage Conservation Plan endorses the policies of the Thornhill Yonge Street OPA 669. Official Plan Amendment No. 669 provides urban design guidelines to establish a high quality, pedestrian friendly main street environment; and promotes new mixed use development that is appropriate to the transit corridor and existing heritage resources.

The proposed Heritage Conservation District Plan supports the Heritage Mainstreet 1-3 storey heights and recommends that for consistency of scale and massing within the Heritage Conservation District, the stretch of Yonge Street north of Mill Street and extending to Thornhill Avenue, be studied under the same principles as those for the Thornhill Yonge Street Study (2005). The following design policies apply to new commercial buildings:

- i) The design of new commercial buildings will be products of their own time, but should reflect an historic architectural style either traditionally found in the district or reflect traditional commercial architecture in a typical historic Ontario downtown setting;
- ii) In the case of larger developments, design elements or techniques which reduce the actual and perceived scale should be used;
- iii) Maximum building heights approved in OPA 669 are supported. On sites where buildings over 3 storeys are permitted, the height of new buildings will include a transition of heights to respect heights of adjacent buildings;
- iv) Building heights on Yonge Street should preserve sky views of residential properties behind, based on angular planes of 45 degrees from the base of the residential buildings; and,
- v) New commercial building construction in the District will conform with the design guidelines provided in the proposed Heritage Conservation District Plan and design policies of OPA 669.

#### Architectural Guidelines

The proposed Plan details architectural styles which are appropriate for the Thornhill Heritage Conservation District and provides examples of these styles through illustrations and descriptions of buildings and architectural elements. The guidelines also detail repair and renovation techniques as well as appropriate building materials which should be used to ensure authenticity.

Guidelines for historical conservation and new development are also provided with respect to architectural characteristics, building materials, scale, detail and the siting of the building on the lot.

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#### Landscape Treatment

The objective of the proposed heritage district plan is to facilitate introduction of, as well as conservation of, historic landscape treatments in both the public and private realm.

Landscape features and landscaping help to define the character of the District, and to provide an appropriate setting for its historic buildings. The Ontario Heritage Act includes policies to protect trees, vegetation, pathways and property features such as fences and other landscape elements that are of cultural heritage value as intended. The introduction of complementary landscapes to the heritage environment is encouraged. The following policies respecting landscape treatment are proposed in the Thornhill Heritage Conservation District Plan:

#### A. Planting

- i) Healthy mature trees shall be preserved as required by the City of Vaughan Private Property Tree Protection By-law No. 185-2007. When considering the removal of any trees the property owner must ensure compliance with this by-law;
- ii) New trees and shrubs should be hardy, long living and suitable for their environments; and,
- iii) Planting should not obscure heritage buildings, but can frame important features. Appropriate planting can improve less attractive sites in the District.

#### B. Fences

- i) Fences will be regulated by the municipal fence by-law;
- ii) Existing historical fences will be preserved. The erection of fences of historical design is encouraged; and,
- iii) Front yard and backyard fences shall conform to the guidelines included in the proposed plan.

#### C. Driveways (Residential)

- i) Driveways shall be narrow in width to preserve the front yard;
- ii) Curvilinear driveways are not permitted;
- iii) Driveway entrances should not be gated; and,
- iv) Residential driveways shall conform to the guidelines provided in the Plan.

#### Signage

The City of Vaughan By-law 203-92 which regulates signage in the City, contains provisions (Section 11) for Special Sign Districts such as the Thornhill Heritage Conservation District Area. It is noted in the proposed plan that many of the existing signs in the Heritage District contravene By-law 203-92 and that enforcement of the policies may be an issue. The following regulations apply specifically to signs within the Heritage District:

- i) Commercial signage shall generally be regulated by the municipal sign by-law;
- ii) The Thornhill Special Sign district should conform to the Heritage District Boundary; and,
- iii) Prominent signage in the District will be consistent.

The number of signs should be kept to a minimum, not block architectural features, and generally be located above the storefront or business. The Plan also recommends that the By-law be amended to include the following additional policy:

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- (i) Internally illuminated signs and awning signs are prohibited in Heritage Conservation Districts.

#### Streetscaping

Work within the road allowance should be designed and executed to meet median requirements, amenity and convenience, without detriment to the heritage character of the District. Thornhill is characterized by two distinct contexts; the residential areas and the Yonge Street commercial core. The goals of the Guidelines for streetscaping are:

- i) Enhancing the historical character of the road allowance in the residential areas;
- ii) Creation of a pedestrian-friendly shopping environment in the commercial core;
- iii) Establishing identity through gateways, signage and markers; and,
- iv) Establishing attractive pedestrian connections to open spaces, institutions, residential areas, etc.

#### Guidelines for Streetscaping on Local Streets

- i) The rural profile should be preserved where it exists;
- ii) Over time, grassed boulevards should be provided where they do not already exist; and,
- iii) Maintain an informal pattern for planting with a mix of deciduous trees and shrubs.

#### Guidelines for Streetscaping on Yonge Street

The proposed Thornhill Heritage Conservation District Plan has included the design provisions and land use designations of recent OPA 669. It further recommends that the urban design policies and streetscape policies of OPA 669 should apply to the remainder of the Yonge Street Heritage Area currently not covered by the Official Plan where appropriate.

Creation of a pedestrian friendly commercial environment is the most important objective of streetscape work in the Commercial Core. Lighting and street furniture should be consistent, and appropriate throughout the heritage conservation area.

This effort is being co-ordinated between the City of Vaughan, the Town of Markham and York Region Transit to ensure that each aspect of the streetscape work is consistent throughout the Thornhill Heritage Conservation District, and that materials chosen for boulevard and crosswalk treatments are in keeping with the heritage character of the district.

The Plan also contains a section on appropriate planting materials and a building material checklist. The streetscaping principles highlighted in the Plan for choosing appropriate planting and building materials include:

- i) Adaptability to the automotive streetscape is important. Modern accessories like waste receptacle and street lighting should be placed near to the curb, where they form a transition band between the heritage experience of the buildings and the modern experience of the roadway;
- ii) Do not accentuate non-heritage installations; a simple modern item is less obtrusive than a deliberately “historical” version;
- iii) Maintain historical integrity;

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- iv) Since Thornhill was a modest village, street furniture and lighting should be simple and functional;
- v) Utility installations such as overhead wiring, telecommunications boxes and transformers should be located so that they are not readily visible from the street. It is strongly recommended that utility wires and related infrastructure (transformers, etc.) be located below grade or within buildings in the District area. It is important that the wires be removed from the streetscape area, should they remain on the surface, they take up streetscape area which is required for tree planting, pedestrian walkway, and furnishing area and are unsightly; and,
- vi) Public signage, including directional, regulatory, identity and public information signs should be co-ordinated through-out the district to promote a co-ordinated identity. Commemorative and interpretive signs for buildings of cultural heritage value should be co-ordinated with other directional signs and be consistent and discreet throughout.

#### Land Use In The District

The proposed study recommends that the existing district land use and prevailing zoning classifications be respected, however, that zoning By-law 1-88 be reviewed to examine whether it is appropriate to develop a zoning overlay for all or part of the District to reflect the existing built form. In addition, Committee of Adjustment applications should also be examined for conformity with the provisions of the Heritage Conservation District Study.

New provisions under the District Plan propose that Site Plan Control apply to all properties within the District. The Study further recommends that more complex development proposals be designed by a design professional who is licensed by the Ontario Association of Architects and is a professional member of the Canadian Association of Professional Consultants, in consultation with Heritage Vaughan, and the Cultural Services and Planning Development Departments.

#### Community Support

An underlying goal of the proposed heritage district plan is to foster community support, pride and appreciation of the heritage buildings and to offer assistance and incentives to heritage property owners to encourage the use of proper conservation approaches. It is also understood that the business owners must maintain a competitive business environment in the commercial core and therefore the district plan recommends that financial incentives such as tax measures, grants and loans, and financial aids through community improvement plans be considered.

Recent provincial legislation allows municipalities to enact property tax abatement for properties designated under Part 1V and V of the Heritage Act. Grants and loans are often very effective in encouraging proper repair and restoration of heritage attributes.

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

This report is consistent with objective 4.6 of the Vaughan Vision 2007 statement to “Preserve and Enhance the Natural and Built Heritage Environment”.

#### **Regional Implications**

The proposed Thornhill heritage Conservation Plan is in accordance with the Regional objective to recognize, conserve and promote cultural heritage resources and to perpetuate their value and benefit to the community.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

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**Conclusion**

The proposed Thornhill Heritage Conservation Plan 2007 incorporates the current Ontario Heritage Act practices and policies, and the Official Plan 669 policies for the Thornhill Yonge Street Commercial core. The Plan is comprehensive and includes policies and illustrative guidelines for preservation and restoration of heritage and non-heritage buildings on local streets, and Yonge Street, architectural guidelines for new buildings, as well as guidelines for general landscape and streetscape treatment.

Staff recommends the approval of the Thornhill Vaughan Heritage Conservation District Plan. Should Council concur, the recommendation contained in this report may be adopted.

**Attachments**

1. Thornhill Vaughan Heritage Conservation District Boundary Area
2. Updated 2007 Thornhill Heritage Conservation District Building Inventory (Members of Council ONLY)
3. Proposed 2007 Thornhill Vaughan Heritage Conservation District Study/Plan (Members of Council ONLY)

**Report prepared by:**

Anna Sicilia, Planner, ext 8063

Wayne McEachern, Manager, ext 8026

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 20, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

20

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-07V08  
BERKSHIRE PLACE (THORNHILL) INC.**

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

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium File 19CDM-07V08 (Berkshire Place (Thornhill) 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 an application on the subject lands shown on Attachment #2 for the approval of a Draft Plan of Condominium, respecting a newly constructed 61-unit residential townhouse development, as shown on Attachment #3.

**Background - Analysis and Options**

The 0.65 ha subject lands are shown on Attachments #2 and #3, and located north of Steeles Avenue West on a private road (Brighton Place), being Part of Lots 9 and 10 on Reference Plan 1607, City of Vaughan.

The surrounding land uses are:

- North - approved single-detached residential (R3 Residential Zone)
- South - approved seniors apartment residence (RA3 Apartment Residential Zone)
- East - proposed townhouse complex and proposed residential apartment (RA3(H) Apartment Residential Zone)
- West - existing townhouses (RA3 Apartment Residential Zone)

**Official Plan**

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by OPA #247 and OPA #572, which permits townhouse uses. The proposed condominium plan conforms to the Official Plan.

**Zoning**

The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1271), which permits townhouse uses. The proposed condominium plan complies with the Zoning By-law.

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#### Site Design

The condominium plan proposing 61 townhouse units is consistent with the site plan that was approved by Council on June 26, 2006. The Site Plan Agreement to implement the development was registered on February 13, 2007. Access to the townhouse complex is from Brighton Place, a private road, accessed from both Townsgate Drive to the north and Steeles Avenue West to the south. The private road will also provide access to the seniors residence (Amica) located to the south through shared access agreements.

#### Garbage and Recycling Collection and Snow Removal

The collection of garbage and recycling, and the removal of snow will be administered privately by the Condominium Corporation. The Owner is to include this information in all Offers of Sale and Purchase or Lease and in the Condominium Declaration.

#### Application Review

The draft plan of condominium is in accordance with the approved site plan (File DA.05.062). As a condition of approval, the Owner will be required to submit an “as-built” survey to the satisfaction of the Vaughan Building Standards Department, prior to the registration of the final condominium plan.

#### Regional Implications

The Region of York Planning Department has no objections to the approval of the draft plan of condominium.

#### Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly ‘A-5’, “Plan and Manage Growth”.

#### Conclusion

The Development Planning Department has reviewed the proposed application for Draft Plan of Condominium, which is consistent with the approved site plan, and is in accordance with the provisions of the Official Plan and the Zoning By-law. 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. Condominium Plan - Main Floor
4. Condominium Plan – Parking Area and Basement Level

#### Report prepared by:

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

/CM



**CITY OF VAUGHAN**

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 21, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

**21 SITE DEVELOPMENT FILE DA.07.008  
2056247 ONTARIO INC.**

**The Committee of the Whole recommends:**

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

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the building elevations for the multi-unit industrial Building "B" for Site Development File DA.07.008 (2056247 Ontario Inc.) as shown on Attachment #3, BE APPROVED.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

For the Committee of the Whole to consider the building elevations (Building "B" - Attachment #3) for Site Development File DA.07.008 on the subject lands shown on Attachment #1, to facilitate the development of a 3,579m<sup>2</sup> multi-unit industrial building (Building "B") on a 2.74ha lot, as shown on Attachment #2. The existing multi-unit Building "A" was approved by Council on October 17, 2005, through Site Development File DA.05.017.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the northwest corner of West Royal Gate Boulevard and Regional Road #27, in Part of Lot 5, Concession 9, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to Exception 9(1013). The proposed development of multi-unit industrial Building "B" conforms and complies with the Official Plan and Zoning By-law, respectively.

The elevation plan that is provided on Attachment #3 shows an irregular shaped building that will be constructed to a height of 8m. The building materials include white aggregate precast panels and clear glass windows, which are consistent with the existing multi-unit Building "A" on the subject lands. The primary façade is located on the north elevation and is designed with four glass double door entries, framed by a series of vertical glass panels. The remaining elevations are of similar design, and consist of alternating smooth and aggregate precast panels. All roof-top mechanical units will be screened from view of abutting roads. The loading area is located on the south elevation and consists of four drive-in doors and eight loading doors. The loading area will be screened from view of Regional Road #27 and West Royal Gate Boulevard by the existing Building "A".

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Landscaping

The landscape plan is shown on Attachment #4, and proposes new additional landscaping to the north of Building “B”. The remaining perimeter landscaping abutting each of the 3 roads is consistent with the approved landscape plan for Site Development File DA.05.017 (Building “A”), which includes a 9m, 6m and 3m wide landscape strip along Regional Road #27, West Royal Gate Boulevard, Royal Group Crescent, respectively. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner to finalize the details.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly ‘A-5’, “Plan and Manage Growth”.

**Regional Implications**

N/A

**Conclusion**

The Development Planning Department is satisfied with the proposed elevations for the employment use Building “B”.

**Attachments**

1. Location Map
2. Site Plan
3. Elevation Plan - Building “B”
4. Landscape Plan

**Report prepared by:**

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

/LG

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 22, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

22

**PRIVATE ROAD NAME APPROVAL  
SITE DEVELOPMENT FILE DA.06.075  
GALCAT INVESTMENTS INC.**

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

**Recommendation**

The Commissioner of Planning recommends:

THAT the following name for the private road for Site Development File DA.06.075 (Galcat Investments Inc.) as shown on Attachment #2, BE APPROVED:

**PROPOSED NAME**

Galcat Drive

**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 east side of Pine Valley Drive, north of Steeles Avenue West and the CNR line, in Lots 2 and 3, Concession 6, City of Vaughan.

The applicant has submitted a name for approval. The private road, which functions as a driveway, shown on Attachment #2, accesses two warehouse buildings. The applicant is requesting approval to name the private road to allow the warehouses to be individually addressed. The Planning Department for the Region of York does not have any objection to the proposed private road name.

The Vaughan Fire Department and the Development Planning Department have also reviewed the proposed private road 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

**Conclusion**

The Development Planning Department has no objection with the proposed name for the private road for approved Site Development File DA.06.075.

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**Attachments**

1. Location Map
2. Site Plan

**Report prepared by:**

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

/CM

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

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Item 23, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

23

**RFP07-153  
YONGE STREET AREA STUDY  
APPROVAL OF CONSULTING TEAM CONTRACT  
FILE: 15.97**

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

**Recommendation**

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

1. That a Contract be approved to retain the consulting team led by Young + Wright Architects Inc. to carry out the Yonge Street Area Study to an upset limit not exceeding \$242,446.80 plus GST, for completion of the Study by fall 2008;
2. That a contingency allowance in the amount of \$19,600.00 plus GST be approved within which the Commissioner of Planning or his designate is authorized to approve amendments to the contact; and
3. That the Mayor and Clerk be authorized to sign the necessary documents.

**Economic Impact**

The City's 2007 Capital Budget Project #PL-9009-07 includes \$270,000 in funding for the anticipated costs of the project. The upset cost of the study will not exceed \$270,000, including a 3% administration fee. The cost of the project will be funded primarily (90%) through future development charge revenues associated with anticipated redevelopment, and 10% through taxation.

**Communications Plan**

The Study process includes a public consultation program throughout the duration of the contract. Given that Yonge North and Yonge South are distinct areas separated by the Thornhill Heritage Conservation District, with different issues pertaining to each, consultation with separate stakeholder groups may be required. Details of the public consultation process will be refined in coordination with staff when the workplan is finalized.

**Purpose**

To seek authorization to award a contract to carry out the Yonge Street Area Study.

**Background – Analysis and Options**

At the Council meeting of May 7, 2007, the approved resolution directed staff to draft a Terms of Reference for a Yonge Street Area Study from Steeles Avenue north to Highway 407.

Subsequently, the approved 2007 Capital Budget included a budget of \$270,000 to undertake the Yonge Street Area Study.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

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On June 25, 2007, Council approved the following resolution:

1. That the attached Terms of Reference for a comprehensive review of Yonge Street from Steeles Avenue to Highway 407, north and south of the Thornhill Heritage Conservation District, BE APPROVED;
2. That the Policy Planning Department initiate the process to retain the required consulting services to undertake the required work; and
3. That the Policy Planning Department coordinate the Study with Town of Markham study on Yonge Street to the maximum extent possible.

A Request For Proposals to undertake this Study was advertised in Novae Res Urbis, the Vaughan Citizen, on the Ontario Public Buyers Association web site, and on the Electronic Tendering Network (ETN) on July 13, 2007, with a closing of 3:00 p.m., August 10, 2007. Subsequently, fourteen proponents picked up the RFP document from the Purchasing Services Department.

The package provided details of the contract, including the following evaluation criteria used in assessing competing bid submissions:

**Qualifications and Experience: 50%**

- Capability of the Team Leader;
- Qualifications and expertise of the team members;
- Skills consistent with the needs of the project;
- Experience in similar studies;
- Level of public sector experience;
- Experience in multi-disciplinary teams;
- Demonstrated success in public/stakeholder consultation and the quality of the proposed consultation plan;
- Demonstrated skill in communicating project proposal and products, including excellent graphic presentation.

**Quality of the Proposal: 20%**

- Complete and comprehensive submission;
- Demonstrated understanding of the project requirements;
- Organization and clarity of presentation;
- Introduction of innovative ideas and concepts;
- Skill in communicating the project plan.

**Project Management: 20%**

- Work program, timelines and scheduling consistent with study requirements;
- Degree of participation of senior staff;
- Ability to commit to the timing objectives for the completion of the study;

**Financial: 10%**

- Proposal Fee;
- Appropriate allocation of resources to various phases or study tasks.

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The criteria above dealt with each of the disciplines required on each team – planning, urban design, transportation, servicing and market economics. Each team was evaluated based on its capability, experience, expertise and skills in each discipline, and in terms of its suitability with respect to team organization, project management, public consultation, and quality of its written and oral presentation.

Three (3) proposals were received by the Purchasing Services Department at the closing date and time. A committee comprising staff from the Policy Planning, Development Planning and Engineering Departments evaluated each of the proposals and identified two teams which best satisfied the evaluation criteria. Purchasing Services facilitated and monitored the evaluation process. Subsequently, this committee received presentations and conducted interviews with the two teams.

The consultant selection process to retain external consulting services to carry out the Yonge Street Area Study is complete, and the recommended firm/team is Young + Wright Architects Inc. The team led by Young + Wright Architects Inc. was identified as the team best qualified to carry out the contract, based on the Committee's evaluation of their proposal and interview.

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

The products of the Yonge Street Area Study, which will include one or two amendments to the Official Plan, will be consistent with the Vaughan Vision Statement, and in particular to Section 4 of the Vision, 'Planning and Managing Growth'.

#### **Regional Implications**

The products of the Yonge Street Area Study will conform with Regional and Provincial policy requirements, and establish the basis for the future development and redevelopment on Yonge Street and a portion of Steeles Avenue west of Yonge Street. The Plan is expected to establish transit supportive development on the Yonge Street corridor to complement the planned investment in higher order transit services there.

#### **Conclusion**

The lead consultant, Young + Wright Architects Inc., and their team of sub-consultants are well qualified to fulfill the requirements of the contract, and should be retained by the City. The upset cost of the study will not exceed \$270,000, including the City's 3% administration fee.

#### **Attachments**

None

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

Paul Robinson, Senior Planner, ext 8410  
Wayne McEachern, Manager of Policy Planning, ext 8026



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 24, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

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**24                    HOSPICE THORNHILL – LEASE AGREEMENT FOR CHARLTON HOUSE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated November 5, 2007:**

**Recommendation**

Councillor Sandra Yeung Racco recommends:

1. That Community Services staff be directed to enter into discussions with Hospice Thornhill regarding a lease agreement for the Charlton House, 220 Charlton Avenue; and
2. That staff report back to a future Committee of the Whole.

**Economic Impact**

N/A

**Communications Plan**

N/A

**Purpose**

To allow staff to enter into lease negotiations with Hospice Thornhill for the use of the Charlton House.

**Background - Analysis and Options**

Hospice Thornhill is a not-for-profit organization, serving the Thornhill/Concord communities. Over the past several months, the organization has been looking for an office and program space within the Ward 4 and Ward 5 areas. Following discussions with Community Services staff and the local Councillor, Hospice Thornhill has determined that the space best suited for their needs is the Charlton House, located at 220 Charlton Avenue.

In order for Hospice Thornhill to use Charlton House as their office space, they will need to negotiate a lease agreement with Community Services staff that will subsequently be approved by Council, similar to what other community groups have done to lease out space in other City owned facilities.

**Relationship to Vaughan Vision 2007**

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

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

**Regional Implications**

N/A

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**Conclusion**

In order to allow Hospice Thornhill to move forward and lease out the Charlton House as office and program space, Councillor Sandra Yeung Racco recommends that Community Services staff be directed to enter discussions with the community group for the use of the Charlton House.

**Attachments**

N/A

**Report prepared by:**

Cindy Furfaro-Benning, Council Executive Assistant

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 25, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

25

**2007 SUMMER HIATUS REPORT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated November 5, 2007:

**Recommendation**

The City Manager recommends:

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

**Economic Impact**

N/A

**Purpose**

The purpose of this staff report is to advise members of Council of those matters attended to by staff (City Manager) during Council's 2007 summer hiatus.

**Background - Analysis and Options**

By-law 332-98 provides authority for the execution of documents of an administrative nature by staff and/or the Mayor and Clerk, for certain matters during the hiatus of Council. Approvals made during the 2007 Summer Hiatus period are as follows:

1. T07-002  
Hawman Avenue Road Reconstruction and Watermain Replacement and Coles Avenue Watermain Replacement  
Approval – June 29, 2007  
\$625,731.20 plus GST  
Contingency - \$63,000 plus GST  
Direct Underground Limited
2. T07-029  
Maintenance of Traffic Control Signals & Related Electrical Devices  
Approval –  
\$103,135.05 plus GST  
Guild Electric Limited
3. T07-066  
Scheduled & Emergency Water & Sewermain Repairs  
Approval – July 19, 2007  
Part A:  
\$739,244.00 includes GST  
A. Donofrio Construction Co.Ltd.  
Part B:  
\$768,871.00 includes GST  
Top Gun Utilities & Excavation Inc.

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4. T07-087  
Town Centre North Neighbourhood – Park  
19 Beverley Glen Blvd.  
Approval – August 10, 2007  
\$538,144.00 plus GST  
Pine Valley Enterprises Inc.
  
5. T07-088  
Kirby Road Slope Stabilization  
Approval – August 17, 2007  
\$346,582.50 plus GST  
Contingency - \$35,000 plus GST  
Nei Construction Corporation
  
6. T07-103  
Road Resurfacing 2007 – Various Locations  
Approval – August 10, 2007  
\$1,872,583.70 plus GST  
Contingency - \$200,000 plus GST  
D. Crupi & Sons Limited
  
7. T07-104  
Road Resurfacing 2007  
Approval – July 25, 2007  
\$1,284,120.00 plus GST  
10% contingency plus GST  
Furfari Paving Company Limited
  
8. T07-110  
Crossroads Park, Park Development  
Approval – July 20, 2007  
\$161,529.05 plus GST  
Contingency - \$39,000 plus GST  
Melfer Construction Inc.
  
9. T07-121  
Asphalt Overlay 2007 – Various Locations  
Approval – August 21, 2007  
\$384,651.20 plus GST  
Contingency - \$39,000 plus GST  
D. Crupi & Sons Limited
  
10. T07-123  
King-Vaughan Road Upgrading  
Approval – July 25, 2007  
\$276,592.00 plus GST  
Contingency - \$30,000 plus GST  
Furfari Paving Company Limited

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

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**Relationship to Vaughan Vision 2007**

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

**Conclusion**

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

**Attachments - MAYOR AND MEMBERS OF COUNCIL ONLY**

1. Staff Report - T07-002
2. Staff Report - T07-029
3. Staff Report - T07-066
4. Staff Report - T07-087
5. Staff Report - T07-088
6. Staff Report - T07-103
7. Staff Report - T07-104
8. Staff Report - T07-110
9. Staff Report – T07-121
10. Staff Report – T07-123

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

**Report prepared by:**

Lorena Marcucci  
Executive Assistant to the City Manager

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 26, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

**26                      PUBLIC PRIVATE PARTNERSHIPS MODEL SENIORS PROGRAMS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services and the Director of Recreation and Culture, dated November 5, 2007:**

**Recommendation**

The Commissioner of Community Services and the Director of Recreation and Culture recommend:

- 1) That the Public/Private partnership opportunity to deliver senior programs including bocce be approved.

**Economic Impact**

No economic impact as the result of this report.

**Communications Plan**

Staff met with S.A.V.I. (Seniors Association of Vaughan Inc.) to discuss mutual opportunities to deliver senior programs.

**Purpose**

The purpose of this report is to report to Council on the Public/Private Partnership opportunity for the future bocce and activity centre at 2501 Rutherford Road.

**Background-Analysis and Options**

At the Council meeting of September 10, 2007, Council approved the Deputation – Mr. Joe Sicoli with respect to the City of Vaughan Bocce Policy report which recommended that staff develop Public/Private Partnerships to deliver senior programs including Bocce to minimize the impact to other clubs and users of the existing facilities.

*Public/Private Partnership*

Active living and participation in recreation and leisure services supports healthy aging and independence by facilitating mental, physical and social well-being. Older adults in the City of Vaughan have a wealth of skills; knowledge and life experience to contribute to the community and should be given the opportunity to be involved in planning, decision making and leadership regarding their leisure.

In light of the lease bocce facilities and activity space that is available, S.A.V.I. is in agreement that they will work in partnership with the City of Vaughan's Recreation and Culture department to assist in administering older adult activities and social programming where feasible with an emphasis on day time use. S.A.V.I. is also interested in using the space as an office, meeting and gathering place for the Association's business activities to support the numerous City wide initiatives that they provide in collaboration with the Vaughan Youth Cabinet, Vaughan Senior Clubs and older adults in general. This proposed partnership arrangement will encourage and supports the coordination, cooperation and mutual support among service providers which is

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### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007

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essential to maximizing limited resources, addressing gaps in service delivery and where possible avoiding duplication. Operational support to be provided by S.A.V.I is as outlined in the City of Vaughan, Department of Recreation & Culture, Policy and Operating Procedures for Older Adult Club in Vaughan, May, 2006.

On June 25, 2007, Council awarded a three year contract to Fontana Garden Express for the lease of space for vending services, concession operations and seasonal mobile concession operations at City recreation facilities effective September 1, 2007.

In keeping with the scope of the contract, staff contacted Joe Aiello of Fontana Gardens Express regarding the related services and operation at 2501 Rutherford Road, Unit 15 in Vaughan. The company expressed interest in operating the vending and concession services and agreed to enter into discussion with staff and S.A.V.I. on the particulars relating to equipment, hours of service, rent, and menus.

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

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

#### **Regional Implications**

Not applicable

#### **Conclusion**

At the Council meeting of September 10, 2007, Council recommended that staff develop Public/Private partnerships to deliver senior programs including bocce to minimize the impact to other bocce clubs and users of existing facilities. A bocce facility and activity centre is being considered by the City of Vaughan at 2501 Rutherford Road. S.A.V.I. is in agreement to work in partnership with the City of Vaughan's Recreation and Culture to assist in administering older adult activities and social programming. Fontana Garden Express, who has the three year food and vending contract with the City of Vaughan, has agreed to provide food and beverage services at the bocce and activity centre.

#### **Attachments**

N/A

#### **Report Prepared By**

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 27, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

**27            THORNHILL WOODS PUBLIC SCHOOL PEDESTRIAN TRAFFIC REVIEW**

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

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That a new school crossing guard be located on the south side of Autumn Hill Boulevard and Bathurst Glen Drive;
2. That funds, in the amount of \$9,420 be referred to the 2008 Operating Budget deliberations for the additional crossing guard on the south side of Autumn Hill Boulevard and Bathurst Glen Drive;
3. That a new school crossing guard be located on Autumn Hill Boulevard at the walkway entrance to Thornhill Woods Public School;
4. That funds, in the amount of \$9,420 be referred to the 2008 Operating Budget deliberations for the additional crossing guard on Autumn Hill Boulevard at the walkway entrance to Thornhill Woods Public School;
5. That the pedestrian signal approved in the 2007 Capital Budget at an estimated cost of \$52,000 for Thornhill Woods Drive south of Coltrane Drive be relocated to Autumn Hill Boulevard at the Thornhill Woods Public School walkway;
6. That the existing school crossing guard on Thornhill Woods Drive south of Coltrane Drive in front of the park be relocated to the north side of the intersection of Thornhill Woods Drive and Coltrane Drive;
7. That an additional school crossing guard not be located at the north side of the intersection of Autumn Hill Boulevard and Thornhill Woods Drive; and
8. That the existing school crossing guard on the east side of the intersection of Autumn Hill Boulevard and Thornhill Woods Drive be retained.

**Economic Impact**

The cost to install the Pedestrian Signal and pavement markings has previously been approved for a location on Thornhill Woods Drive and is proposed for relocation to Autumn Hill Boulevard. The cost to maintain the signal and pavement markings would have an impact to future Operating Budgets.

The cost to implement two new guards will have an impact to the 2008 Operating Budget. The annual cost of the guard will be an increase of \$18,840 commencing with the 2008 Operating Budget.

**Communications Plan**

Staff will advise the school and the school board of the approved locations for the crossing guards.



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Staff received a request from the Principal of Thornhill Woods Public School and the Parent Teacher Council for both a new school crossing guard and intersection pedestrian signal on Autumn Hill Boulevard at the walkway to the school. Staff will communicate the location of the proposed pedestrian signal to Thornhill Woods Public School once approved in the budget.

If the new pedestrian signal location is approved by Council, notice of this proposed pedestrian signal installation will be circulated to the residents within 100m of the subject crossing and posted on the City Web page for a period of two weeks prior to implementation.

**Purpose**

To review various pedestrian traffic-related concerns as requested by the Principal of Thornhill Woods Public School and the Parent Teacher Council.

**Background - Analysis and Options**

Autumn Hill Boulevard and Thornhill Woods Drive are primary feeder roadways with a right-of-way width of 23.0 metres. The existing speed limit on Autumn Hill Boulevard is a statutory 50 km/h, and Thornhill Woods Drive is a posted 40 km/h. Thornhill Woods Public School is located in the southeast quadrant of Thornhill Woods Drive and Autumn Hill Boulevard. The area is shown on Attachment No. 1.

Traffic-related concerns were raised for Autumn Hill Boulevard and Thornhill Woods Drive for the safety of students crossing the street to and from Thornhill Woods Public School. Students crossing the street were reviewed at several locations during school start and end time periods.

**Autumn Hill Boulevard and Thornhill Woods Drive**

A review of students crossing at the intersection of Autumn Hill Boulevard and Thornhill Woods Drive was conducted from 3:25 - 4:00 pm on October 29, 2007 and from 8:25 - 9:05 am on October 30, 2007. There is an existing school crossing guard location on the east side of this intersection.

Time	North Side	South Side	East side	West side
8:25 am – 9:05 am	<b>1</b> (1)	<b>7</b> (4)	<b>11</b> (4)	<b>1</b> (2)
3:25 pm – 4:00 pm	<b>0</b> (10)	<b>11</b> (5)	<b>17</b> (16)	<b>1</b> (0)
Total	<b>1</b> (11)	<b>18</b> (9)	<b>28</b> (20)	<b>2</b> (2)

*Please note that the bold number is number of students crossing unassisted and the number in brackets is number of students crossing with assistance from an adult.*

The Thornhill Woods Public School Principal requested an additional school crossing guard for this intersection. Development in the area north of Autumn Hill Boulevard and west of Thornhill Woods Drive has increased and apparently so has the number of students to the school. Based on the review, staff recommends that the existing school crossing guard on the east side of the intersection remains as-is, and an additional school crossing guard is not required at this time as the minimum warrant value (50 children) is not met on the west or north sides of the intersection.

**Autumn Hill Boulevard and Bathurst Glen Drive**

A review of students crossing at the intersection of Autumn Hill Boulevard and Bathurst Glen Drive was conducted from 8:25 - 9:05 am and from 3:25 - 4:00 pm on June 13, 2007.

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Time	North Side	South Side	East side	West side
8:25 am – 9:05 am	<b>6</b> (1)	<b>29</b> (7)	<b>11</b> (0)	<b>4</b> (1)
3:25 pm – 4:00 pm	<b>4</b> (0)	<b>38</b> (11)	<b>16</b> (3)	<b>2</b> (0)
Total	<b>10</b> (1)	<b>67</b> (18)	<b>27</b> (3)	<b>6</b> (1)

Please note that the bold number is number of students crossing unassisted and the number in brackets is number of students crossing with assistance from an adult.

The Thornhill Woods Public School Principal requested an additional school crossing guard for this intersection. Based on the review, staff recommends that a new school crossing guard be located on the south side of the intersection as the minimum warrant value (50 children) is met. This crossing guard would service students arriving from the area south of Autumn Hill Boulevard.

Autumn Hill Boulevard at the Thornhill Woods Public School walkway

The existing walkway is west of Chopin Boulevard at the east property line of Thornhill Woods Public School and is a logical location for students to arrive to and depart from Thornhill Woods Public School.

A school crossing guard and pedestrian signal would service students arriving from the area north of Autumn Hill Boulevard and east of Bathurst Glen Drive.

A pedestrian signal was approved for a location on Thornhill Woods Drive south of Coltrane Drive; however, a pedestrian signal is no longer required for this location as the students crossing Thornhill Woods Drive can be accommodated by the relocation of the existing crossing guard to the intersection of Thornhill Woods Drive and Coltrane Drive.

As the walkway location is an uncontrolled crossing of a primary feeder roadway, the relocation of the approved pedestrian signal from Thornhill Woods Drive to this location would be beneficial.

Thornhill Woods Drive Pedestrian Review

A review of students crossing Thornhill Woods Drive between Summeridge Drive and Autumn Hill Boulevard was conducted from 8:25 - 9:05 am and from 3:25 - 4:00 pm on June 20, 2007. There is an existing school crossing guard location on Thornhill Woods Drive south of Coltrane Drive.

Crossing Location	Time	# of students crossing Thornhill Woods Drive
Between Summeridge Drive and Coltrane Drive	8:25 am - 9:05 am	<b>7</b> (5)
	3:25 pm - 4:00 pm	<b>3</b> (5)
At Coltrane Drive to Autumn Hill Boulevard	8:25 am - 9:05 am	<b>31</b> (45)
	3:25 pm - 4:00 pm	<b>26</b> (38)
Total	8:25 am - 9:05 am	<b>38</b> (50)
	3:25 pm - 4:00 pm	<b>29</b> (43)

*Please note that the bold number is number of students crossing unassisted and the number in brackets is number of students crossing with assistance from an adult.*

The majority of student crossing activity is at the intersection of Thornhill Woods Drive and Coltrane Drive. Based on the review, staff recommends that the existing school crossing guard at the crosswalk south of Coltrane Drive be relocated to the north side of the intersection of Thornhill Woods Drive and Coltrane Drive.

The guard could be relocated in 2007 as soon as arrangements can be made for the necessary pavement markings and signage.

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Traffic Signal Requests

In addition to the requests above, requests for traffic signals were made at two intersections; Thornhill Woods Drive and Summeridge Drive, and Autumn Hill Boulevard and Thornhill Woods Drive. Turning movement counts were conducted on Tuesday, June 19, 2007 at Thornhill Woods Drive and Summeridge Drive and on Tuesday, June 26, 2007 at Autumn Hill Boulevard and Thornhill Woods Drive. The traffic counts were conducted from 7:00 am to 9:00 am, 11:00 am to 2:00 pm and 3:00 pm to 6:00 pm. On the days of the traffic studies the weather was clear and the roads were dry. The collected traffic volumes compared to the Provincial Warrant for Traffic Signal Installation are as shown below.

Thornhill Woods Drive and Summeridge Drive

- Warrant 1 – Minimum Vehicular Volumes Warranted 80%
- Warrant 2 – Delay to Cross Traffic Warranted 49%
- Warrant 3 – Accident Experience Warranted 0%

Autumn Hill Boulevard and Thornhill Woods Drive

- Warrant 1 – Minimum Vehicular Volumes Warranted 68%
- Warrant 2 – Delay to Cross Traffic Warranted 36%
- Warrant 3 – Accident Experience Warranted 40%

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

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

Both intersections are identified on the Block Plan for future traffic signal installations. Staff will continue to monitor these intersections for traffic signal installation.

**Relationship to Vaughan Vision 2007**

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

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

**Regional Implications**

Not Applicable.

**Conclusion**

Based on staff's review, it is recommended that:

1. That a new school crossing guard be located on the south side of Autumn Hill Boulevard and Bathurst Glen Drive;
2. That a new school crossing guard be located on Autumn Hill Boulevard at the walkway entrance to Thornhill Woods Public School;

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3. That the approved pedestrian signal for Thornhill Woods Drive south of Coltrane Drive be relocated on Autumn Hill Boulevard at the Thornhill Woods Public School walkway. Funding for this project has been allocated in the 2007 Capital Budget in the amount of \$52,000;
4. That the existing school crossing guard on Thornhill Woods Drive south of Coltrane Drive in front of the park be relocated to the north side of the intersection of Thornhill Woods Drive and Coltrane Drive; and
5. That an additional school crossing guard not be located at the intersection of Autumn Hill Boulevard and Thornhill Woods Drive, however, the existing school crossing guard at the intersection should be retained.

**Attachments**

1. Location Map

**Report prepared by:**

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

MR:mc

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 28, Report No. 50, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 12, 2007, as follows:

***By receiving the memorandum from the Director of Enforcement Services, dated November 7, 2007.***

28

**DEPUTATION – MR. ADIB ODISHO  
WITH RESPECT TO ON STREET PARKING**

The Committee of the Whole recommends that the deputation of Mr. Adib Odisho, 200 Terra Road, Woodbridge, L4L 9P3, be received, and referred to the Council meeting of November 12, 2007, to provide an opportunity for the Ward Councillor, staff and the deputant to meet to address the concerns expressed and to provide additional information regarding possible options.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 29, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

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**29 DEPUTATION – MR. ALEX PORAT WITH RESPECT TO  
THE PROPOSED CLOSURE OF KING HIGH DRIVE**

**The Committee of the Whole recommends:**

- 1) That the deputation of Mr. Alex Porat, be received; and**
- 2) That the memorandum of Councillor Yeung Racco, dated November 5, 2007, be received.**

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 30, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

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**30 DEPUTATION – MR. DIRK DRIEBERG, VAUGHAN BASEBALL ASSOCIATION  
WITH RESPECT TO THE 2008 CANADIAN NATIONAL PEE WEE BASEBALL CHAMPIONSHIPS**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Dirk Drieberg, Vaughan Baseball Association, and information guide titled “Baseball Canada 2008 Pee Wee Boys Championship – Hosting Overview, City of Vaughan Baseball Association”, be received;
- 2) That Council be requested to attend the media event on December 5, 2007, along with City representatives;
- 3) That a letter of endorsement be provided from the Mayor’s office;
- 4) That staff report on the request for funding; and
- 5) That staff bring forward a report on the irrigation of the two requested fields, to the Committee of the Whole meeting of November 19, 2007.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 31, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

**31**

**NEW BUSINESS – 3 STREAM PROGRAM  
FOR CONDOMINIUM DEVELOPMENTS**

**The Committee of the Whole recommends:**

- 1) That staff bring forward a report on the status of the application of the 3 stream program to existing buildings with private collections; and**
- 2) That staff examine whether the 3 stream program applies to condominium townhouse developments, and prescribe a policy with regard to the 3 stream system as it applies to such developments, if it does not presently exist.**

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



CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 32, Report No. 50, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 12, 2007, as follows:

***By approving the following in accordance with the memorandum from the City Clerk, dated November 9, 2007:***

***That the Committee of the Whole (Working Session) scheduled for November 11, 2008 at 9:30 a.m. be re-scheduled to 1:00 p.m., in order to accommodate those wishing to attend the Remembrance Day ceremonies.***

32

**NEW BUSINESS – 2008 SCHEDULE OF MEETINGS  
COMMITTEE OF THE WHOLE (WORKING SESSION) MEETING IN NOVEMBER 2008**

The Committee of the Whole recommends that staff address the concerns expressed regarding the scheduled Committee of the Whole (Working Session) meeting on November 11, 2008, as listed on the 2008 Schedule of Meetings.

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 33, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

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**33**

**NEW BUSINESS – STORM WATER MANAGEMENT PONDS**

**The Committee of the Whole recommends that staff provide a report on water aeration devices for storm water management ponds.**

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 34, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

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**34                    NEW BUSINESS – STATUS OF THE RECOMMENDATIONS OF THE  
MAYOR’S TASK FORCE ON COMMUNITY SAFETY AND SECURITY**

**The Committee of the Whole recommends that staff provide a report on the status of the recommendations of the Mayor’s Task Force on Community Safety and Security.**

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 35, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

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**35                      CEREMONIAL PRESENTATION – CERTIFICATE OF ACHIEVEMENT  
                                 TO A-CHANNEL CTV GLOBEMEDIA INC. AND  
                                 VAUGHAN FIRE AND RESCUE SERVICES**

The Mayor and Members of Council presented a Certificate of Achievement Award to A-Channel CTV Globemedia Inc. and Vaughan Fire And Rescue Services for the production of the award-winning five-part television series “When Seconds Count”.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 12, 2007**

Item 36, Report No. 50, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 12, 2007.

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**36**

**PRESENTATION – COMMUNITIES IN BLOOM INSIGNIA**

Regional Councillor F. Ferri, on behalf of Members of Council and the Communities In Bloom Committee, presented Mayor Linda D. Jackson with a print of the Communities in Bloom emblem, as a symbol of appreciation to the City of Vaughan for hosting the 2009 Communities In Bloom National Awards Conference.