

## CITY OF VAUGHAN

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

Item 1, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

#### **1** CITY OF VAUGHAN TRADE MISSION TO ISRAEL

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

##### Recommendation

Councillor Alan Shefman Recommends:

1. That the City of Vaughan conduct a trade mission to Israel in 2008
2. That this trade mission be composed of members of Vaughan Council, the Vaughan Health Campus of Care Foundation, representatives from York University, the Israeli- Canadian business community and the Vaughan business community at large,
3. That, in light of the plan to construct a hospital in the City of Vaughan in the near future and in recognition that Israel is a world leader in the research, development and manufacture of medical technology, that the primary focus of this trade mission be on matters relating to medical technology,
4. That in light of the increasing interest and rapid development of medical research and instruction at York University, that the University be invited to participate in this trade mission,
5. That in light of the fact that it has been a number of years since the City of Vaughan has renewed its relationship with Ramla, Israel, its twin city, that one aspect of this trade mission be directed to reaffirming this relationship

##### Economic Impact

1. Staff from the Economic Development Department will be required to facilitate the planning of the trade mission;
2. Costs for travel for Councillors and staff will be funded from operational budgets;
3. Based upon the success of the mission, the high technology economic sector will be expanded in the City of Vaughan, leading to a greater diversification of our economic base;
4. It is expected that the mission will result in Israeli research and manufacturing companies establishing themselves in the City of Vaughan, therefore resulting in long-term employment, construction, rental costs and property tax revenue for the City. As well, Canadian businesses participating in the trade mission will have opportunities to expand their economic viability through the establishment of new relationships with Israeli companies;
5. The involvement of the second largest university in Canada with this trade mission will provide an additional incentive for Israeli high tech and research oriented businesses and enterprises to consider locating in the City of Vaughan resulting in further economic development;
6. Every opportunity will be taken to offset any costs for the City of Vaughan through the exploration of sponsorships.

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#### **Communication Plan**

At the time of the trade mission and upon its return media releases will be disseminated outlining the details of the trip and ultimately any announcements that might be made while in Israel. Furthermore, local media will be invited to participate in the trade mission in order to ensure that members of the public will be informed of the value of such activities for the City.

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

1. Vaughan is in the process of planning and ultimately building a campus of care or hospital in the near future. It is recognized that this facility will be leading edge in every way as required by the Government of Ontario and desired by the people of Vaughan. In preparation for the development of the hospital it is most important to attract complimentary industries associated with a medical centre to the City. The synergies of a new hospital and businesses, research and facilities related to medical technology have extraordinary potential.
2. Informal contacts have been made with Professor David Dewitt, Associate Vice-President Research and York University in regard to planning a trade mission to Israel with a focus on medical technology. He is most supportive.
3. York University is currently involved with the development of a variety of initiatives relating to medical research and teaching. This activity will be complemented and enhanced with the establishment of a new hospital in Vaughan and the establishment of leading edge medical technology ventures as a result of this trade mission.
4. Informal contact has been made with the Consul General and the Trade Commissioner for the State of Israel regarding the possibility of the mission and they are very enthusiastic and supportive.
5. Israel is known for its world leading work in all areas of medical technology, administration and emergency department management. These are matters that will be of increasing interest as the plans for a hospital in the City of Vaughan take shape.

#### **Purpose**

The purpose of this recommendation is to receive Council approval to conduct a trade mission to Israel in 2008.

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

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

#### **Regional Implications**

There will be a positive regional impact with the expansion of this form of economic development in the City of Vaughan.

#### **Conclusion**

The City of Vaughan shall initiate the planning required to conduct a trade mission to Israel in July of 2008.

#### **Attachments**

None

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**Report prepared by:**

Debi Traub, Council Executive Assistant

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Item 2, Report No. 55, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 26, 2007, as follows:

***By receiving the memorandum from the Director of Legal Services, dated November 23, 2007.***

**2** **CLOSED MEETINGS INVESTIGATOR**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager and the Commissioner of Legal and Administrative Services and City Solicitor, dated November 19, 2007, be approved, subject to adding "a subsidiary of AMO - the Association of Municipalities of Ontario" after "LAS", in Clause 1;
- 2) That staff provide a status report after one (1) year;
- 3) That Attachment 1, "LAS Investigator Program Package" and Attachment 2, "Ombudsman Ontario letter with Frequently asked Questions enclosure", of the report, be received;
- 4) That staff provide the AMO policy statement on this matter, for the Council meeting of November 26, 2007; and
- 5) That the deputation of Mr. Paul De Buono, Vaughan Watch Inc., be received.

**Recommendation**

The City Manager and the Commissioner of Legal and Administrative Services and City Solicitor recommend as follows:

1. That the City of Vaughan enter into an agreement with Local Authority Services Limited ("LAS") for the provision of investigation services related to sections 239.1 and 239.2 of the *Municipal Act*.
2. That an Appointment By-law be brought forward for execution.
3. That \$20,000.00 be allocated in the 2008 budget for the associated costs.
4. That an administrative fee of \$125.00 be charged to those persons who request an investigation pursuant to section 239.1 of the *Municipal Act* and that notice be given, and the Fee By-law be amended accordingly.

**Economic Impact**

Funds of \$20,000.00 must be allocated in the 2008 budget for this initiative.

**Communications Plan**

A News Release will be issued announcing this initiative.

**Purpose**

The recent *Municipal Act* amendments include a provision authorizing municipalities to appoint an investigator for the purposes of investigating complaints regarding closed meetings. The *Act* was amended in an effort to enhance accountability and transparency. This report sets out the options for Council with respect to this new provision.

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

Section 239.1 of the *Municipal Act* enables any person to request an investigation as to whether a municipality or local board has complied with either the statutory requirements for closed meetings as set out in section 239 or an existing procedural by-law in respect of a meeting or part of a meeting that was closed to the public. The investigation can be undertaken by either an independent investigator appointed by the municipality or the provincial Ombudsman under the *Ombudsman Act*, if the municipality has not appointed its own investigator. If a municipality has not appointed an investigator by January 1, 2008, complaints would be investigated by the provincial Ombudsman.

#### **Role of Investigator**

The investigator may investigate complaints related to closed meetings held by Council, local boards (not the library board) or committees of either held on or after January 1, 2008.

The investigator's independence and impartiality are key factors that each municipality must have regard to in appointing an investigator and in the assignment of the investigator's powers and duties. Likewise, each investigator must have regard to their independence and impartiality in carrying out his or her functions. Other important factors in relation to both the appointment and assignment of duties as well as the carrying out of those duties include confidentiality and credibility of the investigator's investigative process.

Every investigation by the investigator shall be conducted in private. The investigator may hear or obtain information from such persons as he or she sees fit, and may make such inquiries as he or she sees fit. The investigator and every person acting under his or her instructions is required to preserve secrecy with respect to all matters that come to his or her knowledge in the course of his or her duties. However, the investigator may disclose in any report such matters as in his or her opinion ought to be disclosed in order to establish grounds for his or her conclusions. The investigator's duty of confidentiality prevails over the *Municipal Freedom of Information and Protection of Privacy Act*.

The investigator's proceedings, opinions or decisions shall not be challenged, reviewed, quashed or called in question by any court, except on the ground of lack of jurisdiction. The investigator cannot be called to give evidence in any court or any proceedings of a judicial nature, in respect of anything coming to his or her knowledge in the exercise of his or her functions. Further, anything said or any information supplied or any document or thing produced by any person in the course of an investigation by the investigator is privileged in the same manner as if the inquiry or proceedings were proceedings in a court.

If, after conducting an investigation, the investigator is of the opinion that the meeting or part of the meeting that was the subject matter of the investigation appears to have been closed to the public contrary to section 239 of the *Municipal Act, 2001* or to a procedural by-law under subsection 238(2), the investigator shall report his or her opinion and the reasons for it to the municipality or local board, as the case may be, and may make such recommendations as he or she thinks fit. Once these reports are received by the municipality or local board, they must be made available to the public.

#### **Appointment of an Investigator**

Various options are available for the appointment of an investigator:

- 1) Appointing an investigator exclusively for the City of Vaughan
- 2) Sharing an investigator with neighbouring municipalities
- 3) Contracting for a province-wide service
- 4) Directing complaints to the Provincial Ombudsman's office

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In making its selection, Council must consider the provisions of the *Act* that speak to impartiality, credibility, confidentiality and independence. If Council does not appoint an investigator, the Provincial Ombudsman will automatically assume the role of investigator.

One drawback of the appointment of a single investigator may be a lack of shared experience and this would likely be the most costly option. In addition, a single investigator's time may be taxed and his or her experience and skill set may not be as broad.

Staff consulted with neighbouring York Region municipalities in an effort to pursue a "shared" investigator. Although there was interest initially, the Association of Municipalities Ontario (AMO) and its subsidiary company Local Authority Services Ltd. (LAS) circulated information in the summer that they were preparing a province-wide service. Many municipalities waited for this option rather than proceed independently.

The province-wide service option allows for access to a panel of investigators with extensive municipal backgrounds as well as easy access to a library of resources including a wide range of decisions from a large number of municipalities and various investigators. A consistent standard of service for all participants can be expected along with an appropriate and fair investigation process. There will also be a reduced administrative burden on the municipality.

The Provincial Ombudsman's office option for complaint investigation will have no fee for this service, however the Ombudsman's office will have a limited knowledge of local government and administration. This option may also result in a slower investigative process as the Ombudsman's office handles tens of thousands of cases on an annual basis. Staff are not aware of any municipalities choosing to utilize the Ombudsman's services.

Council Members have been forwarded copies of materials provided by LAS outlining its program and draft agreement as well as a letter from the Ombudsman's office enclosing information on its services.

#### **AMO/LAS Investigator Program**

Staff have been in contact with AMO/LAS in regard to the new program set up to assist municipalities in meeting the requirement for an investigator under the new provisions of the *Municipal Act*. A large number of municipalities have expressed interest in the LAS Investigator Program and to date, approximately 17 have entered into formal agreements with LAS for their services.

If the municipality chooses to appoint LAS as the investigator, LAS delegates that authority to a third party, Amberley Gavel Ltd., a corporation run by persons with extensive municipal experience, that will have a pool of investigators available to be called upon. The municipality will be required to pay a retainer fee of \$300.00 per year for a two year term (total \$600.00) expiring December 31, 2009. There is also a daily investigation fee of \$1250.00 (based on an 8 hour day) plus taxes, in addition to reasonable out of pocket expenses (travel, meals, translation, admin. costs). LAS estimates that a standard investigation would require two days.

In addition to investigation services, LAS will provide the municipality with an ongoing educational component as well as access for all participating municipalities to all completed reports via a password protected website. LAS will also provide information on the panel of investigators.

The draft agreement prepared by LAS generally deals with the powers and delegation provisions outlined in section 239 of the *Act*, liability and indemnification provisions, fees, additional services as specified above, term and renewal provisions as well as the process for dealing with investigation requests.

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#### **Processing Investigation Requests**

Requests for investigations will be submitted to the Clerk's Department and forwarded to Amberley Gavel Ltd. along with all related documentation, including applicable by-laws, meeting agendas and attachments, meeting minutes and contact information for all persons present at the meeting in question. A review officer will be appointed and will perform an initial review of the matter to determine if an investigation is warranted. Where it is not warranted or is withdrawn, the matter will be closed and a report will be submitted to Council. Where warranted, an investigation will proceed. This may involve consultation with various parties. The final report will set out findings of the investigation with reasons and may contain recommendations where applicable. It will be submitted to Council and the requester and thereafter, made public.

#### **Investigation Request Fees**

Section 239 in the *Act* does not address the issue of a fee for investigation requests however section 391(1)(a) authorizes a municipality to impose fees or charges on persons for services or activities provided by or on behalf of it. Staff recommends that a modest fee be imposed upon the receipt of an investigation request in order to ensure that the request is not frivolous. The fee can be set at a rate similar to that imposed by the Ontario Municipal Board for appeals (\$125.00) or by the Assessment Review Board (\$75.00 for residential appeals and \$150.00 for commercial appeals). This fee, though minimal, can be used to offset the cost of the fees charged by LAS.

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

The appointment of an investigator supports the objectives of Vaughan Vision to demonstrate leadership and promote effective governance by ensuring greater accountability and transparency.

#### **Regional Implications**

The Region of York and all local municipalities in York have advised they are interested in the LAS program. Markham is still reviewing the matter.

#### **Conclusion**

It is recommended that Council direct a contract be entered into for the services of Investigator offered by Local Authority Services Ltd. (LAS), to investigate complaints regarding closed meetings. In addition, an appointment by-law must be executed. The Fee By-law must also be amended to include a fee for investigation requests, after appropriate notice is given.

#### **Attachments**

- Attachment 1: LAS Investigator Program Package (Council only)
- Attachment 2: Ombudsman Ontario letter with "Frequently Asked Questions" enclosure (Council only)

#### **Report prepared by**

Claudia A. Storto, Solicitor/Litigation, Ext. 8315  
Heather A. Wilson, Director of Legal Services, Ext. 8389

(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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<b><u>Contractor</u></b>	<b><u>Total Tended Price (Base Bid excl. GST)</u></b>	<b><u>Total Provisional Items (excluding GST)</u></b>	<b><u>Total Tended Price (incl. Provisional Items) (excluding GST)</u></b>
Serve Construction Ltd.	\$143,700.50	N/A	\$143,700.50
Dig-Con International Ltd.	\$229,182.00	N/A	\$229,182.00

**Relationship to Vaughan Vision 2007**

This Tennis Court Resurfacing project is consistent with Vaughan Vision Statement 1.1.4: "Identify and implement improvements to existing City facilities and parks to optimize community safety".

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

**Regional Implications**

Not applicable

**Conclusion**

Parks Development and Purchasing Services staff have reviewed the bid submissions and have determined that the low bid contractor, Serve Construction Ltd., is deemed to meet the requirements of the contract.

Upon award of tender, this project will commence in the month of December 2007 and will be completed in the Spring of 2008, weather permitting.

**Attachments**

None

**Report prepared by:**

Stephanie Snow, Landscape Architect, Ext. 3210  
Paul Gardner, Director of Parks Development, Ext. 3209

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Item 4, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

**4 AL PALLADINI COMMUNITY CENTRE, PIERRE BERTON LIBRARY,  
AND EMILY CARR SECONDARY SCHOOL TRAFFIC REVIEW**

The Committee of the Whole recommends that this matter be referred to staff for further consultation with the Local Councillor.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That traffic calming measures not be implemented as they are not warranted on the subject lands due to the low amount of infiltration traffic;
2. That the signal timing at the intersection of Rutherford Road and Islington Avenue continue to be monitored by the Region of York in light of recent signal timing changes; and
3. That staff continue to monitor the on-site traffic conditions and liaise with York Region District School Board and Vaughan Public Library staff as required.

**Economic Impact**

Not Applicable.

**Communications Plan**

Staff at the Vaughan Public Library and York Region District School Board be advised of the findings of these traffic studies and Council's decisions reflecting the same.

**Purpose**

To review signal timing and traffic infiltration concerns as directed by Council at their May 22, 2007 meeting.

**Background - Analysis and Options**

*At its meeting on May 22, 2007 Council directed:*

- “1. That the Region of York be requested to conduct a study of the operation of the intersection signalization at Rutherford Road and Islington Avenue to identify measures to eliminate traffic infiltration in the southeast quadrant of the intersection, namely through the parking lots of Al Palladini Community Centre, Pierre Berton Resource Library, and Emily Carr Secondary School;
2. That appropriate measures be implemented by the Region as soon as possible; and
3. That the City of Vaughan, Vaughan Public Library, York Region, and York Region District School Board staff identify additional traffic control measures that may alleviate the infiltration through these facilities.”

Rutherford Road and Islington Avenue are arterial roadways under jurisdiction of the Region of York. There is an existing traffic signal at this intersection. The subject lands in the southeast

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corner of this intersection contain three distinct buildings; the Al Palladini Community Centre, the Pierre Berton Resource Library, and Emily Carr Secondary School. There are three accesses into the site; an uncontrolled access on Islington Avenue, an uncontrolled access on Rutherford Road, and a traffic signal controlled access on Rutherford Road. The area is shown on Attachment No. 1.

Staff conducted an infiltration study on Thursday, September 20, 2007 during the time periods of 7:00am to 9:00am and 4:00pm to 6:00pm to determine the amount of 'cut-through traffic' that was using the complex accesses as an alternative route to avoid the intersection of Rutherford Road and Islington Avenue. The weather was clear and sunny throughout the day.

The infiltration routes and results of the studies are summarized in the following table.

Thursday, May 3, 2007 Study				
TIME	ENTERING AT	EXITING AT	TOTAL INBOUND VEHICLE	TOTAL INFILTRATION
7:00 am to 9:00 am	Islington Avenue Access	Rutherford Road Accesses	77	6 vehicles or 8%
	Rutherford Road Accesses	Islington Avenue Access	332	15 vehicles or 5%
4:00 pm to 6:00 pm	Islington Avenue Access	Rutherford Road Accesses	54	6 vehicles or 11%
	Rutherford Road Accesses	Islington Avenue Access	84	2 vehicles or 2%

The actual number of vehicles cutting through the complex accesses is very low during the AM and PM peak periods. Typically, an infiltration threshold of 30% has been used to determine if a cut-through traffic problem exists. Based on the results of the study, the number of infiltrating vehicles is very low and does not warrant restrictive measures within the subject lands.

However, staff did review the subject lands to determine if any traffic calming measures such as speed humps could be installed to dissuade the cut-through traffic should Council approve of these measures. The subject lands are generally composed of open rows of parking stalls. Staff could not determine any effective locations for speed humps, as a driver can easily avoid the speed humps by driving around them through the adjacent parking stalls.

The Region of York was requested to investigate the traffic signal timings at the intersection of Rutherford Road and Islington Avenue to determine if the existing signal timings were adequate for facilitating traffic and pedestrians.

Staff contacted the Principal at Emily Carr Secondary School, as well as staff at Pierre Berton Resource Library, and Al Palladini Community Centre to receive comments as to existing conditions and suggestions for improvements.

Comments received from the representatives of the three buildings included:

- Speeding/loitering in the parking lot areas;
- High volume/congestion during the start and dismissal times at the secondary school;
- Difficulty in entering Islington Avenue via the unsignalized Islington Avenue access;
- Some concern for library patrons crossing the driveway in front of the library;
- Speed humps/bumps were mentioned as a possible improvement, however it was also acknowledged that vehicles could avoid the speed humps in parking areas;

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On Wednesday September 26, 2007 and Thursday September 27, 2007, Region staff conducted reviews of the northbound right turn movement and the westbound left turn movement. The northbound right turn movement is a channelized approach which permits traffic to move freely. There was no observed queuing for this movement during observations.

However, additional green signal timing was given to the westbound left turn movement phase during the morning peak period to alleviate queuing observed with this movement. No adjustments were made to the afternoon peak period as the review showed queuing was not a concern during observations.

**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**

The Region of York was requested to review the traffic signal timings at the intersection of Rutherford Road and Islington Avenue. As a result of the Region's review, additional green time was given to the morning peak period for the westbound left turn movement phase.

**Conclusion**

Based on staff's review, it is recommended that no further action is warranted based on the results of the traffic review.

**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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Item 5, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

**5 CITYVIEW BOULEVARD AND RETREAT BOULEVARD  
PROPOSED ALL-WAY STOP CONTROL**

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

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control be installed at the intersection of Cityview Boulevard and Retreat Boulevard.

**Economic Impact**

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

**Communications Plan**

Staff will notify the residents and Ward Sub-Committee of the outcome of this report.

**Purpose**

To review the feasibility of implementing an all-way stop control at the intersection of Cityview Boulevard and Retreat Boulevard.

**Background - Analysis and Options**

Engineering Services staff received a resident request to review the traffic activity at the Cityview Boulevard and Retreat Boulevard intersection. The predominant land use along Cityview Boulevard and Retreat Boulevard is commercial/industrial and residential in nature, respectively. Retreat Boulevard and Cityview Boulevard are both feeder roadways with a 23 metre right-of-way and 11.5m pavement width. The existing stop control is located on Retreat Boulevard. The area is shown in Attachment No.1.

Staff conducted a turning movement count on Tuesday, October 16, 2007 at the intersection of Cityview Boulevard and Retreat Boulevard during the morning and afternoon peak time periods of 7:00 am to 9:00 am, and 4:00 pm to 6:00 pm. The weather was partly cloudy. The data collected was compared to the Provincial Warrant for All-way Stop Control with the following results:

Warrant 1 – Minimum Vehicular Volumes	Warranted	95%
Warrant 2 – Accident Hazard	Warranted	0%
Warrant 3 – Sight Restriction	Warranted	0%

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

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Staff however believes it would be beneficial to install an all-way stop control at the intersection of Cityview Boulevard and Retreat Boulevard. The warrant requires 120 vehicles from the side street. Staff recorded 114 vehicles entering the intersection from the side street, only 6 vehicles below the criteria in the All-Way Stop Warrant. Since the 6 vehicles to meet the warrant could be met at anytime it would be beneficial to install the all-way stop control at this time.

Staff have received requests to review the parking activity on Cityview Boulevard. Cityview Boulevard is an industrial/commercial roadway with no residential homes that front directly onto Cityview Boulevard. Staff will monitor the parking activity on Cityview Boulevard over the next several months when development and occupancy is occurring. Once the review is complete, staff will bring a report to an upcoming Committee of the Whole meeting with the findings of the review.

**Relationship to Vaughan Vision 2007**

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

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

**Regional Implications**

Not Applicable.

**Conclusion**

Based on staff's review, it is recommended that all-way stop control be installed at the intersection of Cityview Boulevard and Retreat Boulevard.

**Attachments**

1. Location Map

**Report prepared by:**

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

LW:mc

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

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

Item 6, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

**6**

**ASSUMPTION – EDDY D.G. INVESTMENTS LTD.  
19T-88004 / 65M-3310**

**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 19, 2007:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the necessary by-law be passed assuming the municipal services in the Subdivision Agreement for Plan 65M-3310 and that the municipal services letter of credit be released.

**Economic Impact**

Upon assumption of this development, approximately 0.5 lane kilometers of roadway and associated municipal infrastructure will be added to the City of Vaughan's system. There will be a future cost associated with the operation and long-term maintenance of the additional inventory of lands and public highways that may include roads, sewers, watermains, street lighting, streetscaping, storm water management ponds, parks, etc.

**Communications Plan**

Not Applicable

**Purpose**

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

**Background - Analysis and Options**

The 34 lot development is a residential subdivision. The development is located south of Rutherford Road and east of Pine Valley Drive as shown on Attachment 1.

The Subdivision Agreement was signed on March 15, 1999. The municipal services in Plan 65M-3310 were installed in August 1998 and the top course asphalt was placed in September 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 Operation 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-3310 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.)



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Item 7, Report No. 55, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 26, 2007, as follows:

***By replacing the phrase, "the Council meeting of November 26, 2007" contained in Clause 2 of the Committee of the Whole recommendation with "a future Committee of the Whole meeting".***

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**MANAGEMENT TRAINING PROGRAM  
SCHULICH MASTERS CERTIFICATE IN MUNICIPAL MANAGEMENT**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor, dated November 19, 2007, be approved; and
- 2) That staff provide a report to the Council meeting of November 26, 2007 on the effectiveness of the program and the feasibility of Members of Council participating in the program.

**Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor, in consultation with the Human Resources Department and the Purchasing Services Department, recommends:

1. THAT Council approves the continuation of the Schulich Certificate Program of the Masters Certificate in Municipal Management, Modules 1, 2 and 3, at a cost to the City of \$105,000.00, plus expenses.

**Economic Impact**

The funds for the Masters Certificate in Municipal Management Program are included in the base Budget.

**Communications Plan**

The 2007 Program was communicated with great success having 20 staff enroll in the program. Currently, without the 2008 communication letter being distributed, there is an interest from 11 City staff that have been on a waiting list since this winter to participate in the 2008 program.

**Purpose**

To provide information to Council regarding the continuation of the Schulich School of Business Masters Certificate in Municipal Management Program that has been offered to the City of Vaughan management staff in 2007.

**Background - Analysis and Options**

The Schulich School of Business is a widely recognized and respected post secondary educational institution. Schulich worked closely with the municipal sector to develop and deliver the Masters Certificate in Municipal Management which has been delivered within various municipalities in Ontario including the Region of York.

The curriculum drives management to enhance their operational performance levels. The individuals who attend this course develop leadership and teambuilding skills beneficial to existing leaders as well as those aspiring to lead, and beneficial to the City as an organization.

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The program helps the City build critical management skills in the areas of interpersonal dynamics and improve operational performance, as well as creating a high level of motivation for participants to put new skills into practice.

We had 20 management staff participate in the 2007 program. If staff were attending the program at the York campus, the individual cost for attendees would be \$3,000.00 each per module. Vaughan has arranged to continue the existing arrangement with Schulich to have the program offered, one module at a time, on-site at a City-owned facility, at a reduced cost of \$1,500.00 for each module. This is not only more cost-effective, but has the added advantage of providing our own management staff from diverse areas of the organization an opportunity to team-build together through the program.

There are no other business schools of this caliber who are offering this type of program developed specifically for the municipal sector.

**Relationship to Vaughan Vision 2007**

This program supports several strategic objectives including encouraging the continuation of staff learning; attracting, retaining and promoting staff; building positive staff morale, enhancing productivity and cost effectiveness and communicating effectively.

**Regional Implications**

None

**Conclusion**

The City should continue to offer the Masters Certificate in Municipal Management Program to staff as part of the 2008 Learning & Development initiatives.

**Attachments**

None

**Report prepared by:**

Janet Ashfield  
Director of Human Resources



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**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities set by Council ensuring long term financial stability with respect to insurance services.

**Regional Implications**

None

**Conclusion**

It is appropriate at this time to issue an RFP for the City's insurance services to ensure the City is receiving the best possible coverage at the fairest rates.

**Attachments**

None

**Report prepared by:**

Joseph A.V. Chiarelli  
Manager Special Projects Licensing & Permits  
Insurance-Risk Management

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Item 9, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

9

**HUMAN RESOURCES POLICIES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor, and the Director of Human Resources, dated November 19, 2007:

**Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor, and the Director of Human Resources, in conjunction with the Senior Management Team, recommend:

1. THAT this report be received; and,
2. THAT the revised Disciplinary Procedures Policy, Employee Recognition Policy, Mileage and Transportation Reimbursement Policy; Hiring and Nepotism Policy; Respectful Workplace Policy (Workplace Discrimination and Harassment) and Workplace Violence Policy be adopted.

**Economic Impact**

This report has no cost associated with implementing the recommendations.

**Communications Plan**

With regard to the rolling out of approved policies, the Human Resources Department will provide training to various management staff with regard to the policy, and those management staff will be provided with the materials to present the new policies to the staff in their areas. In addition, approved policies will be made available on the VIBE, in the Employee Handbook, and will be provided in hard copy as appropriate to update policy manuals. For policies such as the Respectful Workplace and Workplace Violence policy, all employees will be required to sign-off acknowledging that they have been provided with a copy and that the policy has been explained to them.

**Purpose**

This report provides revised draft policies which have been updated to reflect current trends and to ensure that the policies are consistent with the mission, values and goals of the Corporation and which incorporate the comments of members of the Committee of the Whole.

**Background and Analysis**

The attached Policies were drafted by staff and reviewed in detail with the Senior Management Team between April and October, 2007. The Policies were brought to the Committee of the Whole (Working Session) on October 10, reviewed in detail, and referred to the Committee of the Whole (Working Session) of October 23, 2007, at which time they were referred to the Committee of the Whole. The following suggested revisions have been incorporated into the Policies.

**Hiring and Nepotism Policy:**

The definition of favouritism was amended as was Section 1.4.

**Human Rights Policy (Workplace Harassment and Discrimination)**

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The title of the policy was changed to the Respectful Workplace Policy and personal harassment was included into the policy. In addition, the term “volunteers” was amended to specifically indicate City Program volunteers.

#### Workplace Violence Policy:

The policy was amended to remove language related to personal harassment.

#### Council Involvement in the Recruitment Process

In the context of discussing the Hiring and Nepotism Policy, the question was raised whether the Mayor and members of Council are influencing in any way, staff hiring at the City of Vaughan.

Staff reviewed the history of the recruitment process with members of the Human Resources team, who have been directly involved over the past couple of years. The Mayor and members of Council are expected to be directly involved in the recruitment process at the City Manager, Commissioner and Director Level by participating in panel interviews that are comprised of Human Resources, the City Manager, Commissioner, and a number of members of Council.

The Mayor and members of Council frequently receive resumes from the public for vacancies, and for future consideration. The practice is that the Mayor and members of Council forward these resumes to the Human Resources Department for review. On occasion, the applicants either directly or through the Mayor and members of Council, request a meeting to discuss their qualifications and potential job opportunities. The meeting is meant to provide information to the applicant in regards to the recruitment process for current or future job opportunities as well as provide them with a point of contact for any enquiries.

In reviewing recruitment experience with Human Resources staff, there does not appear to be any evidence that the Mayor and members of Council have directed the hiring of staff.

City Policy directs that the Mayor and members of Council confine their contact with staff on departmental, operational and directional issues to the City Manager, Commissioners and Directors.

#### Relationship to Vaughan Vision 2007

The updating of policies relates to the Vaughan Vision 2020 goal of Staff Excellence.

#### Regional Implications

This report does not have any Regional implications.

#### Conclusion

The updating of policies displays to employees that we believe that they are important and that we believe they should have information available to them as it relates to their employment with the Corporation.

#### Attachments

1. Disciplinary Procedures Policy
2. Employee Recognition Policy
3. Hiring and Nepotism Policy
4. Mileage (Kilometrage) and Transportation Reimbursement Policy
5. Respectful Workplace Policy (Harassment and Discrimination)
6. Workplace Violence Policy

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**Report prepared by:**

Janet Ashfield, Director of Human Resources

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

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Item 10, Report No. 55, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 26, 2007, as follows:

***By approving the recommendation of the Director of Enforcement Services, dated November 19, 2007.***

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**10                                      FENCE HEIGHT EXEMPTION 125 BARRHILL ROAD - WARD 1**

**The Committee of the Whole recommends:**

- 1)        **That the this matter be referred to the Council meeting of November 26, 2007, to provide an opportunity for the Ward 1 Sub-Committee members to attend the site to view the impact of the fence; and**
  
- 2)        **That the following deputations be received:**
  - a)        **Mr. Floriano Sunas and Mrs. Donna Sunas, 125 Barrhill Road, Maple, L6A 7H6;**
  - b)        **Mr. Aldo R. Mariani, 135 Barrhill Road, Maple, L6A 1H6; and**
  - c)        **Mr. Camillo Resciniti, 111 Barrhill Road, Maple, L6A 1G8.**

**Recommendation**

The Director of Enforcement Services recommends:

That the fence height exemption application for 125 Barrhill Road be denied.

**Economic Impact**

N/A

**Communications Plan**

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, 2 letters of objection and 1 letter of support have been received.

**Purpose**

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

**Background - Analysis and Options**

This report/application is being brought to Council as it is outside of the parameters of the delegated authority recently passed by Council.

The property owner of 125 Barrhill Road applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90, for the property located at 125 Barrhill Road.

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

The By-law permits a fence height of 4 feet in front yards. The Applicant has installed a wrought iron fence in the front yard which ranges in height from 5 foot 7 inches to 6 foot 1 inch when measured from grade.



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The By-law further sets out that if a fence is within 2 metres of a driveway or if a sidewalk is in place a setback of 1.2 metres is required. The Applicant has installed the fence with a setback between .34metres and 1.13 metres, the majority of front yard panels are setback between .34 metres and .55 metres with one panel which abuts 135 Barrhill Road being setback 1.13 metres.

The area was inspected by Enforcement Services staff and there are front yard fences in the area, some of similar design and of a legal height. The applicant's fence is on a bend in the road. 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 pose a potential sight line or safety issue for the property at 111 Barrhill.

The details outlined above do not support the approval of a fence height exemption for this location. In addition, the current set back of the fence creates an offence under the Fence By-law.

#### 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) Letter of Objection - 135 Barrhill Road
- 4) Letter of Objection - 111 Barrhill Road
- 5) Letter of Support - Spanogiannis Family
- 6) Photographs of Existing Fence
- 7) Photograph of fence of similar design in area

#### 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.)

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Item 11, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

11

**THORNHILL YONGE STREET OPA 669**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 19, 2007:

**Recommendation**

The Commissioner of Planning recommends:

1. That the following report related to the recent removal of the Region of York deferral on City of Vaughan OPA 669, be received for information purposes only.

**Economic Impact**

None.

**Communications Plan**

Not applicable.

**Purpose**

The purpose of this report is to provide follow-up information related to Council's recommendation on May 22, 2007, requesting that York Region lift their deferral on Official Plan Amendment 669 and that a report regarding this matter be provided.

**Background - Analysis and Options**

Thornhill Yonge Street OPA 669 was approved by Vaughan Council on June 26, 2006. The Region of York approved OPA 669 on October 20, 2006, with the exception of a 0.75 hectare site municipally known as 7584 and 7610 to 7616 Yonge Street. The owner of the subject lands had submitted a development application for a greater building height and mass than the Official Plan permits. On August 3, 2006, the Region received a letter of objection to OPA 669 from the owner of the site. The Region placed a deferral on the property to permit a possible resolution between the City of Vaughan and the land owner, and to avoid a possible appeal of the entire Official Plan to the Ontario Municipal Board.

On May 22, 2007 Council approved the following resolution:

**“That in light of the action taken by the Region of York to exclude a critical section of the area addressed in the Yonge/Thornhill Study and subsequent OPA 669, roughly from just north of Arnold Avenue to 7616 Yonge Street from the requirements of the OPA:**

**And that in light of the primary responsibility of the City of Vaughan for its planning decisions based upon an extensive study and public consultation.**

- a) **That the Mayor and Regional Councillors, who sit on York Region Council, take immediate action to make Vaughan Council's position that it is inappropriate and with good reason for the Region to have taken such arbitrary action against the interest of the City and of it's residents.**

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- b) And that this Council write to the Region of York requesting that it immediately withdraw it's exclusion.**
- c) And that York Region immediately withdraw their exclusion and approve the OPA as presented.”**

Council further recommended that a report regarding this matter be provided as soon as possible.

There has been no resolution of issues between the City and the owner since the deferral was placed in October of 2006. Subsequently, on September 27, 2007, Regional Council lifted the deferral, allowing OPA 669 to come into effect for the remaining parcel, as intended by Vaughan Council.

The Region has advised there is now a site specific appeal to OPA 669, as the owner of the previously deferred parcel, appealed the further approval of OPA 669 on October 22, 2007. The appeal does not affect the remainder of the Official Plan which came into full force and affect on November 10, 2006.

**Relationship to Vaughan Vision 2007**

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

**Regional Implications**

None

**Conclusion**

This report is provided for the information of Council.

**Attachments**

None

**Report prepared by:**

Anna Sicilia, Planner, ext. 8063

Wayne McEachern, Manager of Policy Planning, ext. 8026

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Item 12, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

**12** **SITE DEVELOPMENT FILE DA.07.022**  
**JANE-RUTH DEVELOPMENT INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 19, 2007, be approved;
- 2) That the deputation of Mr. Paul De Buono, Vaughan Watch Inc., be received; and
- 3) That the coloured elevation drawings submitted by the applicant, be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.022 (Jane-Ruth Development Inc.) BE APPROVED, to permit a 16-storey, 225 unit residential condominium building, as shown on Attachment #3, subject to the following conditions:
  - a) that prior to the execution of the site plan agreement:
    - i) the final site plan, building elevations, landscaping plan, and landscape cost estimate shall be approved by the Development Planning Department;
    - ii) the final site grading and servicing plan and stormwater management report shall be approved by the Engineering Department;
    - iii) that Committee of Adjustment Minor Variance Application File A109/07 be revised to provide for a minimum of 312 parking spaces and a maximum building height of 55 m and that the Application be approved and the Committee's decision be final and binding;
    - iv) all requirements of CN Rail shall be satisfied;
    - v) all requirements of the Toronto and Region Conservation Authority shall be satisfied;
    - vi) all hydro requirements of PowerStream Inc. shall be satisfied; and
    - vii) all requirements of the Region of York Transportation and works Department shall be satisfied; and
  - b) that the site plan agreement contain the following provisions:
    - i) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to a fixed rate prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;
    - ii) the Owner shall undertake the necessary noise study(ies) required to recommend the materials and construction methods to be employed to meet the stationary noise source criteria in all areas of the proposed building;

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- iii) the Owner shall agree to implement all the recommendations of the final approved noise study(ies) and that prior to the issuance of a building permit, a qualified engineer shall certify that the building plans implement the recommendations of the approved noise study(ies).
2. THAT Council pass the following resolution with respect to the ALLOCATION of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York-Durham System for the development application listed below:

“IT IS HEREBY RESOLVED THAT site development application DA.07.022 (225 Residential Units) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System.

#### Economic Impact

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

#### Communications Plan

N/A

#### Purpose

The Owner has submitted a Site Development Application (File DA.07.022) on the subject lands shown on Attachment #1 to permit a 16-storey residential condominium building with 225 units and a gross floor area of 22,269 m<sup>2</sup>, and three levels of underground parking with 312 spaces. The proposal represents the third building (Building “C”) out of four of the Bellaria Residences, as shown on Attachment #2.

#### Background - Analysis and Options

The overall 9.186 ha site, shown on Attachment #2, is located at the northeast corner of Jane Street and Rutherford Road, in Part of Lot 16, Concession 4, and City of Vaughan, which has approval in place for and consists of four, 16-storey residential condominium buildings once built out. Buildings “A” and “B” have been site plan approved and are currently under construction. The Owner now seeks site plan approval for Building “C”. The overall site abuts a tributary of the west branch of the Don River and vegetation associated with the watercourse.

The subject lands, shown on Attachment #2, are part of the Vaughan Centre Secondary Plan Area as defined by OPA #600, as amended by OPA #626, which was approved by the Ontario Municipal Board on April 19, 2005 as part of Decision Order 0982. OPA #626 designates the subject tablelands “High Density Residential/Commercial” and “Valley Lands”. OPA #626 is a site-specific official plan amendment, which facilitates the proposed residential apartment development. The subject lands are currently zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1246). The surrounding land uses are as follows:

- North - vacant land (C1(H) Restricted Commercial Zone with the Holding Symbol “H”); CN Pullback Track (M3 Transportation Industrial Zone)
- South - open space (OS1 Open Space Conservation Zone); approved high density residential-Building “A” (RA3 Apartment Residential Zone)
- East - vacant land, future high density residential Building “D” (RA3 Apartment Residential Zone); open space (OS1 Open Space Conservation Zone)
- West - approved high density residential-Building “B” (RA3 Apartment Residential Zone); open space (OS1 Open Space Conservation Zone)

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Buildings “A” and “B” (Site Development File DA.04.023) were site plan approved by Vaughan Council on June 27, 2005.

#### Site-Specific OPA # 626

The OMB approved OPA #626, which designates the site as “High Density Residential/Commercial”, and implements the proposed residential apartment development.

#### Zoning

The subject lands are zoned RA3 Apartment Residential Zone by By-law 1-88, subject to Exception 9(1246). The Owner has submitted a Minor Variance Application (File A109/07) for a reduction in parking from the required 395 spaces to 304 spaces. The application has been adjourned sine die in order for Vaughan Council to consider the subject Site Development Application (File DA.07.022).

It has been determined that an additional variance is required to increase the maximum building height to 55 m, whereas, the By-law currently permits a maximum building height of 50 m. The Owner is required to amend the Minor Variance Application (File A109/07) and the application is required to be approved by Vaughan Committee of Adjustment and be final and binding, prior to the registration of the implementing site plan agreement.

#### Site Design

The Owner has submitted a context plan as shown on Attachment #2 for the overall Jane-Ruth Development Inc. land holdings. The detailed site plan for Building “C” is shown on Attachment #3. The context plan shows four, 16-storey residential buildings organized around an internal access road, which runs from Rutherford Road and across the valley to a new east/west driveway from Jane Street. An electronic gate and a gatehouse are located at the ends of the internal road to control access and egress from the site. Building “A” is located at the corner of Jane Street and Rutherford Road and is separated from Buildings “B”, “C” and “D” by the valley lands, which diagonally traverses the site. Building “B” will be the only other building that fronts onto Jane Street. The site will be developed as a condominium project and therefore, snow removal and garbage pick-up will be privately contracted.

The main amenity area for the overall project is located south of Buildings “C” and “D” adjacent to the valley lands. A pedestrian walkway system is provided throughout the site, including a sidewalk on the east side of the internal road, and connections to the public sidewalks and into the valley lands.

The current site plan application will facilitate the development of Building “C” only. Building “C” is located within the interior of the overall site and between Buildings “B” and “D”. The internal driveway separates Buildings “B” and “C”. A roundabout, which is tied in with the roundabout for Building “D”, is located in front of the main entry of the building to provide a convenient drop-off area for residents and visitors. A total of 15 grade level visitor parking spaces are provided opposite the main entrance of Building “C” of which, 8 spaces are allocated to Building “C” and 7 spaces are allocated to Building “D”. Otherwise, all of the parking for Building “C” is located in an underground garage accessed via a driveway from the main internal road. The garbage pick-up area is located on the south west side of Building “C”.

The Owner will be filing a subsequent site development application for Building “D”.

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Building Elevations

The elevations for Building “C” are similar to the approved Buildings “A” and “B” currently under construction in terms of their appearance and materials and are shown on Attachments #6 and #7. The building height is 16 storeys and 55.0 metres in height. The main entry to the building is composed of a double door surrounded by glass panels and framed with a precast concrete element. The primary building material is precast concrete panels utilizing two different colours and textures to provide visual interest to the building. The base of the building including the first three floors will be clad in a darker taupe coloured, exposed aggregate textured precast cladding. An architectural precast cornice molding is utilized as a transition feature to the upper storeys, which are finished in a smooth precast concrete panel with a lighter shade of the base colour. The architectural precast cornice molding is repeated at the upper levels and top of each building. A bronze coloured glass will be used for all of the windows and three bronze metal domes are proposed at the roof level. Balconies are located on the north and south elevations of the building.

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

Parking

The minimum parking requirement for the proposed residential development is calculated as follows:

<b>Building “C”</b>			
Use	Number of Units	Parking Ratio	Required Parking
Residential Parking	225 units	1.5 spaces per unit	= 338 spaces
Visitor Parking	225 units	0.25 spaces per unit	= 57 spaces
<b>Total Required Parking for Building “C”</b>			<b>= 395 spaces</b>

The Owner has submitted a parking study prepared by iTrans, which proposes a reduced parking ratio and number of parking spaces as follows:

<b>Building “C”</b>		
Use	Parking Ratio	Proposed Parking
Residential Parking	1.14 spaces/unit	= 256 spaces
Visitor Parking	0.248 spaces/unit	= 56 spaces
<b>Total Proposed Parking for Building “C”</b>		<b>= 312 spaces</b>

The City Engineering Department has reviewed the proposed parking supply and concurs with the proposed parking standards and number of spaces to be provided.

The Owner has submitted a minor variance application (File A109/07) for a reduction of parking from the required 395 spaces to 304 spaces. The application has been adjourned sine die in order for Vaughan Council to consider the site development application (File DA.07.022). A condition of approval is included requiring that a variance for 312 spaces be supported.

The Minor Variance Application (File A109/07) must be approved by the Committee of Adjustment, and their decision must be final and binding, prior to registration of the site plan agreement.

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#### Access

Access to the site is proposed from a 7 m wide internal road that services Buildings “A”, “B” and “C”, with a new driveway access from Jane Street that is currently under construction. This road is required in order to facilitate vehicular and pedestrian movement within the development on this overall property.

The Jane Street access is proposed to be signalized, and has a minimum width of 18m and incorporates a 6m wide centre landscaped median, as shown on Attachment #2. It is noted that OPA #626 and By-law 277-2005 include policies and standards that this driveway be used for the sole use of the residential condominium development on the Jane-Ruth lands.

#### Landscaping

The Owner has submitted a Master Landscape and Landscape Plans for the proposed development as shown on Attachments #4 and #5. The landscape plans consist of a mix of coniferous and deciduous trees and ground plantings utilized along the street frontages, around each building and abutting the valley lands. The plans also illustrate proposed hard surfaced landscape areas including walkways and amenity areas. The plan includes a landscape feature on the north side of the surface visitor parking spaces for Building “C”. The feature consists of a colonnade accessed by a 1.5 m wide concrete pedestrian walkway that is connected by a parkette feature and a unit paved walkway leading to the main entrance to Building “C”. The colonnade will be flanked by trees and will beautify the pedestrian access to the underground parking garage.

The Development Planning Department has reviewed the landscape plans and is generally satisfied with the proposed landscaping provided that the planting species is further diversified with minimum 60 cm caliper for all trees and a minimum 60cm height and spread for shrubs. Furthermore, all metal proposed in the landscaping is to be aluminum for weather-resistance and electrostatically powder-coated for superior paint adhesion. The Owner has been advised that the landscape cost estimate shall also be revised to reflect current market replacement costs.

#### Engineering Department

##### i) Environmental Site Assessment (ESA)

A Phase 1 Environmental Site Assessment (ESA) Report has been approved to the satisfaction of the Engineering Department. The Record of Site Condition, under Registration Number 23909, has been file with the Ontario Ministry of the Environment.

##### ii) Servicing

The Owner has submitted the required engineering drawings including, a grading and servicing plan and a stormwater management report, which must be approved to the satisfaction of the City's Engineering Department. A condition of approval has been included in this respect.

On February 26, 2007, Vaughan Council endorsed the assignment of future servicing allocation capacity to various active development applications throughout the City of Vaughan. On October 9, 2007 the Region of York released the additional servicing capacity to the City of Vaughan based on the completion of the Regional Bathurst and Langstaff trunk sewers and that allocation could be made available by the City one year prior to the service target date for the Bathurst and Langstaff trunk sewers.



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The development of high density residential buildings have different construction timeframes than ground related housing, typically taking approximately 18 months to construct and occupy. As a result, the proposed site development application may be recommended for allocation of servicing capacity for a total of 225 units.

#### Toronto and Region Conservation Authority TRCA

The Toronto and Region Conservation Authority has reviewed the site development application and has no objections to the approval of the proposed development. TRCA, however, notes that additional information is required from the Owner indicating the amount and duration, including monitoring of the dewatering that is expected. Additionally, an analysis should be completed detailing any expected impacts the dewatering will have on the surrounding natural features, including the watercourse. Furthermore, silt fencing and tree protection fencing should be clearly delineated on the plan. TRCA requests that no stock piling of materials is to occur adjacent to or near the natural features. TRCA requires that the landscape plan be modified to remove the invasive planting material, in particular the *acer pantanoides* and replace it with a non-invasive tree and the *thuja occidentalis* (emerald) should be replaced with a native *thuja occidentalis*.

The Owner is required to obtain a TRCA permit under Ontario Regulation 166/06 (Development Interference with Wetlands and Alterations to Shorelines and Watercourses) for any works taking place within the regulated area. TRCA requires that the Owner provide information detailing the proposed method for controlling or minimizing erosion and siltation on-site during and after construction, to the satisfaction of the Toronto and Region Conservation Authority. The Owner is aware of the comments from TRCA and a condition of approval has been included in this report requiring the Owner to satisfy the TRCA'S conditions.

#### Development Charges

Prior to the issuance of a building permit, the Owner shall pay to the City a woodlot development charge in the amount of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and Front-end agreement.

#### CN Rail

CN requires that the following warning clause be inserted in offers of Purchase and Sale, and within the Condominium Documents, with the express intention that potential purchasers and future owners are made aware of the proximity of railway operations and the pull back track:

"That Canadian National Railway Company ("CN") is the owner of certain lands known as its "MacMillan Rail Yard" (the "CN Lands"), portions of which are located within 300 meters of the Project Lands, and that the CN Lands are now and will continue to be used for the present and future railway facilities and operations of CN on a continuous basis (24 hours of each day in each year) including, without limitation, the operation and idling of diesel locomotives with the generation of diesel fumes and odours, artificial lighting of the CN Lands which may illuminate the sky, the switching of rail cars containing bulk and other commodities including hazardous substances and/or goods containing the same, and the operation of various processes for the maintenance of rail equipment."

#### Canada Post

Canada Post has advised that their delivery policy requires the Owner to install and maintain a centralized mail facility for each building.

## CITY OF VAUGHAN

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

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#### PowerStream Inc. & Fire Department

The Owner will be required to satisfy all hydro and fire prevention requirements of PowerStream Inc. and the Vaughan Fire Department, respectively. A condition of approval has been included in this respect.

#### Relationship to Vaughan Vision 2007

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

#### Regional Implications

The proposed development represents the third of four buildings. The Region of York supported the first and second building proposals and has no objections to the third building as it is consistent with Regional Official Plan policies to provide a wider range of housing options for residents, and provide medium and higher density urban development adjacent to transit-intensive urban arterials.

#### Conclusion

The Development Planning Department has reviewed the on Site Development Application to permit a 16-storey, 225 unit residential condominium building, (Building "C") on the subject lands.

The proposed Site Development Application has been reviewed in consideration of the applicable Official Plan policies, the Ontario Municipal Board Decisions, the requirements of By-law 1-88, and the surrounding area context. The Development Planning Department is generally satisfied that the proposed site plan implements the Decision of the Ontario Municipal Board, subject to the comments and conditions set out in the "Recommendation" section of this report. In particular, the Owner is required to amend the related Minor Variance Application Variance (File A109/07) to reflect the proposed parking reduction for the development and to include an additional variance for the increase in building height. File A109/07 must be approved by the Committee of Adjustment and receive final and binding prior to the execution of the site plan agreement.

In light of the above, the Development Planning Department recommends approval of the Site Development application, subject to the conditions of approval set out in the recommendation of this report.

#### Attachments

1. Location Map
2. Context Plan
3. Building 'C' Site Plan
4. Master Landscape Plan
5. Landscape Plan
6. Building 'C' South and West Elevations
7. Building 'C' North and East Elevations

#### Report prepared by:

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

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

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/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 26, 2007**

Item 13, Report No. 55, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 26, 2007, as follows:

***By approving the following:***

***That the City Clerk be directed to forward to Industry Canada, the City of Vaughan's position with respect to the proposed construction of a 37 metre high Bell Mobility Communications Tower proposed to be located on Shiplake Investments Limited's land at the southwest corner of Rutherford Road and Bathurst Street; and***

***Further, that Industry Canada be provided with all relevant documentation related to the application and Council's decision to refuse the application.***

13

SITE DEVELOPMENT FILE DA.07.002

**SHIPLAKE INVESTMENTS (RUTHERFORD) LIMITED - BELL MOBILITY INC.**

The Committee of the Whole recommends:

- 1) That Site Development File DA.07.002 (Shiplake Investments (Rutherford) Ltd. – Bell Mobility Inc.), be denied;
- 2) That an alternate location be found for the Bell Mobility flagpole telecommunications tower and associated equipment cabinet;
- 3) That the following deputations be received:
  - a) Mr. Ernst von Bezold, Toronto Waldorf School, 9100 Bathurst Street, Thornhill, L3T 3N3; and
  - b) Ms. Martha Munie, Richmond Hill Therapeutic Massage, 2 Merrylynn Drive, Richmond Hill, L4C 5A9;
- 4) That the coloured elevation drawings submitted by the applicant, be received; and
- 5) That the following report of the Commissioner of Planning, dated November 19, 2007, be received.

***Further, the Committee of the Whole recommends:***

***That staff be directed to review the policy on telecommunications towers and report back.***

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.002 (Shiplake Investments (Rutherford) Ltd. - Bell Mobility Inc.) BE APPROVED, to permit the construction of a 37m high Bell Mobility flagpole telecommunications tower and associated equipment cabinet, as shown on Attachment #3, subject to the following conditions:
  - a) that prior to the issuance of a Building Permit:
    - i) the final site plan, landscape treatment and elevation plan shall be approved to the satisfaction of the Development Planning Department;

## CITY OF VAUGHAN

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- ii) the requirements of the Building Standards Department shall be satisfied;
- iii) all hydro requirements of PowerStream Inc. shall be satisfied.

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

Bell Mobility has submitted a Site Development Application on the subject lands shown on Attachment #1 to permit the construction of a 37m high flagpole telecommunications tower and associated equipment cabinet (1.32 m x 0.76 m x 1.39 m) on lands to be leased from Shiplake Investments (Rutherford) Ltd., on approximately a 15 m<sup>2</sup> compound, as shown on Attachment #2.

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

On June 25, 2007, Council considered the subject site plan application and resolved:

“That this matter be deferred to allow an opportunity for the applicant to undertake further public consultation on the matter;

The subject lands are located at the southwest corner of Rutherford Road and Bathurst Street, specifically, at the southwest corner of the property at the rear of the Sobey's grocery store.

The surrounding land uses are:

- North - Rutherford Road; existing industrial use (M1 Restricted Industrial Zone) and large vacant parcel (C4 Neighbourhood Commercial Zone)
- South - existing agricultural and residence (A Agricultural Zone)
- East - Bathurst Street; townhouses and residences (Town of Richmond Hill)
- West - the East Don River (OS1 Open Space Conservation Zone), church (A Agricultural Zone)

The City has adopted a Protocol for the Establishment of Telecommunication Tower and Antenna Facilities, and as a result of this protocol, any facility which is not exempt from municipal approval must make an application to the City to have their proposal reviewed and assessed in light of this protocol.

The protocol requires those antenna facilities that are located within 120m of a residential area to undergo a Public Information Meeting process, and to report back to the City with the name of the attendees and the outcome of the meeting.

#### **First Public Information Meeting**

On May 10, 2007, Bell Mobility held a Public Information Meeting, by notifying residents within 120m of the proposed development and the Town of Richmond Hill. By letter dated May 14, 2007, Bell Mobility indicated that no persons attended the Public Information Meeting, which was held at the Vellore Village Community Centre. The applicant (Bell Mobility Inc.) has informed that no objections were received in regard to the proposal. The notice circulated by Bell Mobility Inc.

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#### Item 13, CW Report No. 55 – Page 3

inadvertently identified the subject land as City-owned. The subject lands are leased from Shiplake Investments (Rutherford) Limited by Bell Mobility Inc. and are privately-owned.

A letter dated May 17, 2007 from The Christian Community Movement for Religious Renewal, located at 901 Rutherford Road is objecting to the proposal based on the following reasons:

1. The church has no record of being notified of the meeting.
2. They wish to voice their concern with respect to radiation dangers posed by the specific location of the transmission towers, as one already exists further west of the church on Rutherford Road. They do not wish to be in the middle of two towers as there are children and seniors in the area and wish all precautions to be taken to ensure their safety from potentially harmful effects of microwave transmission.
3. Request that the Council request Industry Canada make a closer examination of this proposal and report back its findings.

Bell Mobility has provided, as per the requirements of the City's Telecommunication Tower/Antenna Protocol, a list of all persons notified. The Church of the Christian Community of Canada (901 Rutherford Road) appears on the mailing list.

#### Second Public Information Meeting

On September 19, 2007, Bell Mobility Inc. held a second Public Information Meeting, for further consultation, as per Council's resolution of June 25, 2007, by notifying residents within 120 m of the proposed development, the Mayor and Members of Vaughan Council, the Town of Richmond Hill, and Councillor Nick Papa of the Town of Richmond Hill.

By letter dated October 5, 2007, Bell Mobility Inc. has provided, as per the requirements of the City's Telecommunication Tower/Antenna Protocol, a list of all persons notified along with comments made. Bell Mobility Inc. indicates that a total of fourteen individuals attended the meeting including Vaughan Councillor Sandra Yeung Racco, along with representatives from the Hesperus Fellowship, the Toronto Waldorf School, and the Church of the Christian Community of Canada.

Comments provided by some attendees relate to health and safety effects and radiation dangers posed by the specific location of the telecommunication towers, as one already exists further west of the church on Rutherford Road. Three comments were from those who were part of the Waldorf School community, who have concerns relating to the health and safety effects of telecommunication facilities. They feel that these facilities should not be at this location until they have been shown to be harmless to human health.

A letter dated September 19, 2007, from a resident in Richmond Hill, and addressed to the Minister of Industry Canada and to the Public and Telecom Industry Representatives proposes that until a thorough cumulative effects assessment such as the guidelines for the Federal Environmental Assessment Act have been completed and recommended for assessing environmental impacts, to show that there will be no harmful cumulative impact of proposed microwave or other wireless communication facility taking into account its actual and developing environment, there should be a moratorium on new tower placements, in particular adding and installing near schools and homes ie. Toronto Waldorf School, Hesperus Fellowship Community and the Church of the Christian Community and the employees of Sobeys Plaza.

#### Official Plan

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600. The proposed flagpole telecommunications tower use conforms to the Official Plan.

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#### Zoning

The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to site-specific Exception 9(1076). The Building Standards Department advises that the proposal complies with all requirements of the Zoning By-law.

The Building Standards Department also advises that a Building Permit is required for the proposed telecommunications structure.

#### Site Design

The proposed 37 m high flagpole telecommunication antenna structure (Attachment #3) and associated equipment cabinet (Attachment #4) are proposed to be located at the southwest corner of the Sobeys grocery store, within a landscaped island comprising a 15 m<sup>2</sup> compound, which is to be surrounded by 10 circular steel concrete-filled bollards to protect the proposed structures. The applicant is proposing to relocate the existing tree in the vicinity of the telecommunications tower. If this tree cannot be transplanted, alternatively, a tree of a 60 mm caliper should be planted to compensate, in a location satisfactory to the Development Planning Department. The Development Planning Department is satisfied with the proposed site layout.

#### Elevations

The Development Planning Department has reviewed the proposed flagpole telecommunication and cabinet enclosure and are satisfied with the proposed elevations.

Development Planning Staff is working with the applicant to finalize the landscape treatment as noted previously in the site design component of this report. Accordingly the applicant shall demonstrate to the satisfaction of the Development Planning Department that appropriate alternate trees have been planted in suitable locations on the site.

#### PowerStream Inc.

All hydro requirements to service the telecommunication tower and cabinet must be to the satisfaction of PowerStream Inc.

#### Region of York Transportation and Works Department

The Region of York Transportation and Works Department has reviewed the application and has advised that it has no comments.

#### Town of Richmond Hill Planning Department.

The Richmond Hill Planning Department has reviewed the application and has advised that it has no comments.

#### Industry Canada

In a letter dated May 22, 2007, addressed to The Christian Community Movement for Religious Renewal, Industry Canada advises “that Bell Mobility professional engineers have conducted calculations to ensure that the proposed site complies with Health Canada guidelines for radiofrequency electromagnetic fields. The Department has also conducted an independent simulation to assess compliance with Health Canada guidelines. It has been determined that the proposed Bell Mobility site does comply with Health Canada guidelines”.

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**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 has reviewed the proposed Site Development Application in accordance with the Official Plan and Zoning By-law, and the area context. The location and development of the 37 m high flagpole antenna structure and associated equipment cabinet is considered to be acceptable. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the recommendations in this report.

**Attachments**

1. Location Map
2. Site Plan & Details
3. Flag Pole Antenna Details
4. Cabinet Details

**Report prepared by:**

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

/LG

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



CITY OF VAUGHAN

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

Item 14, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

14

**STREET NAME APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V10  
P. GABRIELE & SONS LIMITED**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated November 19, 2007:

**Recommendation**

The Commissioner of Planning recommends:

THAT the following street names for Plan of Subdivision File 19T-03V10 (P. Gabriele & Sons Limited), as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Muscadel Road
Street 'B'	Jutland Street
Street 'C'	Coranto Way
Street 'D'	Foxbridge Way (existing)
Street 'E'	Calista Street (existing)

**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 south of Major Mackenzie Drive, west of Weston Road, in Lot 20, Concession 6, City of Vaughan.

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

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

**Relationship to Vaughan Vision 2007**

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

**Regional Implications**

N/A

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**Conclusion**

The Development Planning Department has no objection with the proposed street names for approved plan of subdivision 19T-03V10.

Attachments

1. Location Map
2. Plan Showing Proposed Streets

**Report prepared by:**

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

/CM

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

CITY OF VAUGHAN

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

Item 15, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

15

**LOU LAISE COMMEMORATIVE PLAQUE**

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

**Recommendation**

Councillor Tony Carella recommends the approval of a request that a small plaque commemorating the late Lou Laise be placed in the vicinity of the squash courts at Al Palladini Community Centre.

**Economic Impact**

Nil; family and friends have agreed to undertake any costs.

**Communications Plan**

Corporate Communications will issue a press release with the cooperation of the ward councillor and the Laise family.

**Purpose**

To commemorate an avid squash player who was a regular user of this facility.

**Background - Analysis and Options**

Lou Laise, a long-time resident of the City of Vaughan and a regular user of the squash courts at Al Palladini Community Centre, died in October of 2006, following a lengthy illness. His family expressed a wish that a small plaque be placed in the vicinity of the courts, to commemorate his passion for the sport and of the place where he indulged that passion. This request has been endorsed by those with whom he played (see Attachment 1), and by staff of the Palladini Centre (see Attachment 2). The local councillor and the Director of Buildings and Facilities have met with members of the family on site and have identified a satisfactory location for the proposed plaque.

**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**

Nil

**Conclusion**

It is appropriate that the City of Vaughan support this request for a small tribute to a much-liked and long-time user of the squash courts at Al Palladini Community Centre.

**CITY OF VAUGHAN**

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

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**Attachments**

Attachment 1: Letter in support of request

Attachment 2: Letter of July 3, 2007, in support of request

**Report prepared by:**

Councillor Tony Carella

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

CITY OF VAUGHAN

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

Item 16, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

16

**DOORS OPEN VAUGHAN, 2009**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, Co-Chair, Vaughan Tourism Advisory Committee (VTAC), Councillor Yeung Racco, Chair, Arts Advisory Committee (AAC), and Councillor Shefman, Chair, Community Equity & Diversity Committee (CEDC), dated November 19, 2007:

**Recommendation**

Councillor Tony Carella, Co-Chair, Vaughan Tourism Advisory Committee (VTAC), Councillor Sandra Yeung Racco, Chair, Arts Advisory Committee (AAC), and Councillor Alan Shefman, Chair, Community Equity & Diversity Committee (CEDC) jointly recommend that the City Manager direct appropriate staff to conduct a feasibility study with respect to an annual *Doors Open* event in the City of Vaughan, such study to examine the costs and benefits of such an event in improving, respectively,

- (1) the perception of Vaughan as an area of tourist interest
- (2) the awareness on the part of the general public of significant examples of contemporary architectural and interior design styles within the City of Vaughan, and
- (3) the appreciation by local residents of the diversity of the community in which they live, as evidenced by the range of religious, ethnocultural, and institutional facilities across Vaughan,

and

that such study be provided to a future Committee of the Whole, by the end of June 2008, for implementation in the spring of 2009, subject to 2009 budget approval.

**Economic Impact**

Nil

**Purpose**

To determine the feasibility of pursuing from additional perspectives a project usually viewed solely as "heritage-related"

**Communication Plan**

As this is an internal matter---exploring the feasibility of a city-sponsored, annual event---a communication plan is not required at this time.

**Background – Analysis and Options**

According to its own information "package" (see Attachment 1) *Doors Open Ontario* is a province-wide celebration of community heritage sponsored by the Ontario Heritage Trust, designed to create access, awareness and excitement about heritage while providing residents and visitors with a unique opportunity to explore and enjoy hidden and always interesting places and spaces in Ontario cities, towns and villages.

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#### Item 16, CW Report No. 55 – Page 2

The City's sole previous Doors Open Vaughan event, held in September 2003, reflected this essentially "heritage" focus of this province-wide initiative in the choice of doors that were opened at that time (see Attachment 2).

In the view of the chairs of VTAC, ACC, and CDEC, this focus---while inherently interesting---is limited in terms of what might be accomplished by broadening the basis upon which sites are selected. Granted, "heritage" sites are of interest to local residents, and indeed to visitors touring the City of Vaughan, but there are a host of other sites of interest to tourists which, given the parameters of the Doors Open concept, would *never* be listed in a typical Doors Open guidebook.

Strictly by way of example, and without suggesting in any way that participation in a wider Doors Open initiative has been agreed upon by the administrators of any of the sites located below, how many residents/tourists might be interested in a "behind the scenes" tour of Canada's Wonderland, via an open "back door", or of the McMichael Collection, or the local fire hall?

And if such sites---non-heritage-related sites of interest to residents/tourists---do exist, there are others non-heritage sites which possess a substantial measure of appeal for purely architectural or interior design reasons. For instance, the soon-to-be-opened Power Stream building, the new city hall, once built, or the Miele Canada building.

Furthermore, as the population of the City continues to grow and diversify, the opening of doors to buildings associated exclusively with only certain segments of the general population would add greatly to the promotion of mutual understanding between different religious and/or ethno cultural groups. For instance, Beth Avraham Yoseph synagogue in Thornhill, Bait-ul-Islam mosque in Maple, and St. Margaret Mary Church in Woodbridge.

Beyond all of the above, there are other sites---primarily institutional---which are known to residents solely as streetscape markers, places they may pass every day, but entry to which they might feel is barred to them if their only motivator is curiosity.

The proponents of the above recommendation do not wish to see a Doors Open initiative that neglects our built heritage. Rather, they wish to build on the foundation established by Vaughan's first Doors Open event, by adding sites of inherent interest---or even just curiosity---on bases other than "heritage".

#### **Regional Implications**

Nil

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

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

#### **Conclusion**

A feasibility study in respect of a broadened Doors Open concept could lead to an annual event that has merit in respect of promoting tourism, the appreciation of local contemporary architecture, and intercommunity understanding.

#### **Attachments**

Attachment 1: Background on Door Open Ontario (including DOV 2003 budget)

Attachment 2: Extracts from Door Open Vaughan brochure, 2003

CITY OF VAUGHAN

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

Item 16, CW Report No. 55 – Page 3

**Report prepared by:**

Councillor Tony Carella

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

CITY OF VAUGHAN

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

Item 17, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

**17 PEDESTRIAN CROSSWALK SIGNAL FOR ST. ELIZABETH HIGH SCHOOL**

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

**Recommendation**

Councillor Alan Shefman and Councillor Sandra Yeung Racco recommend:

1. That a pedestrian signal be approved and installed at an appropriate location on New Westminster Drive in front of St. Elizabeth High School.

**Economic Impact**

The estimated cost of \$54,000 to install the pedestrian signal, pavement markings and signage was approved as part of the 2007 Capital Budget. The ongoing costs to maintain the signals, pavement markings and signs will be part of future Operating Budgets.

**Communication Plan**

The school community as well as other users of the school should be informed of the establishment of the signal at this location.

**Purpose**

To establish a pedestrian crosswalk and signal on New Westminster Drive in an appropriate location in front of St. Elizabeth High School.

**Background – Analysis and Options**

As part of the 2007 Capital Budget process the monies to install a pedestrian signal on New Westminster in front of St. Elizabeth Catholic High School were approved. A subsequent staff report, however, did not support the pedestrian signal at this location, and as such, it was not approved for installation.

Patricia Murphy Masse, Chair of the St. Elizabeth Catholic School Council, has since written to Councillor Shefman asking that Council reconsider the decision to deny the establishment of the pedestrian crosswalk signal made at the June 25 meeting of Council

She asks that Council reconsider its decision based on the following concerns:

- a. The student population is over 1600.
- b. That students enter and leave the school grounds at various times throughout the day, therefore limiting the usefulness of the traffic studies which are done at specific times of the day. The traffic studies, because they tend to be concentrated on rush hour times, may not accurately reflect pedestrian patterns.
- c. Students cross this busy road during daylight hours as well as in the dark. Because there is a slight curve in the road, they may not be visible to oncoming drivers.
- d. Teenage students, being teenagers, do not search for the nearest traffic signal to cross the street. They will cross at the closest access to their subdivision and to their destination. The crosswalk would be placed at such a convenient location.



## CITY OF VAUGHAN

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

Item 17, CW Report No. 55 – Page 2

- e. Community use of the Centre for the Arts by Opera York and other groups has increased traffic on New Westminster at various times during the day and early evening.
- f. The opening of the new Smart Centres shopping centre at Centre and New Westminster will result in even more traffic on New Westminster in the future increasing the danger for young people crossing the road.

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

A-1 – Pursue excellence in the delivery of core services.

A-2 – Promote community health, wellness and safety.

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

#### **Regional Implications**

None

#### **Conclusion**

Although the previous traffic study did not result in the warrants being met to support the establishment of a pedestrian crosswalk signal at this location, the particular nature of this situation is such that the pedestrian crosswalk signal should be approved.

#### **Attachments**

1. Extract from Council Meeting Minutes of June 25, 2007
2. 2007 Approved Capital Budget Project #EN-1677-07

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

Debi Traub, Council Executive Assistant

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

CITY OF VAUGHAN

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

Item 18, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

18

**ROBERT BERTOLAS "HOMECOMING"**

The Committee of the Whole recommends that the recommendation contained in the following report of Councillor Carella, dated November 19, 2007, be approved, subject to adding "or, failing Mr. Bertolas's presence at that time, at the Council meeting of December 10, 2007," to the end of the recommendation.

**Recommendation**

Councillor Tony Carella recommends that the City of Vaughan invite Robert Bertolas, to a "homecoming" ceremony and presentation of a certificate of congratulations on the completion of his *Victory Tour for MS 2007*, immediately prior to the meeting of the Committee of the Whole of December 3, 2007

**Economic Impact**

Nil

**Communication Plan**

The Corporate Communications Department will prepare a plan, part of which will include the opportunity for Mr Bertolas to meet the media immediately after the ceremony/presentation.

**Purpose**

To draw attention to the successful conclusion of Robert Bertolas's Generex/Jaymor Victory Tour for MS 2007

**Background - Analysis and Options**

Vaughan resident Robert Bertolas suffers from multiple sclerosis (MS), and in an effort to raise awareness and funds to find a cure for the disease he resolved to run, bicycle, and rollerblade across Canada---over 10,000 kilometers, from Victoria, British Columbia to St. John's, Newfoundland---beginning on March 3 of this year. He expects to finish his journey by November 25, and to be back in Vaughan by the first few days in December.

This recommendation contemplates Robert being welcomed officially by the Mayor and Members of Council at a "homecoming" ceremony held in Council chambers immediately prior to the Committee of the Whole on Monday, December 3, 2007. At this time, Council would present Robert with a certificate of congratulations on the "victory" he has achieved over his own condition, and in terms of raising awareness and funds needed to find a cure for multiple sclerosis. He would then have an opportunity to meet with the media.

The publicity which will accompany this event will afford Robert the opportunity to appeal for donations to defray the expenses incurred in the very last leg of his tour. While it is beyond the capacity of the City to contribute public money to this cause, Council can assist in providing Robert with an opportunity to make such an appeal.

**Regional Implications**

None

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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**

A local resident has made a name for himself as a champion for those who, like himself, suffer from MS. The City of Vaughan should be the first to congratulate him on his admirable accomplishment

**Attachments**

Nil

**Report prepared by:**

Councillor Tony Carella

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Item 19, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

**19                      DEVELOPMENT CHARGES – SEMI-ANNUAL ADJUSTMENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager/Commissioner of Finance & Corporate Services and the Director of Reserves & Investments, dated November 19, 2007:**

**Recommendation**

The Deputy City Manager/Commissioner of Finance & Corporate Services and the Director of Reserves & Investments recommends:

- 1) That in accordance with the appropriate semi-annual adjustments sections of each respective development charge by-law, the City Wide Development Charge rates and Special Service Area Development Charge rates be increased 3.5% effective January 1, 2008; and
- 2) That the following revised Development Charge Rates (Attachment 1) be approved.

**Economic Impact**

The semi-annual adjustment will provide a 3.5% increase in City-Wide Development Charges and Special Area Development Charges. The increase is intended to reflect the increase in construction costs.

**Communications Plan**

Public notice through the agenda process.

**Purpose**

To obtain Council approval to index the City of Vaughan Development Charges pursuant to the semi-annual adjustment provision in the respective City of Vaughan Development Charge By-laws.

**Background - Analysis and Options**

The Development Charges Act authorizes municipalities to pass By-laws for the recovery of capital costs incurred to provide services to all new development and re-development. A clause in each of the City of Vaughan's Development Charge By-laws states the development charges can be adjusted semi-annually without amendments to the by-laws, as of the 1<sup>st</sup> day of January and the 1<sup>st</sup> day of July in each year in accordance with the most recent change in the Statistics Canada Quarterly, Construction Price Statistics (catalogue No. 62-007).

In order to protect the municipality from escalating construction costs and based on a review of the Statistics Quarterly Construction Price Statistics (catalogue No. 62-007), the City Wide Development Charges and Special Service Area Development Charge Rates should be increased by 3.5% which reflects the six (6) month increase in the index for the period April 1, 2007 to September 30, 2007.

**Relationship to Vaughan Vision 2007**

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

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**Regional Implications**

Not applicable.

**Conclusion**

Staff recommend that the City of Vaughan Development Charges be increased by 3.5%. The City Wide Development Charge and the Special Service Area Development Charges may be indexed without amending the existing by-law. The revised schedules reflecting the new rates are attached.

**Attachments**

Attachment 1 – Revised Development Charge Rates

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

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Item 20, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

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**CIVIC ELECTRONIC (DYNAMIC) SIGNS**

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

**Recommendation**

Councillor Alan Shefman recommends:

1. That staff conduct a study and report to Council on the logistics and costs of erecting a network of electronic (dynamic) information signs in the city,
2. That the study consider an initial five year plan and then an ongoing process, to erect these signs beginning with those to be located at all community centres and then, at other key locations as defined by the plan.
3. That the study include a review of possible options for these signs that would address:
  - a. The issue of aesthetics (design) – that these signs will be part of our urban design and need to not only convey the information, but also must add quality to our streetscapes;
  - b. The variety of available technology to control the messages placed on the signs – including the ability for all signs to be controlled at a central location, the readability of the messages and the possible safety issues associated with such signs.
2. That the study include a financial plan to fund this project beginning with the 2009 budget: and
3. That consideration be given to establish a pilot project at one or more locations to test the utility of such a program prior to the full-blown implementation.

**Economic Impact**

The cost for the purchase and installation of the signs and in the future, the operation and maintenance costs. These costs will be provided as part of the study.

**Communication Plan**

A component of the implementation of this project will be to alert the citizens of the City of Vaughan of a new source of information for events taking place in the city. A communication plan would need to be developed if this project is approved.

**Background – Analysis and Options**

1. Without a doubt one of the greatest challenges that any governmental body has is to keep its citizens informed of current events and issues.
2. While the city provides information in a variety of forms, but primarily through the print media on our city pages, many residents miss information that may be important to them. Furthermore, too often information that the city feels is very important for residents to be made aware of is not communicated through traditional ways. Also, the costs for doing mail distributions of important information continues to increase, mitigating against this approach to communications except in extraordinary situations.

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3. Too often the city is criticized when a resident finds out after a decision is made or an event held, even though notice had been given using traditional means.
4. Establishing permanent locations for sources of information on current events and issues will allow residents to develop a pattern of watchfulness that is not possible with other forms of communications,
5. The City has been making use of mobile signs to inform residents of events. Currently there are signs on the streets on such issues as the 2008 budget consultations, the Santa Claus Parade, Greening Vaughan, etc., etc. These signs add to the clutter on our streets and are disliked by many citizens

#### **Purpose**

1. To develop new and enhanced methods to keep the residents of the City informed of current events and issues that are taking place.
2. To gather the necessary information to be able to make an informed decision regarding the implementation of a network of electronic information signs in the city.
3. To develop a network of electronic communications signs throughout the City of Vaughan at key locations to provide a new and dynamic method to keep residents of the city informed of events and issues.
4. To address the issue of the increasing clutter of mobile signs used by the City to inform residents of events and issues.

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

1. Update the City communications strategy
2. Develop a new model for civic engagement and enhance our public consultation strategy
3. Plan and manage growth (vis-à-vis urban design)

#### **Regional Implications**

none

#### **Conclusion**

In order for the City to continue to expand its approaches to communication and engagement with its residents, new ideas need to be consider. This recommendation will provide Council with the information it will need to make an informed decision on whether the costs for establishing a network of electronic signage across the City is viable.

#### **Attachments**

Photographs

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

Debi Traub, Council Executive Assistant

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





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shall submit an appraisal of the subject lands for the commercial component prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment;

- iii. a clause identifying that snow removal, garbage and recycling pick-up shall be privately administered and the responsibility of the Condominium Corporation, which shall also be included in all offers of sale, purchase and/or lease;
  - iv. a maintenance clause respecting that any enhanced landscaping or features other than tree planting on the Regional Road right-of-way will require the Owner to pay a one time dollar amount determined by the Development Planning Department in consultation with the Parks and Forestry Operations Department; and
  - v. a clause requiring that the Owner include in all agreements of purchase or sale the noise warning clauses outlined in this report.
3. THAT Council pass the following resolution with respect to the allocation of sewage and water capacity:

“IT IS HEREBY RESOLVED THAT the proposed Site Development Application DA.07.061 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System, for a total of 7 residential units following the execution of a site plan agreement to the satisfaction of the City.”

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

The Owner has submitted the following applications:

1. A Zoning By-law Amendment Application (File Z.07.033) to amend the Zoning By-law 1-88 to permit residential and business and professional office uses in a C8 Office Commercial Zone in a mixed-use building and for site-specific zoning exceptions to facilitate a proposed development, as shown on Attachment #2, comprised 231m<sup>2</sup> of business and professional office uses on the ground floor and a total of seven two-storey dwelling units above.
2. A Site Development Application (File DA.07.061) to permit ground floor business and professional office uses with seven dwelling units above, as shown on Attachment #2. Each dwelling unit will have two parking spaces, and there will be three visitor parking spaces are provided to serve the 0.213 ha site.

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

The subject lands shown on Attachment #1 are located on the west side of Keele Street and north of McNaughton Road, municipally known as 10,388 Keele Street, in Part of Lot 23, Concession 4, City of Vaughan.

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The rectangular-shaped lot is currently vacant and has an area of 0.213 ha, with 60.31 m frontage on Keele Street, and a lot depth of 36.3 m. The surrounding land uses are as follows:

- North - existing nursing home (A Agricultural Zone)
- South - Open Space (OS1 Open Space Conservation Zone)
- East - Keele Street; existing Industrial (M1 Restricted Industrial Zone)
- West - existing single detached residential (R4 Residential Zone)

#### Public Hearing

A Notice of Public Hearing for the Zoning By-law Amendment was circulated on August 24, 2007. The notices were circulated to all property owners within 120 metres of the subject lands, and to the Maple Village Ratepayers' Association. To date, no comments have been received. The recommendations of the Committee of the Whole to receive the Public Hearing report of September 17, 2007 and to forward a comprehensive report to a future Committee meeting was ratified by Council on September 24, 2007.

#### Official Plan

The site is designated "Office Commercial" by OPA #350 (Maple Community Plan). The Office Commercial designation permits business and professional office buildings with limited ground floor retail uses and residential units appropriately integrated into office commercial developments. The proposed development conforms to the official plan.

#### Region of York Official Plan

The Region of York Official Plan establishes as objectives, the need to promote a transit supportive urban structure that includes compact development, and a broad mix and range of housing including different housing forms, types and tenures to satisfy the needs of the Region's residents. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different kinds of households. The proposed development provides intensification along Keele Street with the introduction of live/work townhouse units with business and professional office uses on the ground floor and residential units above. The proposal is consistent with the goals and objectives of the Regional Plan.

#### Provincial Policy Statement

The Provincial Policy Statement (PPS) includes policies that encourage residential intensification, densities which make more efficient use of land and public infrastructure, public transit supportive development, and the provision of a full range of housing types. The proposed development is consistent with the goals and objectives of the PPS.

#### Zoning

The subject lands are zoned C8(H) Office Commercial Zone with Holding Symbol "(H)", by By-law 1-88, subject to Exception 9(960) which permits business and professional office uses. The proposed development does not comply with the zoning by-law. By-law 1-88 does not include a mixed-use zone category and therefore, an amendment to the zoning by-law is required.

The Owner has submitted a Zoning By-law Amendment Application to permit residential and business and professional office uses with the necessary site-specific zoning exceptions that will be required to implement the proposed site plan shown on Attachment #2. In order to implement the policies of the Official Plan, the Development Planning Department can support the proposed

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residential use, with the following site-specific zoning exceptions required to implement the mixed-use development;

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- rezone the lands from C8(H) Office Commercial Zone with the addition of the Holding Symbol “H” to C8 Office Commercial Zone with exceptions as follows;
- permit seven live-work units;
- permit a minimum lot area of 2129 m<sup>2</sup> whereas, a minimum lot area of 3000 m<sup>2</sup> is required;
- permit a minimum front yard setback of 6 m whereas, a minimum front yard setback of 9 m is required;
- permit a minimum rear yard setback of 15 m whereas, a minimum rear yard setback of 22 m is required;
- permit a minimum interior yard setback of 3 m whereas, a minimum interior yard setback of 6 m is required;
- permit a minimum setback to an “R” Zone of 15 m whereas, a minimum setback of 20 m is required;
- reduce the required landscape strip abutting a Residential Zone to 2 m whereas, 2.4m required;
- reduce the required landscape strip abutting an OS1 Open Space Zone to 1.7 m whereas 2.4 m is required; and
- reduce the overall minimum amenity area to 145 m<sup>2</sup> whereas, 650 m<sup>2</sup> is required.

A clause will be included in the implementing zoning by-law that deems the subject lands to be one lot for the purposes of zoning regardless of future conveyances, etc. This will ensure that technical variances will not be created when the condominium application is considered.

The zoning exceptions noted above are considered to be technical in nature from the perspective that By-law 1-88 does not have a mixed-use zone category and the C8 Office Commercial Zone was not originally intended to implement the proposed form of development.

#### Compatibility

##### i) Land Use

The “Office Commercial” area designation, permits the proposed business and professional office and residential uses.

From a planning perspective, including residential uses along Keele Street is appropriate and can result in many positive contributions, such as, increased pedestrian traffic and vitality; a population to support viable commercial uses and public transit initiatives; and, a reduced dependency on the automobile resulting from the close proximity of office, commercial and residential uses. The applications propose a three-storey mixed-use office/residential building fronting onto Keele Street, which is a development form found further south in the core area.

The Official Plan policies encourage the proposed use in two specific ways. First, the Plan encourages a variety of housing types in the Maple area. The Regional Official Plan and the Provincial Policy Statement further reinforce this policy objective. Second, the Plan encourages the redevelopment and intensification of the property for business, residential and commercial purposes at the Keele Street and McNaughton Road crossroads. The site is located on a major arterial road, providing future residents accessibility to many services.

In view of the above, the proposed land uses are compatible with adjacent land uses.

##### ii) Building Form

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Compatibility of the proposed building form with adjacent development is important and required by the Official Plan. Compatibility of building forms does not necessarily mean that new development is identical to the existing development. Certain building designs, architecture and site planning techniques can successfully integrate a new structure with its surroundings.

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The proposed building is a maximum of three-storeys in height as permitted by the Official Plan, and it fronts onto Keele Street incorporating variations in the roofline, the commercial ground floor façade and the use of different materials provides relief to the massing of the building.

Given the proposed building and the existing residential dwellings to the west of site, the Development Planning Department is satisfied that the proposed development will be compatible with the surrounding lands. Landscaping and fencing will be further utilized to address the interface between the adjacent properties.

#### Site Design

The proposed site plan shown on Attachment #2, consists of one 0.213 ha block with 60 m of frontage on Keele Street, and a lot depth of 36 m. The development will consist of seven three-storey mixed-use units with approximately 231 m<sup>2</sup> of ground floor business and professional office uses and seven residential units above as shown on Attachment #2.

The building setback is close to the front lot line and each ground floor unit has a porch structure in the front yard. Parking for the commercial units is provided at the rear of the building. A deck above the residential parking spaces in the rear provides private amenity area for the residential.

Access to the proposed development is from Keele Street, which is a Regional Road. The proposed site plan shows four (4) lay-by parking spaces along Keele Street. Comments from the Region of York Transportation and Works Department are required with respect to the location and design of the private road access from Keele Street and the lay-by parking spaces.

It is intended that the project will proceed by way of a draft plan of condominium, which will be submitted at a future date.

The proposed site plan is satisfactory to the Development Planning Department, subject to the conditions in this report. The Maple Streetscape Community Advisory Committee has reviewed the application and their comments are provided later in the report.

#### Building Elevations

The proposed building elevations are illustrated on Attachment #4. The Keele Street elevations are comprised of a variety of materials including brick, stone and stucco, articulated in a manner to create visual interest to the building and to address the massing of the structure. The elevations include mostly red brick with stone accents and stucco at the top half of the middle three units, as shown on Attachment #4. The ground floor elevation incorporates larger windows, traditional signage, gooseneck lighting fixtures and entrance porticos to define it as a commercial use, different from the more traditional residential elevations utilized for the second and third floors.

The Owner has not submitted the final signage plans for the ground floor business and office uses. However, the Owner has advised that these units will be identified using traditional plank signage and gooseneck lighting fixtures. Prior to final approval of the proposed elevations, the applicant must submit a detailed signage plan to the satisfaction of the Development Planning Department.

#### Maple Streetscape Community Advisory Committee/Maple Streetscape Urban Design Guidelines

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The Maple Community Plan requires that development applications have regard for specific sections of the Maple Streetscape and Urban Design Guidelines. In addition, the balance of the guidelines, are used to assess development proposals in the Major Mackenzie Drive and Keele Street corridors within Maple. The vision for the Maple Core Area from a physical built form .../6

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perspective is implemented through the Maple Streetscape and Urban Design Guidelines. In this context, Council has established the Maple Streetscape Advisory Committee to provide input on matters related to the public realm as set out in the Urban Design Guidelines. On September 19, 2007 the Committee considered the proposed development, and supported the proposal as presented.

Parking

The proposed site plan indicates that 26 parking spaces will be provided. By-law 1-88 requires that parking for the development be calculated as follows:

	<u>Required</u>	<u>Provided</u>
7 residential units X 1.5 spaces/unit	11 spaces	14 spaces
Residential Visitor Parking @ 0.25 spaces/unit	2 spaces	3 spaces
Office Uses: 231 m <sup>2</sup> @ 3.5 spaces/100 m <sup>2</sup>	<u>9 spaces</u>	<u>9 spaces</u>
	<b>22 spaces</b>	<b>26 spaces</b>

A parking surplus of 4 spaces is proposed.

The site plan currently identifies both the residential visitor and commercial parking. Ultimately on-site demarcation is required to ensure on-site parking spaces are appropriately identified and allocated for both residential visitor and commercial purposes. The final site plan must be revised to identify residential and commercial parking spaces, to the satisfaction of the Development Planning Department.

On-Street Lay-By Parking Spaces

The Owner is also proposing 4 additional parking spaces within the Keele Street right-of-way. These lay-by parking spaces are not included in the minimum parking requirements of Zoning By-law 1-88. Keele Street is a regional road and therefore the lay-by parking spaces will be subject to the requirements and design standards of the Regional Transportation and Works Department.

The Maple Streetscape and Urban Design Guidelines also encourage lay-by parking spaces on Keele Street.

Landscaping

The landscape plan as shown on Attachment #3, incorporates the requirements of the Maple Streetscape and Urban Design Guidelines, including the prescribed unit pavers, a seating area with a bench, and soft landscaping. Extensive soft and hard landscaping is proposed at the front of the property to enhance the proposed development and at the rear to buffer the development from the existing residential uses to the east. An amenity area comprised of soft landscaping and the location of the mailbox, is proposed along the south side of the property.

A maintenance clause respecting that any enhanced landscaping or features other than tree planting on the Regional Road right-of-way will require the Owner to pay a one time dollar amount determined by the Development Planning Department in consultation with the Parks and Forestry Operations Department. The maintenance clause will be incorporated into the site plan agreement. The final landscape plan and cost estimate must be approved by the Development Planning Department.

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Environmental

a) Noise

The noise study has been prepared by Valcoustics Canada Ltd. dated November 6, 2007, which has been approved by the Engineering Department.

b) Phase 1 Environmental Report

The Engineering Department has reviewed the Phase 1 Environmental report prepared by Canada Engineering Services Inc. dated November 2, 2007 and the findings are acceptable, subject to the following conditions set forth in the site plan agreement:

The following warning clauses are to be registered on title and be included in Offers of Purchase and Sale for all units:

1. "Purchasers/tenants are advised that sound levels due to increased road traffic may on occasions interfere with some activities of the dwelling occupants as the sound level exceed the Municipality's and the Ministry of the Environment's noise criteria".
2. "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality's and the Ministry of the Environment's noise criteria".
3. "Purchasers/tenants are advised that due to the proximity to the existing commercial/industrial development, sound from the facilities may, at times, be audible".

Servicing

The Engineering Department has advised that water and sewage allocation is available for this development and a resolution is provided in this respect.

The Owner is required to contact PowerStream Inc. in order to assess the electrical requirements for the proposal. The Owner will be required to comply with all hydro requirements of PowerStream Inc.

Waste Collection/Recycling

On May 7, 2007, Vaughan Council adopted the "Waste Collection Design Standards Policy". The policy requires applicants of new residential apartment/condominium buildings to provide for a multiple-sort disposal system in all buildings. The location and type of system, as well as collection access routes and storage areas for garbage, recycling and other waste materials is required to be identified by the applicant prior to the execution of the site plan agreement. The applicant has been requested to provide this information prior to the execution of the site plan agreement.

Parkland Dedication

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The implementing Site Plan Agreement will contain a provision that cash-in-lieu of parkland dedication in accordance with the Planning Act shall be paid at the rates stipulated in accordance with the City's approved Cash-in-Lieu of Parkland Policy.

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##### Region of York

The Region of York has no objection to the approval of the site plan approval, subject to the conditions of approval and the Owner satisfying all access, transportation and servicing requirements in accordance with site plan approval.

##### School Boards

The York Region District School Board, York Catholic District School Board and Conseil Scolaire de District Catholique Centre-Sud do not have any objections to the proposed site plan and zoning applications.

##### Canada Post

Canada Post Corporation has no objection to the proposed site plan and zoning by-law amendment applications.

##### Relationship to Vaughan Vision 2007

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

##### Regional Implications

The site plan must be reviewed and approved to the satisfaction of the Region of York Transportation and Works Department, as the site has access onto Keele Street, being a Regional Road. The Owner is required to comply with all Regional requirements. The Region of York will be a signing party to the site plan agreement.

##### Conclusion

The Development Planning Department has reviewed the Zoning By-law Amendment and Site Development applications in accordance with the goals and objectives of the Provincial Policy Statement, Regional Official Plan, OPA #350 as amended, and the Maple Streetscape and Urban Design Guidelines. The proposed development conforms to the Maple Community Plan (OPA #350), the Region of York Official Plan and the Provincial Policy Statement. The proposal provides intensification along Keele Street in the form of a mixed-use building that is considered an appropriate form of development. The proposal also complies with the Maple Streetscape Design Guidelines, which implements density through site design and by limiting the maximum building height to three storeys.

The Development Planning Department is satisfied that the proposed Zoning By-law Amendment with site-specific exceptions and the Site Development Plan are appropriate to facilitate the mixed use business and professional office/residential development.

##### Attachments

1. Location Map
2. Site Plan

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3. Landscape Plan
4. Elevations

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**Report prepared by:**

Margaret Holyday, Planner, ext. 8216

Mauro Peverini, Senior Planner, ext. 8407

Grant Uyeyama, Manager of Development Planning, ext. 8635

/LG

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



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

Item 22, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

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**22                    FUNDING SUPPORT FROM THE REGIONAL MUNICIPALITY OF YORK  
                          VAUGHAN HOSPITAL  
                          THE VAUGHAN HEALTH CARE FOUNDATION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Frustaglio and Mayor Jackson, dated November 19, 2007:**

**Recommendation**

Regional Councillor Joyce Frustaglio and Mayor Linda Jackson recommends that the attached resolution be received for information purposes.

**Economic Impact**

Nil

**Purpose**

To update Council as it relates to requesting capital funding from the Region of York for the Vaughan Hospital.

**Background - Analysis and Options**

The resolution has been forwarded to the Finance & Administration Committee of November 29, 2007 which will go forward to Regional Council for approval at the Council meeting of December 13, 2007.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council, no resources are necessary.

**Regional Implications**

Request for capital funding from the Region of York.

**Attachments**

Attachment 1: - Resolution for Regional Council

**Report prepared by:**

Regional Councillor Joyce Frustaglio

(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 26, 2007**

Item 23, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

**23**

**DEPUTATION – MS. VALERIE ALPHONSO  
WITH RESPECT TO THE COMMUNITY OUTREACH JOB FAIR**

The Committee of the Whole recommends that the deputation of Ms. Valerie Alphonso, Community Outreach, be received and referred to staff.

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

Item 24, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

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**DEPUTATION – MR. JOSEPH SALVATORE  
WITH RESPECT TO AN AMENDMENT TO THE OFFICIAL PLAN**

**The Committee of the Whole recommends:**

- 1) That the deputation of Mr. Joseph Salvatore, 132 Davidson Drive, Woodbridge, L4L 1M4 on behalf of Homeowners of Davidson Drive, Waymar Heights and Gamble Street, written submission dated November 6, 2007, and petition, be received, and referred to staff for a report to a future Committee of the Whole meeting, to address the request, and that all studies and correspondence also be provided to the deputant; and**
- 2) That the written submission of Mr. Joe Radice, 59 Waymar Heights Boulevard, Woodbridge, L4L 2P6, dated October 16, 2007, submitted by Mr. Joseph Salvatore, be received.**

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

Item 25, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

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**25            NEW BUSINESS – TRAFFIC CALMING MEASURES FOR NEW SCHOOLS**

**The Committee of the Whole recommends that staff provide a report on traffic calming measures, particularly as they relate to new schools in subdivisions.**

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 26, 2007**

Item 26, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

**26                    NEW BUSINESS – MONITORING “OFFICIAL BUSINESS” INVITATIONS**

**The Committee of the Whole recommends:**

- 1)            That the Deputy Clerk, in cooperation with the Mayor and City Manager, bring forward a draft protocol for the monitoring of invitations received by the Office of the Mayor, the Office of the City Manager, the Clerks Department or members of the Senior Management Team to attend official (i.e. other than social) events organized by departments or ministries of any other level of government, by associations comprised of representatives of local or other levels of government, or by agencies carrying on business with local or other levels of government;**
- 2)            That said draft protocol include arrangements for the reporting in advance of pending invitations, including the source of the invitation, the date of its receipt by the Clerks Department, the identity of the invitee, the date, place and time of the event and, subsequently, the identity of the individual who represented the City at the event, and failing such representation, the reason for such failure;**
- 3)            That the draft protocol be included as an addendum item to the agenda of the Committee of the Whole meeting of December 3, 2007;**
- 4)            That the draft protocol include a plan for the month end reporting of pending and prior invitations, such report to include the information specified in Clause 2 above; and**
- 5)            That the Toronto Star newspaper article, submitted by Councillor Carella, dated November 17, 2007, be received.**

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

**CITY OF VAUGHAN**

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

Item 27, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

**27**

**NEW BUSINESS – KING HIGH DRIVE REVIEW**

**The Committee of the Whole recommends that staff bring forward a report on a six (6) month review subject to the closure of King High Drive.**

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



CITY OF VAUGHAN

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

Item 29, Report No. 55, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 26, 2007.

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**29 CEREMONIAL PRESENTATION – 2007 ONTARIO WASTE MANAGEMENT AWARD  
WITH RESPECT TO WASTE MANAGEMENT RECYCLING**

Ms. Joanne St. Godard, Executive Director, Recycling Council of Ontario, presented two 2007 Ontario Waste Minimization Program Awards to the City of Vaughan, recognizing the City as a leader in waste management; the Gold Promotional Award for efforts to publicize "*Greening Vaughan*" and the Bronze Municipal Award for the program's high participation rate and acceptance among its citizens.



