

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 11, 2008

Item 1, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

1 REQUEST WITH RESPECT TO ENDORSING – 2008-2009: WALK-OR-BIKE-TO-SCHOOL-YEAR

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Council/School Board Liaison Committee, dated June 3, 2008:

Recommendation

The Council/School Board Liaison Committee recommends:

That Council endorse the following recommendation:

That the York Region District School Board, the York Catholic District School Board and the City of Vaughan proclaim the 2008-2009 academic year "*Walk-or-Bike-to-School-Year*", to focus the collective attention of both boards, the City of Vaughan and all schools in the City of Vaughan on how best to meet the intent of the Healthy Schools Initiative.

Economic Impact

Minimal, as the City's involvement, should the Boards approve such a proclamation, would be promoting this initiative through a media release.

Communications Plan

The School Boards will be provided a copy of the Council extract relating to this matter.

Purpose

To bring forward a recommendation made at the Council School Board Liaison Committee meeting of May 15, 2008.

Background - Analysis and Options

At the May 15, 2008 Council/School Board Liaison Committee meeting discussion took place regarding an initiative involving the York Region District School Board and the York Catholic District School Board with respect to promoting the Healthy Schools Initiative. The committee is requesting the City of Vaughan endorse the Walk or Bike to School Initiative. Should the School Boards approve proclaiming the 2008-2009 academic year "*Walk-or-Bike-to-School-Year*", the City of Vaughan's involvement will be only to promote this initiative through a media release.

Relationship to Vaughan Vision 2020

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

Regional Implications

N/A

Conclusion

The Council/School Board Liaison Committee is seeking Council's endorsement of proclaiming the 2008-2009 academic year "*Walk-or-Bike-to-School-Year*".

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Attachments

None

Report prepared by:

Adelina Bellisario, Assistant City Clerk

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Item 2, Report No. 32, of the Committee of the Whole, which was adopted at the Special Council meeting (1) of June 3, 2008.

2

ADDITIONAL REVIEW OF OFFICIAL PLAN AMENDMENT 661

(Referred from the Council meeting of May 12, 2008, Item 54, Report No. 24)

The Committee of the Whole recommendation was dealt with and adopted at the Special Council meeting (1) of June 3, 2008 under Minute No. 133.

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Item 3, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

3 2007 DEVELOPMENT CHARGES RESERVE FUND STATEMENT

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 June 3, 2008:

Recommendation

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

- 1) That the 2007 Development Charges Reserve Fund Statement prepared pursuant to the Development Charges Act, RSO 1997, be received for information purposes; and
- 2) That the 2007 Development Charges Reserve Fund Statement be forwarded to the Minister of Municipal Affairs and Housing.

Economic Impact

Not applicable.

Communications Plan

The 2007 Development Charges Reserve Fund Statement will be forwarded to the Minister of Municipal Affairs and Housing.

Purpose

To provide Council with the 2007 Development Charges Reserve Fund Statement pursuant to Section 43 of the Development Charges Act RSO 1997.

Background - Analysis and Options

The Development Charges Act RSO 1997 (DC Act, 1997) outlines specific reporting requirements for development charge reserves. In accordance with Sections 33 and 43 of the Development Charges Act, 1997, the following is required:

- A municipality that has passed a Development Charge by-law shall establish a separate reserve fund for each service to which the development charge relates; and shall be used only to meet growth related capital costs for which the development charge was imposed.
- The Treasurer of a municipality shall give to Council a financial statement relating to development charge by-laws and reserve funds that were established.

Reporting requirements include identifying all other services of funding applied to each project funded with development charges and providing detailed summary of the activity for each development charge reserve for the year.

The statement shall contain the following information in respect of each service for which the development charge is being imposed:

- 1) A description of the service for which the fund is established.
- 2) The balance as of the first day of January.

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- 3) The distribution of the development charge proceeds received during the year.
- 4) The amount transferred to the capital fund.
- 5) Any credits provided in relation to service or services category.
- 6) The development charge amounts refunded or allocated to other sources.
- 7) The apportionment of accrued interest.
- 8) The closing balance as of the 31st day of December.
- 9) An addendum indicating each project, the intended application of the amount and source of any other money that is spent on the project.

Attachment 1 provides for the statutory requirement under the development charges legislation for 2007. The development charges revenue is provided as a summary for each reserve, whereas, the capital expenditures are detailed by capital project.

The statement is prepared on an accrual basis for goods and services received however it does not reflect other commitments of funds.

Relationship to Vaughan Vision 2020

Not applicable.

Regional Implications

Not applicable.

Conclusion

The 2007 Development Charges Reserve Fund Statement provided pursuant to the reporting requirements of the Development Charges Act, RSO 1997, be received.

Attachments

Attachment 1 – 2007 Development Charge Reserve Fund Statement

Report Prepared By:

Ferruccio Castellarin, CGA
Director of Reserves & Investments, ext. 8271

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

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Item 4, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

4 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 June 3, 2008:

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 July 1, 2008; and
- 2) That the following revised Development Charge Rates (Attachment 1) be approved.

Economic Impact

The semi-annual adjustment will provide a 3.6% 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 1st day of January and the 1st 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 3.6% which reflects the six (6) month increase in the index for the period September 30, 2007 to March 31, 2008.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities previously set by Council specifically Ensure Financial Sustainability 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 3.6%. 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
Attachment 2 – Summary of Special Area Charges

Report Prepared by

Ferruccio Castellarin, CGA
Director of Reserves & Investments
Ext. 8271

(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. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

5

**AWARD OF TENDER T08-034
SUPPLY AND DELIVERY OF PORTABLE TOILETS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 3, 2008:

Recommendation

The Commissioner of Community Services, in consultation with the Directors of Purchasing Services Department, and the Parks & Forestry Operations Department recommends:

- 1) That Award of Tender T08-034 for Supply and Delivery of Portable Toilets be awarded to Ford On Site Services for a total annual cost of \$70,665.00, including G.S.T. and P.S.T. for two (2) years with the option of one additional year; and,
- 2) That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

Economic Impact

Funds for T08-034 Supply and Delivery of Portable Toilets were approved in the 2008 Operating Budget in the amount of \$70,665.00.

Communications Plan

Not applicable.

Purpose

The purpose of this report is to award Tender No. T08-034 for the Supply and Delivery of Portable Washrooms within the City of Vaughan.

Background - Analysis and Options

The Parks and Forestry Operations Department tenders out the supply and delivery of portable toilets for permitted sports fields where there are no washroom facilities. In addition, portable washrooms are also used for special events throughout the City of Vaughan. This cost was included in the 2008 operating budget.

The bid required the supply of 75 portable toilets for parks placement occurring from May to October and 50 single units being used for special events on a one-time basis throughout the same period.

This tender was advertised in the Vaughan Citizen (City Page), Ontario Public Buyers Association and the Bidingo (formerly called Electronic Tender Network - ETN). Tenders closed and were publicly opened on Monday, May 5, 2008 at 3:30 p.m. Three (3) bid documents were issued and three (3) bids were received by the Purchasing Services Department.

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The bid results are as follows:

Contractor	Price (including G.S.T & P.S.T)
Ford On Site Services o/A Nature's Call Concord, Ontario	\$70,665.00
Waste Services (CA) Inc. o/A McGill Environmental Orillia, Ontario	\$80,610.61
Turtle Island Recycling Aurora, Ontario	\$86,625.00

Relationship to Vaughan Vision 2020

In consideration of the strategic priorities related to Vaughan Vision 2020, the tender will provide:

- **STRATEGIC GOAL:**
Service Excellence - Providing service excellence to citizens.
- **STRATEGIC OBJECTIVES:**
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness - To deliver high quality services and to promote health and wellness through design and program.

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

Regional Implications

Not applicable.

Conclusion

The Parks and Forestry Operations staff has reviewed the bid submissions and have determined that the bid supplier Ford On Site Services is deemed to meet the requirements of the contract. It is recommended that the award of funding T08-034 Supply and Delivery of Portable Toilets for a total annual cost of \$70,665.00 including G.S.T. and P.S.T. for two (2) years with the option of one additional year.

Funding for this activity has been approved as part of the 2008 Budget process and is included in the 2008 Parks Department Operating Budget.

Attachments

None

Report prepared by:

Marjie Fraser,
Director of Parks and Forestry Operations Department, Ext. 6137

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Item 6, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

6 REQUEST FOR EXTENSION OF HOURS OF OPERATION AT COMMUNITY CENTRES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 3, 2008:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Building and Facilities and the Area Recreation Managers, recommends:

- 1) That this report be received for information; and,
- 2) That the hours of operation at Garnet A. Williams, Maple and Al Palladini Community Centres be extended by opening the centres at 5:30 am Monday to Friday, and 7:00 am on holiday weekends.

Economic Impact

The economic impact to the Recreation & Culture Department to extend hours of operation at the Garnet A. Williams, Maple and Al Palladini Community Centres would be, as follows:

- Operating hours commencing at 5:30 am Monday to Friday would be approximately \$1,800. The impact is minimized through adjustment of staff schedules and can be absorbed in the 2008 budget.
- Operating hours commencing at 7:00 am on holiday weekends would incur an additional cost of \$3,300 per year. This is to cover the additional hours for part-time fitness and administrative staff that cannot be achieved through adjustment of staff schedules.

The economic impact to the Building & Facilities Department would be minimal in both cases as Facilities staff would already be on duty. Any impact would be minimal and can be absorbed in the 2008 budget.

Increased utility costs are expected, due to the additional operating hours, but cannot be measured until completion of a trial period, however the impact is expected to be minimal.

Communications Plan

If approved, the extended hours would be communicated through signage at the centres, a posting on the website, updating of printed material and announcement in fitness centre renewal letters.

Purpose

The purpose of this report is to report on the request to have access to community centres at an earlier hour than is currently permitted, received in a petition signed by eighty-eight (88) residents.

Background - Analysis and Options

On Saturday, March 22, a petition was circulated at Al Palladini Community Centre and signed by eighty-eight (88) residents requesting that community centres extend hours of operation to 5.30 am, Monday to Friday, and at 7.00 am, Saturday and Sunday.

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The Garnet A. Williams, Maple and Al Palladini Community Centres are currently open for access to the fitness centres at 5:50 am, Monday to Friday, and 7:00 am, Saturday and Sunday. Exceptions to this only occur on Holiday weekends, which see the centres open at 8:00 am on Saturday and Sunday.

The petitioners request to extend hours of operation to 5:30 am, Monday to Friday, is feasible at the Garnet A. Williams, Maple and Al Palladini Community Centres with respect to available human resources for both Recreation & Culture and Building & Facilities Departments.

The Garnet A. Williams, Maple and Al Palladini Community Centres current hours of operation are 7:00 am for access to the fitness centres on non-holiday weekends. The petitioners request to extend hours of operation to 7:00 am, Saturday and Sunday, occurred on a holiday weekend, which was scheduled for a normal holiday weekend opening time of 8:00 am. Garnet A. Williams, Maple and Al Palladini Community Centres' hours of operation are 8:00 am - 4:00 pm on the following holiday weekends: Saturday on Easter weekend; Saturdays and Sundays on Victoria Day, Canada Day, Civic Holiday and Labour Day weekends (for a total of 9 days per year).

Extending hours of operation at the Garnet A. Williams, Maple and Al Palladini Community Centres for access to the fitness centres on the holiday weekends indicated above is feasible, but would incur additional costs to the Recreation & Culture Department as outlined in Economic Impact.

The petitioners request to extend hours of operation to 7:00 am, Saturdays and Sundays on the holiday weekends specified, is feasible at the Garnet A. Williams, Maple and Al Palladini Community Centres with respect to available human resources for both Recreation & Culture and Building & Facilities Departments.

Extending hours of operation at Rosemount, Dufferin & Clark, Chancellor, Woodbridge Pool & Arena, Vellore Village and Father Ermanno Community Centres is not recommended. The operating hours at these centres is considered to be appropriate for the programming provided and the utilization at these centres. The earlier opening recommended for Garnet A. Williams, Maple and Al Palladini Community Centres provides some additional operating hours in the early morning that will primarily service fitness members, which are the predominant user group at those times.

Relationship to Vaughan Vision 2020

This report recommends a change from the priorities previously set by Council and some of the necessary resources have not been allocated.

Regional Implications

There are no regional implications associated with this report.

Conclusion

The request to extend hours of operation to 5:30 am, Monday to Friday can be accommodated with minimal implications. Extending operating hours to 7:00 am on Saturday on Easter weekend and Saturdays and Sundays on Victoria Day, Canada Day, Civic Holiday and Labour Day weekends can be accommodated with respect to available human resources, but will require additional resources. It is recommended that these extended hours be implemented at Garnet A. Williams, Maple and Al Palladini Community Centres.

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Attachments

None.

Report Prepared By:

Paul Compton, Area Recreation Manager – West, ext. 8358
Monika Pii, Area Recreation Manager – East, ext. 8806

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Item 7, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

7

**ASSUMPTION – BLOCK 32 DEVELOPMENT INC.
19T-98V15 / 65M-3457**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 3, 2008:

Recommendation

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3457, and that the municipal services letter of credit be reduced to \$20,000 pending the rectification of some minor streetscape deficiencies in the subdivision to the satisfaction of the City. Once the streetscape deficiencies are rectified to the satisfaction of the City, then the letter of credit will be released.

Economic Impact

Upon assumption of this development, approximately 0.4 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure will incur the normal expense associated with annual operation and maintenance activities plus eventual life cycle renewal.

Communications Plan

Not applicable.

Purpose

This report pertains to the assumption of the municipal services in plan of subdivision 65M-3457 by the City.

Background - Analysis and Options

The Block 32 Development Inc. Plan of Subdivision 65M-3457 is a 30 lot residential development located on the east side of Weston Road and north of Rutherford Road as shown on Attachment No.1.

The subdivision agreement with Block 32 Developments Inc. was executed on September 22, 2000, and the Plan of Subdivision was subsequently registered on November 20, 2000. The construction of the roads and municipal services in Plan 65M-3457 were completed in September 2006.

The municipal services in the subdivision have now completed the required minimum thirteen month maintenance period and the developer has rectified all deficiencies with the exception of some minor streetscape deficiencies as noted below. In addition, the grading of all lots in the subdivision has been certified by the Developer's engineering consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City.

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All documentation required by the subdivision agreement for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works with the exception of the Development Planning Department which has requested that \$20,000 be retained to ensure some minor streetscape deficiencies are rectified. The deficiencies include the installation of a section of impressed concrete sidewalk, an additional concrete bus pad, planting bed maintenance, minor fence repair and the replacement of a number of dead trees within the subdivision. The developer has begun rectifying these deficiencies and should be completed in the next few weeks.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Building Standards, Parks Development, Parks Operations and Forestry, Public Works and Clerks. In addition, the Reserves and Investments Department has confirmed that all of the City's financial requirements associated with this subdivision have been satisfied.

Relationship to Vaughan Vision 2020

The development of this subdivision and the assumption of the municipal services are consistent with Vaughan Vision 2020, which encourages management excellence through planned and managed growth and the maintenance of City assets and infrastructure. Accordingly, this report is consistent with the priorities established by Council in the Vaughan Vision Strategic Plan 2020.

Regional Implications

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

Conclusion

The construction of the roads and municipal services associated with the Block 32 Development Inc. Plan of Subdivision 65M-3457 has been completed in accordance with the Subdivision Agreement with the exception of some minor deficiencies. Accordingly, it is appropriate that the roads and municipal services in 65M-3457 be assumed and the municipal services letter of credit be reduced to \$20,000. Once the deficiencies are repaired and completed to the satisfaction of the City, the municipal letter of credit will be released.

Attachments

1. Location Map

Report prepared by:

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

VR/st

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

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Item 8, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

8

**AWARD OF TENDER T08-013
DUFFERIN STREET SIDEWALKS AND ILLUMINATION
FROM RUTHERFORD ROAD TO MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends:

- 1) That Tender T08-013 for Dufferin Street Sidewalks and Illumination, from Rutherford Road to Major Mackenzie Drive, be awarded to Fellmore Electrical Contractors Ltd. in the amount of \$367,102.33, plus G.S.T;
- 2) That a contingency allowance in the amount of \$37,000.00, plus G.S.T., be approved within which the Commissioner of Engineering and Public Works, or his designate, is authorized to approve amendments to the contract;
- 3) That the Mayor and City Clerk be authorized to sign the necessary documents;
- 4) That the following report of the Commissioner of Engineering and Public Works, dated June 3, 2008, be received; and
- 5) That the memorandum of the Commissioner of Engineering and Public Works, dated May 27, 2008, be received.

Recommendation

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

That Tender T08-013 for Dufferin Street Sidewalks and Illumination – From Rutherford Road to Major Mackenzie Drive be brought forward for award.

Economic Impact

The economic impact to the City is unknown at this time, but will be identified in an Additional Information report to Committee of the Whole. Funding for this project was included in the 2007 Capital Budget as Project No. 1641-07.

Communications Plan

Currently, most of the residential developments on both sides of Dufferin Street are unoccupied, and have not been assumed. Those pre-existing residents who will be affected by the proposed sidewalk on the west side of Dufferin Street will be issued a Notice of Project Commencement letter prior to construction which will provide information pertinent to the project.

Purpose

Council approval to award contract T08-013.

Background – Analysis and Options

The work covered by this Tender includes the construction of a concrete sidewalk on the west side of Dufferin Street, from Rutherford Road northerly to Freedom Trail. The remaining portion of sidewalk from Freedom Trail to Major Mackenzie Drive was originally included in this project, however, due to the imminent commercial development on the southwest corner of Dufferin

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Street and Major Mackenzie Drive, the sidewalk will be built by the developer as part of the commercial development and reimbursed through Development Charges. The tender also includes construction of streetlighting on both sides of Dufferin Street from Rutherford Road to Major Mackenzie Drive.

The Tender closed on May 20, 2008, however, the agenda deadline for this Committee of the Whole meeting did not allow for analysis of tenders received prior to agenda printing. Staff will prepare an additional information report for this item after the bids have been evaluated for consideration by Committee of the Whole at the June 3, 2008 meeting.

Relationship to Vaughan Vision 2020

This is consistent with Vaughan Vision 2020 as to enhance and ensure community safety, health and wellness.

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

Regional Implications

The Region of York has been consulted on the design of the sidewalk and streetlighting, and have granted their approval.

Conclusion

To be submitted in the additional information report to Council.

Attachments

Location Map

Report prepared by

Colin Cassar, C.E.T., Senior Engineering Assistant, ext. 3112

Tom Ungar, P.Eng., Manager, Design Services, ext. 3110

CC:mc

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

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Item 9, Report No. 32, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 11, 2008, as follows:

By receiving the memorandum from the Commissioner of Planning, dated June 6, 2008.

**9 INTERIM CONTROL BY-LAW – EXTENSION
GROUP HOMES LAND USE STUDY
FILE 15.34.4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 3, 2008, be approved;
- 2) That any outstanding issues be identified in a report to the Council meeting of June 11, 2008; and
- 3) That the written submission of Mr. John A. R. Dawson, McCarthy Tétrault, Barristers and Solicitors, Box 48, Suite 5300, Toronto Dominion Bank Tower, Toronto, M5K 1E6, dated June 2, 2008, be received.

Recommendation

The Commissioner of Planning recommends:

1. That a by-law to extend Interim Control By-law 193-2007, as amended, for a period of one year be forwarded to Council for enactment.

Economic Impact

There is no significant economic impact associated with this report.

Communications Plan

A notice will be placed in the local newspaper to inform the public of the enactment of the by-law to extend the Interim Control By-law, as required under Section 38 of the Planning Act, as amended.

Purpose

To seek Council's authorization for the extension of Interim Control By-law 193-2007, as amended, for a period of one year to provide additional time to enable City staff to complete the Group Homes Land Use Study.

Background - Analysis and Options

On June 11, 2007, Council approved the following recommendation contained in a report on Group Homes (Minute No. 110):

1. THAT Staff initiate a limited land use study respecting properties zoned R1V Old Village Residential, and the City policies governing Group Homes, and report back to a future Committee of the Whole meeting, outlining the results of the study, including recommendations pursuant to the Planning Act, to ensure the character of affected residential neighbourhoods is maintained.

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2. THAT an Interim Control By-law applicable to properties zoned R1V Old Village Residential be forwarded to Council for enactment, to provide six months in which to complete the land use study.

The Interim Control By-law (193-2007) was enacted on June 11, 2007. Under the Interim Control By-law, no building permits were allowed to be issued. As a result, a number of residents expressed concern that the Interim Control By-law was too restrictive and did not allow for construction projects within the municipal application process to proceed.

In response to these concerns, Policy Planning staff, with the assistance of the City's Legal Services Department and the Building Standards Department, prepared an amending by-law that had the effect of allowing for a reasonable amount of construction to proceed without jeopardizing the objectives of the land use study. On July 19, 2007, Council passed the amending by-law (264-2007), which exempts single family detached dwellings/additions up to a maximum total of 500 sq.m GFA.

Since the enactment of the Interim Control By-law, the Development Planning Department has received a total of five applications to amend the Interim Control By-law to permit single-family detached dwellings in excess of the maximum total of 500 sq.m GFA. Within this time period, there have been no applications/proposals for group homes.

The Policy Planning Department continues to conduct research and consultation on the topic of group homes and the assessment of policies and provisions of the R1V Old Village Residential Zone. A preliminary discussion paper on this matter was initially prepared containing background information including: the City's previous study on group homes; the myriad of complex related regulatory framework and policies on both the R1V Zone and group homes, Provincial statutes; Regional and local policies and regulations; and, practices and recent experiences of other municipalities. Staff has also developed preliminary options and analysis and identified a number of options which should be considered further and provide the basis for consultation. A second updated version of the draft discussion paper has now been prepared but requires further review and comment from relevant City Departments prior to finalization.

Staff intends to present a preliminary discussion paper at a Council Working Session in the Fall 2008 for the purposes of informing Council of the study's findings and preferred options and to obtain direction for proceeding with finalizing the recommendations.

Relationship to Vaughan Vision 2020

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

Regional Implications

There are no Regional implications in extending the Interim Control By-law.

Conclusion

In the process of conducting research and consultation for this study, the Policy Planning Department has found that the issues related to the regulation of Group Homes is very complex. A preliminary discussion paper on this matter was prepared. Based on on-going discussion and consultation, a second edition of the discussion paper was prepared, which requires further review and comment prior to finalization. Staff intends to present a discussion paper to a Working Session in the Fall 2008 and to seek direction for finalizing the recommendations.

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The Interim Control By-law is scheduled to expire on June 11, 2008. As additional staff time is required to finalize the study, it is recommended that the Interim Control By-law be extended. Section 38 (2) of the Planning Act allows an Interim Control By-law to be extended for a period of one year. A draft by-law to extend the Interim Control By-law has been prepared (Attachment #1) for Council's enactment. Council may consider rescinding the Interim Control By-law at any time.

Attachments

1. Draft By-law to extend Interim Control By-law 193-2007

Report prepared by:

Duncan MacAskill, Senior Planner, Policy Planning Department, ext. 8017
Wayne McEachern, Manager, Policy Planning Department, ext. 8026

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

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Item 10, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

10

**SITE DEVELOPMENT FILE DA.08.010
2056239 ONTARIO INC.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 3, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations shown on Attachments #3 to #5 for Site Development File DA.08.010 (2056239 Ontario Inc.) BE APPROVED.

Economic Impact

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

Communications Plan

N/A

Purpose

For the Committee of the Whole to consider the building elevations (Attachments #3 to #5) for Site Development File DA.08.010 on the subject lands shown on Attachment #1, to facilitate the development of the second and final phase (Attachment #2) of the office and employment use complex, to permit: two 2-storey multi-unit employment use buildings (Building "D" - 2,732m² and Building "E" - 4,928m²) and one two storey office building (Building "F" - 913m²).

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southwest corner of Regional Roads #7 and #27, through to Roybridge Gate, in Part of Lot 5, Concession 9, City of Vaughan.

The proposed development represents the second and final phase of the overall office and employment use complex. The Phase One Buildings "A", "B" and "C" as shown on Attachment #2, received approval from Council on September 18, 2006 (File DA.06.061). Buildings "A" and "B" have been constructed.

Official Plan/Zoning By-law

The subject lands are designated "Prestige Area" by the City's Employment Area Plan (OPA #450), and are further designated "Prestige Areas-Centre and Avenue Seven Corridor" by the Avenue 7 Plan (OPA #660). OPA #660 was adopted by Vaughan Council on June 25, 2007 and is pending final approval from York Region. The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to Exception 9(1013).

The proposed employment use buildings "D" and "E" and office building "F" conform and comply with the Official Plan and Zoning By-law, respectively.

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Building Design

The proposed elevation plans (Attachments #3 to #5) show two “U”-shaped multi-unit buildings (“D” and “E”) and one irregular shaped office building (“F”), which will be constructed to heights of 8m, 8m, and, 10m, respectively. The proposed building materials consist of white aggregate precast and blue glazed windows, which is consistent with existing Buildings “A” and “C”. Eighteen loading doors are proposed on the interior north and south elevations for Buildings “D” and “E”, and will not be visible from view of any street. No loading doors are proposed for Building “F” (2-storey office). There will also be roof-top screening for the mechanical equipment. The Development Planning Department is generally satisfied with the proposed building elevations and will continue to work with the Owner to finalize the elevation plans shown on Attachments #3 to #5.

Landscaping

The proposed landscaping for the site is shown on Attachment #6, which includes an existing 9m wide landscape strip adjacent to Regional Roads #7 and #27. Additional planting is proposed for the second phase of development within the 3m wide strips adjacent to Roybridge Gate and Royal Group Crescent (west of Buildings “E” and “F”, respectively) and within the internal parking islands. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner to finalize the landscape plan shown on Attachment #6.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

Regional Implications

The application was circulated to the Region of York for review and comment. The Region has no concerns with the Phase 2 development, and does wish to be party to the amending site plan agreement.

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the 2 multi-unit employment use buildings and the 2-storey office building.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan- Building “D”
4. Elevation Plan- Building “E”
5. Elevation Plan- Building “F”
6. Landscape Plan

Report prepared by:

Christina Napoli, Planner, ext. 8483
Arto Tikiryan, Senior Planner, ext. 8212
/CM

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

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Item 11, Report No. 32, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 11, 2008, as follows:

By receiving the written submission from Mr. Vinod Patel, Vaughan Mills Hotels Inc., 2601 Matheson Blvd. E., Suite 212, Mississauga, L4W 5A8, dated June 11, 2008.

**11 ZONING BY-LAW AMENDMENT FILE Z.08.024
 SITE DEVELOPMENT FILE DA.07.056
 VAUGHAN MILLS HOTELS INC.**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 3, 2008, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.024 (Vaughan Mills Hotels Inc.) BE APPROVED, to remove the Holding Symbol “H” from the subject lands, shown on Attachment #1, thereby effectively zoning the property C1 Restricted Commercial Zone, to facilitate the development of a hotel as shown on Attachment #2.
2. THAT Site Development File DA.07.056 (Vaughan Mills Hotels Inc.) BE APPROVED, subject to the following conditions:
 - i) the final site plan, building elevations and landscaping plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plans, stormwater management report, and traffic impact study shall be approved by the Vaughan Engineering Department;
 - iii) the Owner shall provide the required easements and 0.3m reserves to the City and Region of York, to facilitate the hotel development; and,
 - iv) all requirements of the Region of York Transportation Services Department shall be satisfied.

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 on the subject lands shown on Attachment #1:

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1. An application to amend the Zoning By-law (Z.08.024), specifically By-law 1-88, to remove the Holding Symbol “H” on the subject lands zoned C1(H) Restricted Commercial Zone.
2. A Site Development Application (DA.07.056) to permit the development of a 6,529.7m², 6-storey hotel (Aloft) with 131 guest suites, as shown on Attachment #2.

Background - Analysis and Options

Location

The 1.01 ha site is located on the south side of Vaughan Mills Circle, through to Bass Pro Mills Drive, being Outparcel “E” of the Vaughan Mills Shopping Mall, as shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated “General Commercial” by OPA #600 (City of Vaughan Official Plan). The proposed hotel development conforms to the Official Plan.

The subject lands are zoned C1(H) Restricted Commercial Zone with the Holding Symbol “H” by By-law 1-88, subject to Exception 9(1030). The proposed hotel development complies with the Zoning By-law, subject to the removal of the Holding provision.

The subject lands formed part of a larger land holding, which includes the Vaughan Mills Shopping Mall and surrounding outparcels, all of which were zoned with an “H” Holding Symbol. The “H” Holding Symbol provision was placed on the subject lands to ensure that development did not occur without site plan approval and in advance of the main enclosed Vaughan Mills Mall structure. Should Council approve the subject site plan application, the condition for the removal of the Holding Symbol “H” will be satisfied, and the Holding provision can be removed from the site.

Site Plan Review

The Development Planning Department is generally satisfied with the proposed hotel development (Phase 1), and will continue to work with the Owner to finalize the details of the proposed site plan, building elevations and landscape plan, shown on Attachments #2 to #5. The final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Development Planning Department.

A new site plan application will be required to facilitate the development of the future Phase 2 area of the subject lands (Attachment #2) for an office building with underground parking, to ensure the provision of proper access, traffic circulation and parking, appropriate urban design characteristics and building massing that is complimentary to the adjacent and Phase 1 hotel development.

The Vaughan Engineering Department is generally satisfied with the servicing, grading and stormwater management plans for the hotel development, and will continue to work with the Owner to finalize minor outstanding details of the Traffic Impact Study. The Engineering Department is of the opinion that site access, parking and on site vehicular circulation is acceptable; however, requires the Owner to provide some additional information on existing and future traffic volumes in the surrounding area. The final engineering drawings and traffic impact study shall be approved to the satisfaction of the Engineering Department. In addition, the Engineering Department shall also ensure that all required easements are conveyed to the City (to inspect the stormwater services) and Region of York (for a YRTP transit stop), and the required 0.3m reserve has been lifted on Bass Pro Mills Drive to facilitate access to the site.

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In accordance with By-law 1-88, the proposed hotel development requires 131 parking spaces (one space per guest room), whereas the site plan shows 132 parking spaces, resulting in a surplus of 1 space.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

Regional Implications

The Region of York has indicated that they would like to be a party to the City’s site development agreement with conditions of approval to be included in the implementing agreement, if in effect. However, if the City’s Letter of Undertaking is in effect, the Region will utilize their own Regional agreement to secure their interests. As a condition of site plan approval, all requirements of the Region of York shall be satisfied by the Owner.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #600, By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed 6-storey hotel with 131 guest suites is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions set out in this report. Accordingly, Development Planning Staff can also recommend approval of the Zoning By-law Amendment Application to remove the Holding “H” provision on the subject lands, to facilitate the hotel development.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan
4. Elevation Plan – Interior Courtyard
5. Landscape Plan

Report prepared by:

Christina Napoli, Planner, ext. 8483
Mauro Peverini, Senior Planner, ext. 8407

/CM

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

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Item 12, Report No. 32, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 11, 2008, as follows:

By approving that Street "B" be named "Agar Lane"; and

By receiving the memorandum from the Commissioner of Planning, dated June 5, 2008.

12

**STREET NAME APPROVAL
SITE DEVELOPMENT FILE DA.07.066
DUNPAR DEVELOPMENTS INC.**

(Referred from the Council meeting of May 26, 2008, Item 15, Report No. 27)

The Committee of the Whole recommends:

- 1) That the following street names for Site Development File DA.07.066 (Dunpar Developments Inc.) as shown on Attachment #2, be approved, pending verification from the Regional Municipality of York:

Street 'A'	Powseland Crescent
Street 'C'	Nease Way

- 2) That the following rank-ordered list of names be considered for Street 'B', pending verification from the Regional Municipality of York:

Agar Lane
Banting Lane
Cambray Lane
Devins Lane
Eccles Lane; and

- 3) That the following report of the Commissioner of Planning, dated May 20, 2008, be received; and
- 4) That the memorandum of Councillor Carella and Councillor Shefman, dated June 2, 2008, be received.

Council, at its meeting of May 26, 2008, adopted the following:

That this matter be referred to the Committee of the Whole meeting of June 3, 2008, to allow Councillor Carella to submit an alternate name for Street "B".

Recommendation of the Committee of the Whole, May 20, 2008:

- 1) That the following street names for Site Development File DA.07.066 (Dunpar Developments Inc.) as shown on Attachment #2, be approved, pending verification from the Regional Municipality of York:

Street 'A'	Powseland Crescent
Street 'B'	Patterson Lane
Street 'C'	Nease Way

- 2) That the following report of the Commissioner of Planning, dated May 20, 2008, be received.

Report of the Commissioner of Planning, dated May 20, 2008.

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Recommendation

The Commissioner of Planning recommends:

THAT the following street names for Site Development File DA.07.066 (Dunpar Developments Inc.) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Phoenix Crescent
Street 'B'	Gage Lane
Street 'C'	Huxley Lane

Economic Impact

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

Communications Plan

N/A

Background – Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Kipling Avenue, south of Langstaff Road, in Lot 9, Concession 7, 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 Development Planning Department have also reviewed the proposed street names, which are considered to be satisfactory.

The proposed common element road system will be considered through a condominium application, and will be privately owned by the condominium corporation.

Relationship to Vaughan Vision 2020

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The proposed street names are acceptable to the Region of York.

Conclusion

The Development Planning Department has no objection with the proposed street names for Site Development File DA.07.066.

Attachments

1. Location Map
2. Site Plan
3. Memorandum dated May 23, 2008

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Item 12, CW Report No. 32 – Page 3

Report prepared by:

Jack McAllister, Senior GIS Technician, ext. 8209

/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

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Item 13, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

13

**MAPLE TURNING PROHIBITION
ON KEELE STREET – BARRHILL ROAD TO RUTHERFORD ROAD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Mayor Jackson, dated June 3, 2008:

Recommendation

Mayor Jackson recommends:

1. THAT staff schedule a public meeting at the end of September 2008 regarding the trial through and turning prohibitions located at Keele Street/Barrhill Road, Keele Street/Fieldgate Drive, and Rutherford Road/Barrhill Road, to garner public input and to provide infiltration details of the test prohibitions;
2. THAT staff request participation and assistance with presentation materials at the public meeting by the Regional Municipality of York Transportation & Works Department;
3. THAT staff conduct a comprehensive traffic study prior to the public meeting, but not during the months of July and August;
4. THAT a Notice of Public Meeting be distributed in the first week of September to all civic addresses bounded by Keele Street to the west, Major Mackenzie to the north, the CN Rail line to the east and Rutherford Road to the south; and
5. THAT staff report back to Committee of the Whole following the public meeting.

Economic Impact

There will be no economic impact.

Communications Plan

Staff will adhere to a communications plan as outlined in point 3 of the Recommendation above.

Purpose

The purpose of holding a public meeting is to proceed to a resolution at a future date to either revoke the trial prohibitions or to adopt them at the regional level.

Background - Analysis and Options

The report adopted by Regional Council on October 19, 2006, authorized the implementation of turn and through traffic prohibitions at three intersections in the area of Keele Street and Rutherford Road to minimize vehicle infiltration in the community of "Maple Village" located in the northeast quadrant of Keele Street and Rutherford Road. The City of Vaughan approved these turn and through movement prohibitions on a 6-month trial period, and requested the Region to implement necessary prohibitions.

It was suggested that staff report back on the benefits of the prohibitions, the evaluation of the existing prohibitions and any further analysis of additional measures to improve traffic operations in the area of Keele Street and Rutherford Road.

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Relationship to Vaughan Vision 2020

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

Regional Implications

Initial implications require participation and assistance from The Regional Municipality of York at the Public Meeting. Future Regional considerations will be addressed in the staff report following the public meeting.

Conclusion

It is appropriate that a public meeting be scheduled to determine the effectiveness of the trial traffic prohibitions in the Maple Village area.

Attachments

Report of the Commissioner of Transportation Services, from the Regional Municipality of York, dated February 6, 2008.

Report prepared by:

Ann Coletta, Office of the Mayor

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

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Item 14, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

14

CITY OF VAUGHAN MISSION TO CHINA 2008

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Frustaglio, Councillor Yeung Racco and the City Manager, dated June 3, 2008:

Recommendation

Regional Councillor Joyce Frustaglio, Councillor Sandra Yeung Racco and the City Manager recommend:

1. THAT this report be received and
2. THAT Economic Development staff be directed to continue working with potential investors, with a view to securing investments in Vaughan and to facilitate connections between Vaughan and Chinese businesses.

Economic Impact

The costs associated with this trade mission are covered by the Economic & Technology Development Department's 2008 base budget and individual Council budgets.

Communications Plan

Any activity involving projects arising from this, or future, business missions shall be communicated to the public in accordance with the Corporation's communication policies.

Purpose

To report on the outcomes of the exploratory business mission to China.

Background - Analysis and Options

On January 21, 2008, Council approved an exploratory business mission to China for the purpose of exploring business investment and expansion opportunities in China related to the following sectors: auto industry; transportation industry; and environmental industries food and beverages and tourism and hospitality. The objective is to promote Vaughan as a preferred investment location and to facilitate business connections between Vaughan and Chinese businesses. It is also an opportunity for Vaughan to renew its international relationship with Yangzhou, China.

During the period of March 7th to 21st, 2008, Regional Councillor Joyce Frustaglio was appointed Deputy Mayor and Mission Lead for the 17-person delegation to China that included membership from the Vaughan Chinese Business Association, Federation of Chinese Canadians in York Region, the business community in York Region and two City Staff. The 14-day mission involved fourteen cities and districts: Shanghai and districts: Yangpu, Jia Zui Financial and Pudong; Yangzhou and the Economic Zone of Jiangsu Province; Nanjing and the Jiangning district; Beijing; Tianjin; Tangshan; Huadu and the Economic Zone of Guangzhou Province; and Hong Kong. The delegation met with Chinese political leaders (state officials, secretary general, mayor, etc.), Chambers of Commerce, Canadian Consulate Offices in China and local business investors seeking to learn about business investment and development opportunities in Vaughan.

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Business Development Activities & Outcomes

Over the past 20 years, growth of world trade has been driven by two factors: reduction in trade barriers in many jurisdictions and technological developments. Developing countries that have opened their own economies to take full advantage of the opportunities for trade have enjoyed remarkable growth and have been able to attract the bulk of foreign direct investment. This is true of China and India since they embraced trade liberalization and other market-oriented reforms.

These changes in global trading patterns directly or indirectly affect local industries, shrinking the globe and narrowing the gap between themselves and their competitors half a world away and impacting their ability to remain competitive. Local businesses will have to learn to do business in this new order, and that entails learning about new business relationship norms.

Building business relationships in China requires establishing trust and fostering communication by maintaining a continuity of contact and activity. Although the City has visited China in the past, the visits occurred in significantly different economic times and with different objectives. The last official visit took place in 2001 when the City visited Yangzhou, China and Sanjo, Japan, both partnership cities of Vaughan.

Working with Consul General of China, the Provincial Minister of Citizenship and Immigration, the Hong Kong Economic & Trade Office and key Chinese Canadian business organizations, the City of Vaughan was able to advance its nascent business development ventures into China. Chinese investors seek and rely on the acceptance of their government officials as a first step to developing a dialogue with foreign businesses. Through the networks and connections of these parties, the City of Vaughan was able to meet with the appropriate officials to facilitate the appropriate business introductions.

Business development-focused meetings were held in all cities visited. The themes for the business meetings included: official introductions for high-ranking political figures and business dignitaries; investment attraction presentations; video presentations on Vaughan's Chinese business services; discussions on investment opportunities; exchanging ideas and success stories; distribution of bilingual (English and Simplified Chinese) promotional materials and official gift exchanges.

The investment opportunities explored focused on sectors present in Vaughan: automotive; transportation and logistics; environmental technologies; food and beverages; tourism and hospitality. Additionally, the delegation met with a number of parties interested in making investments in the pharmaceuticals sector. The results of some of these meetings are highlighted below. In the instances where the prospect is an identifiable business entity, the Economic & Technology Development Department assigned a code name to maintain confidentiality.

Amongst the site visits and business meetings related to the automotive parts sector, the delegation visited Huadu Auto City. In under a decade, aided by the redevelopment of the Baiyun Airport, the provincial government established a special 50-square kilometer zone of activities ranging from research and development, education, skills training, manufacturing, as well as housing all relating back to the automotive or transportation technology sector. To date, thirteen automotive investments have been made in Huadu totaling C\$2 Billion, including Nissan...The Vaughan delegation was received by senior municipal officials, garnering media attention (see attachment 2). During this visit, the City was introduced to "DMC", a local automotive investor interested in expansion in North American markets. Officials from DMC have indicated that they will be making a follow-up visit to Vaughan within the year.

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The delegation received requests for business meetings and site visits from two Chinese businesses in the pharmaceuticals field. The delegation met and toured the production plant of “TG”, a manufacturer and distributor of traditional Chinese health products. TG is a NASDAQ-listed multinational corporation with a small presence in York Region. Canadian officials had indicated an interest in establishing a greater presence in Canada, including the potential for a production facility.

The second pharmaceutical prospect met by the delegation, was facilitated through the Canadian Trade Commissioner Service in Hong Kong. The Trade Commissioner had established contacts with “CSPG”, the largest manufacturer of modern Chinese medicine injections, soft capsules and granules in China. The delegation met with the Director of Investor Relations with CSPG, who expressed an interest in potential sites to expand their manufacturing facility, sales office, research and development activities in the North American marketplace.

As communities around the globe address the issue of sustainability and environmental protection, the environmental technologies sector is expected to become a significant industrial growth sector. The delegation held meetings with environmental industries in Tangshan, Nanjing and the Jiangsu Province. To highlight one example, the delegation visited the Yangzhou Economic Zone (YEZ), a 72-square kilometer area which included a 10-square kilometer photovoltaic park for light-emitting diode (LED) manufacturers and solar panel industries. The YEZ was designed as an environmental technologies community including skills training institutions, science and technology education centres, energy-efficient facilities, alternative energy sources, residential units, and green space. Utilizing an import exemption incentive for capital equipment and raw materials, Yangzhou further enhanced their competitiveness in attracting future environmental industries. To date, more than 10 registered businesses were under construction.

During the visit to Beijing, the delegation met with a number of groups involved in the tourism and hospitality sector. Although the Chinese tourism industry is a relatively new and developing industry, groups like the Beijing Tourism Group (BTG) are already casting a wide net over the sector. BTG is a major investor in the hospitality, travel services and food and beverage industries. Their business plan includes expansion into the foreign marketplace and sees Vaughan and the Greater Toronto Area as potential locations for their initial investment in North America.

Special Economic Zones

The mission to China presented opportunities to learn about Chinese approaches to development of economic zones. Amongst the investment opportunities explored, the delegation visited emerging economic zones – strategic zones to foster comprehensive, large-scale industry clusters. Demonstrations of these economic clusters were observed in Yangzhou, Nanjing and Huadu. In addition to the previously mentioned Huadu Auto City, the delegation also visited business parks such as Leather City, Jewelry City, and Knowledge City. The city title attached to each park reflects the key sectors and amenities situated within the business parks which include: skills training institutions, employee residential units, recreational facilities, green space and retail services.

Industry clusters derive many advantages including access to specialized skills and training; cooperative marketing and purchasing; information-sharing; provision of specialized inputs and capital financing opportunities. From the municipal standpoint, clustering aids cities in directing their economic development and recruiting efforts. Communities can expand their economies and that of its surrounding regions to support a cluster of like-firms rather than trying to attract one company or business establishment at a time.

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Creating Awareness for the Vaughan Corporate Centre & Vaughan Enterprise Zone

The program that was created for the Mission included meetings with development industry representatives enabling the City to introduce the Vaughan Corporate Centre and the Vaughan Enterprise Centre to potential investors.

The expansion of the Spadina Subway to the Vaughan Corporate Centre will create tremendous development opportunities for Vaughan's future downtown. One of the delegation's objectives was to introduce the Vaughan Corporate Centre to potential investors. The delegation introduced the Corporate Centre to real estate investors in both Shanghai and Huadu. According to Shanghai real estate developers, the Canadian market place is of interest, because it is still undervalued compared to other world centres. The delegation received real estate investors at meetings facilitated by Tridel, which has established an office in Shanghai to market their Canadian properties.

To expand their understanding of land use and development options around public transit infrastructure, the delegation received briefings and tours of the Beijing and Hong Kong public transportation systems. In addition to public investment in transit infrastructure, both systems have sought significant private sector investment to create high-density mixed use nodes that reinforce public transportation usage and pedestrian-friendly environments.

Information exchanges on the success stories and challenges in Beijing and Hong Kong's public transportation investment strategies and Pudong's (Shanghai) city master plan is valuable for Vaughan's transportation expansion plans and the Vaughan Corporate Centre development.

Yangzhou – International Friendship City

In 1995, the City of Vaughan signed an International Friendship City agreement with Yangzhou to develop cultural and educational exchanges. This mission presented an opportunity to renew the international relationship and explore future economic development exchanges. The delegation was officially welcomed by Madam Mayor Wang Yanwen. In addition to visits to its historic and cultural centres, the delegation visited an emerging economic zone in Yangzhou.

Yangzhou is located in the Jiangsu province, a regional centre with many similarities to Ontario's economy. The province has one of the nation's wealthiest economy and the second highest total GDP. The rapid industrial growth in chemical, construction, machinery, electronics and automobiles creates many challenges for the province's energy supply, environmental sustainability and natural resources. The increasing challenges and China's search for solutions to maintain its growing economy also creates export opportunities for Vaughan's business community.

In the past, Vaughan received several delegations from Yangzhou. Discussions during this visit focused on the City's desires for more economic exchanges given the similarities of our business sectors.

Municipal Expressions of Interests

During meetings with Chinese municipal government officials, and aside from our sister city, Yangzhou, there were a number of expressions of interest for an international partnership or friendship relationship with the City of Vaughan. Officials in Yangpu (Shanghai), Huadu (Guangzhou), Zibo (facilitated by Beijing Qigong Administrative Centre of the General Administration of Sport) expressed interest in exploring an International Friendship City agreement with Vaughan. The value of these relationships again allude to the Chinese way of doing business and their desire to utilize municipal partnerships and cooperation to further economic, social, cultural and educational opportunities.

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In particular, the Huadu Association of Toronto has expressed an interest in assisting the City of Vaughan to establish some form of association with Huadu, China. Citing similarities in economic interests (e.g. automotive, transportation/logistics and development and construction), as well as an established population within the Greater Toronto Area, Vaughan may be in a favourable position to partner with Huadu. The Vaughan Chinese Business Association has been appointed by the Huadu government to provide further investment information and studies of Vaughan so that they can undertake initial work to locate a site for a Huadu community centre, museum and business centre in Vaughan.

Lessons Learned

Developing an ongoing economic development program in China requires that the City maintain a continuity of contact and activity. However, the City can be aided in its efforts through the maintenance of relationships with local Chinese associations, business groups, consular offices and the Canadian Trade Commissioner Service. Local businesses acting without their support are often frustrated as they fail to gain the openings and networks to effectively do business in China.

Another valuable insight from the Mission, is that business interests span many sectors and the cultivation of any business contact, leads to many more openings. Although one meets a representative for a particular industry sector, many of these individuals have interests in other sectors as well. This may not be apparent at the initial meetings, but displaying a willingness to engage, in turn, creates a reciprocal openness from Chinese business people. This was certainly the case with a business person that was introduced to Economic Development staff in Canada who had manufacturing interests in environmental products, but was also involved in development projects and bicycle production. This individual was able to connect Vaughan officials with municipal officials from the Yangpu district of Shanghai, with whom he had developed a relationship after completing a number of office projects.

Following the mission, the Vaughan Chinese Business Association (VCBA) provided some valuable feedback to the City. They have reinforced the need to maintain contacts and relationships developed both in China and here at home. The local Chinese business community has extensive ties with industries and business groups in China, however they need to be tapped and interactions or networks should be fostered with the business community at large. See Attachment 3.

According to the VCBA, many of our services and technologies, especially in environmental protection are in demand with Chinese businesses. As well, there is interest in education sectors. The VCBA and private sector organizations have to carry the momentum of the Mission and turn opportunities to realities.

Post-Mission Business Development Activities

Several actions will be undertaken as a direct outcome of the Business Mission to China:

1. Follow-up on all business contacts made, with particular attention given to those with foreign direct investment potential.
2. The City of Vaughan continue to dialogue with the Canadian Trade Commissioner Service in Canada and abroad about the investment potential which exists in Vaughan.
3. The City of Vaughan develop a plan for reciprocal visits to maintain and build on relationships and connections established during this mission.

Follow-up contacts have already been made with representatives of LDI and DMC, business contacts from Shanghai and Huadu, respectively. In April, staff met with the LDI representative on their visit to North America, and assisted with their search for raw materials. Furthermore, Councillor Yeung Racco has been contacted by a number of interested individuals and political

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leaders since returning to Vaughan and have had further dialogues to expand on the initial meetings. Through the facilitation of VCBA and the FCCYR, these meetings may bring forth some beneficial opportunities for Vaughan.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved. Specifically, this report fulfills Vaughan Vision 2020 Goal: Plan and Manage Growth and Economic Vitality.

Regional Implications

Not applicable.

Conclusion

Building and maintaining strong international business relations is fundamental for global competitive advantage and business prosperity. The City can best support local business competitiveness and expansion into new markets by building bridges with local authorities and business organizations. The resulting goodwill and trust developed over time, extends to our industries. Mission participants gained important introductions and were able to develop the groundwork for future business exchanges and transactions through official meetings in China with senior government officials, dignitaries, business owners, investors, Canadian Consulate offices, economic development agencies and business associations.

Attachments

1. Itinerary
2. Newspaper Clippings from China
3. Correspondence from the VCBA
4. Thank You Letter Sample & Distribution List
5. Photographic Highlights

Report prepared by:

Shirley Kam, Manager of Economic Development
Michael DeAngelis, City Manager

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

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15 PARTICIPATION OF THE CITY OF VAUGHAN AT COMMUNITY FESTIVALS AND FAIRS

The Committee of the Whole recommends:

- 1) That Clauses 2, 3, 4 and 5 of the recommendation contained in the following report of Councillor Shefman, dated June 3, 2008, be approved; and
- 2) That the City of Vaughan participate in the four community fairs/festivals (Thornhill Village Festival, Bindertwine, Maplefest and Woodbridge Fair) that take place across the City each year.

Recommendation

Councillor Shefman recommends:

1. That the City of Vaughan participates in the three community fairs/festivals (Thornhill Village Festival, Bindertwine and Woodbridge Fair) that take place across the City each year.
2. That participation consists of renting and staffing a booth that displays a variety of information regarding programs and activities of the City.
3. That participation consist of providing citizens with information on key programs relevant to their interests either in the local community or generally across the City of Vaughan
4. That Corporate Communications design the signage for the booth and coordinate the types of information that will be displayed
5. That participation in these fairs be utilized as a means for the City and its programs to interact with the residents of the City of Vaughan.

Economic Impact

\$458 exhibitor booth fees plus undetermined costs for materials, design and set-up booth (note, while there may be some staff costs, individual members of the City staff could be asked to volunteer to attend the booth)

Communications Plan

1. The establishment of the City presence at these events is the communications plan
2. As part of the strategy to determine materials available for the booth

Purpose

To provide an expanded opportunity for the City to inform and communicate to its residents programs, services and projects available.

Background - Analysis and Options

The City has been considering new or expanded ways to consult with, communicate with and inform our residents about the programs, services and projects taking place in the City. These community fairs provide a unique opportunity to provide this information directly to Vaughan residents. Furthermore, non-Vaughan residents will have the opportunity to see the breadth of services available to the people of Vaughan.

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Relationship to Vaughan Vision 2020

To plan and manage growth and economic vitality and to pursue excellence in service delivery. This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

None

Conclusion

City presence at our major community fairs and festivals is consistent with a strategy of reaching out to inform them of programs, services and projects taking place in Vaughan.

Attachments

None

Report prepared by:

Debi Traub, Council Executive Assistant

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16

SUBTITLING CHALONE CRESCENT “MARCO’S WAY”

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole meeting of June 16, 2008.

Recommendation

The Commissioner of Engineering and Public Works in consultation with the Commissioners of Planning and Community Services and the Fire Chief recommends that:

1. The residents of Chalone Crescent be advised of the City’s tree dedication and bench dedication programs.
2. The subtitling of streets not be implemented.

Economic Impact

There are no economic impacts to the City resulting from the recommendation of this report.

Communications Plan

The local Councillor will advise the petitioners of Council’s decision.

Purpose

To respond to Council direction on this matter.

Background - Analysis and Options

Council at its meeting of May 12, 2008 approved item 13, Report No. 24, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 12, 2008, as follows:

“2. That staff be directed to report to the Committee of the Whole meeting of June 3, 2008, on the request by the residents of Chalone Crescent to the subtitling of Chalone Crescent as “Marco’s Way”.

Street Names are Carefully Selected

Street names are applied through a process that is careful to ensure that there is no duplication of street names in the City or across the Region. Planning Department staff review proposed names for suitability and duplication and co-ordinate with Region of York staff. Vaughan Council reviews and approves proposed street names. It is noted that there is a street in Vaughan named Marco Crescent in the Langstaff/Pine Valley Drive area.

Subtitling a Street May Cause Confusion

As indicated above, each street is named with a unique name so that it can be readily identified. Street names are recorded in databases both at the area municipality and regional level and are shown on printed and electronic databases. Emergency response services (fire, police, ambulance) require clear, unambiguous street addresses to respond to emergency calls. Any

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lack of clarity, duplication, ambiguity or incorrect information can lead to confusion about the location of the call and a delay in response with potential tragic consequences. The subtitled name would not appear on maps or in databases.

If a street was subtitled with another name, persons not familiar with the area may incorrectly assume that the subtitled name was the actual name. Over time, residents of the area may, through referring to the street by its subtitled name, mistakenly give the wrong street name in an emergency. A missing or obscured actual street name sign could result in the street being identified by its subtitled name.

In addition to the foregoing, the installation of a street name subtitle would set a precedent that could lead to multiple requests for other streets or even for other subtitles on a previously subtitled street.

Tree and Bench Dedication Programs are Available

The City of Vaughan's Tree Dedication program provides an opportunity for trees to be planted in neighborhood parks to commemorate a special occasion or as a memorial. The Parks and Forestry department oversees the maintenance of all trees on City property. Through regular inspections, trees are monitored for replacement and pruning. Tree requests received prior to April 1 are planted within the year. Those received after April 1 are planted the following year. Individual species are carefully selected by Parks and Forestry staff to suit existing site conditions and their ability to enhance the natural and wildlife environment.

Tree dedications can be ordered through the Parks and Forestry Department at a cost of \$250 for a tree and an additional \$200 for an optional plaque. Plaque wording can be submitted by the applicant for review and implementation.

The City also administers a bench dedication program. Dedicating a bench inscribed with the name of a loved one is a permanent link with the community. This program is also administered by the Parks and Forestry Department.

Relationship to Vaughan Vision 2020

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

Regional Implications

N/A

Conclusion

The placement of a sign with a subtitle for a street name could lead to confusion regarding the actual street name and result in a delay in emergency vehicle response time. It also establishes a precedent that could lead to requests for other subtitles on the same street or on other streets and become a difficult to regulate practice. A tree or bench dedication is an appropriate way to memorialize a loved one.

Attachments

Location Map

(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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17

**ZONING BY-LAW AMENDMENT FILE Z.03.058
DRAFT PLAN OF SUBDIVISION FILE 19T-03V11
VENTANA HOMES INC.
REPORT #P.2006.48**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 3, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.03.058 (Ventana Homes Inc.) BE APPROVED, to rezone the subject lands shown on Attachment #2, from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to R1 Residential Zone, OS1 Open Space Conservation Zone and OS5 Open Space Environmental Protection Zone, in the manner shown on Attachment #4, to implement the proposed draft plan of subdivision shown on Attachment #3.
2. THAT Draft Plan of Subdivision File 19T-03V11 (Ventana Homes Inc.) as shown on Attachment #3, BE APPROVED, subject to the conditions of approval set out in Attachment #1.
3. THAT Council adopt the following resolution with respect to the allocation of sewage capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-03V11 (Ventana Homes Inc.) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 83 residential units.
4. THAT the respective subdivision agreement shall contain a provision requiring the Owner to pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, 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.

Economic Impact

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

Communications Plan

On May 26, 2006, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands and to the Maplewood Ravines Community Association respecting the revised Ventana Homes Inc. Draft Plan of Subdivision Application (File 19T-03V11) and Zoning By-law Amendment Application (File Z.03.058). Comments were received from the area residents and people in attendance at the Public Hearing held on June 19, 2006, respecting following matters:

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- a) maintaining Hunterwood Chase as a closed right-of-way;
- b) the proposed density and traffic increase and construction access; and,
- c) preservation of the existing ecologically sensitive areas.

The recommendation of the Committee of the Whole on June 19, 2006 to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting was ratified by Council on June 26, 2006.

Purpose

The Owner has submitted the following applications:

1. A Zoning By-law Amendment Application (File Z.03.058), specifically to rezone the subject lands shown on Attachment #2, from A Agricultural Zone and OS5 Open Space Environmental Protection Zone to R1 Residential Zone, OS1 Open Space Conservation Zone, and OS5 Open Space Environmental Protection Zone, in the manner shown on Attachment #4, to implement the proposed draft plan of subdivision shown on Attachment #3.
 2. An Application for Draft Plan of Subdivision approval (File 19T-03V11) for the subject lands shown on Attachment #2, to facilitate the proposed draft plan of subdivision as shown on Attachment #3, consisting of the following:
 - 83 residential lots (9.907 ha) for single detached dwellings (including two (2) residential blocks (Blocks 82 and 83) to be combined with adjacent lands to the south in Draft Plan of Subdivision File 19T-06V02) - 9.907 ha
 - Buffers, road widening and 0.3 m reserves - 1.387 ha
 - Streets - 2.586 ha
 - Stormwater management pond - 0.977 ha
- Total Area 14.857 ha

Background - Analysis and Options

The subject lands shown on Attachment #2 are located on the west side of Dufferin Street, north of Teston Road, municipally known as 10980, 10960 and 10944 Dufferin Street, in Part of Lot 27, Concession 3, City of Vaughan. The overall subject lands are 30.237 ha in size and comprised of approximately 14.857 ha of developable land and 15.38 ha of valleyland. The surrounding land uses are shown on Attachment #2.

On January 26, 2004, Council adopted the recommendation of the Committee of the Whole to receive a Public Hearing report respecting Zoning Amendment Application File Z.03.058 and Draft Plan of Subdivision Application File 19T-03V11 for a proposed estate residential subdivision comprised of 37 detached lots with 18 m frontages and 540 m² lot areas on a 10 ha portion of the subject lands being 10980 Dufferin Street. The Owner has since acquired additional lands to the south (10960 and 10944 Dufferin Street) for a total of 30.237 ha. As a result, the proposed draft plan of subdivision has been revised to include 83 lots (and 2 residential blocks) with 18.3 m to 22.6 m frontages and lot areas of 567m² to 904 m², as shown on Attachment #3.

In February 2006, Ventana Homes Inc., in conjunction with Dufferin Heights Estates Inc. (the landowners to the south) jointly submitted an Official Plan Amendment Application (File OP.06.007) to increase the permitted density on both land holdings from 5.5 units/ha to 7.2 units/ha. The Official Plan Amendment Application was considered at a Public Hearing held on April 18, 2006. The following issues were raised at the meeting and will be addressed later in this report:

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- a) the disruption to the existing ecologically sensitive area and the establishment of the development limits; and,
- b) the proposed density increase and site access.

The Official Plan Amendment Application (File OP.06.007) was approved by Council on December 10, 2007, and OPA #681 was subsequently adopted, and is in effect, to implement Council's decision. A discussion of the density is provided later in this report.

Provincial Policy Statement

The Provincial Policy Statement promotes healthy, liveable and safe communities by, among other ways, avoiding development and land use patterns which may cause environmental or public health and safety concerns. By preserving the valleylands and providing buffer areas adjoining the westerly lots on the subject lands and by increasing the density and thereby the number of potential residents into the area, the proposed plan of subdivision is consistent with the policies, goals and objectives of the Provincial Policy Statement.

City Official Plan

The subject lands are designated "Executive Residential" within the "North Maple Residential Area" and "Open Space" by OPA #332, as amended by OPA #535 (Maple Valley Plan), and further amended by OPA #681, which came into force on April 2, 2008.

OPA #681 applies to both the subject lands and the lands to the immediate south, being Dufferin Heights Estates, and permits an overall maximum net residential density over the entire lands of 6.14 units/ha. OPA #681 was based on a total land area of 16.77 ha calculated over the Ventana Homes Inc. and Dufferin Heights Estates lands. The density proposed over both landholdings is summarized as follows:

Land Owner	Land Area (ha)	Number of Units	Density (units/ha)
Ventana Homes Inc. (19T-03V11)	13.88 ha	83	5.97
Dufferin Heights Estates (19T-06V02)	2.89 ha	20	6.92
Total	16.77 ha	103	6.14

The Ventana Homes Inc. draft plan of subdivision yields a net residential density of 5.97 units/ha, which conforms to OPA #681. The Dufferin Heights Estates subdivision is at a slightly higher net residential density of 6.92 unit/ha. The net residential density generated on both land holdings will yield an overall density of 6.14 units/ha, which would conform with the Official Plan.

Oak Ridges Moraine Conservation Plan

The subject lands are also designated "Oak Ridges Moraine Settlement Area" and "Oak Ridges Moraine Natural Core Area" (Open Space) by City OPA #604 (Oak Ridges Moraine Conformity Plan). The property contains a number of key natural heritage features and hydrologically sensitive features including Life and Earth Science ANSI's, Significant Woodlots, Significant

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Valleylands, a permanent and intermittent stream, and wetlands. The purpose of the "Natural Core Area" is to maintain and where possible improve or restore the ecological integrity of the Plan Area by:

- a) maintaining, and where possible improving or restoring, the health, diversity, size, and connectivity of key natural heritage features, hydrologically sensitive features and the related ecological functions;
- b) maintaining or restoring natural self-sustaining vegetation and wildlife habitat;
- c) maintaining the quantity and quality of groundwater and surface water;
- d) maintaining groundwater recharge;
- e) maintaining natural stream form and flow characteristics; and,
- f) protecting landform features.

On March 27, 2006, the Toronto and Region Conservation Authority, and the Development Planning Department conducted a walk visit on the subject lands to delineate the limit of the natural features on the subject lands, which included the physical top of bank along with the dripline of significant vegetation. A general 10 m buffer, which is consistent with the Toronto and Region Conservation Authority Valley and Stream Corridor Management Program, 1994, is proposed and expected to be fenced from the adjoining lots and dedicated public ownership. The general buffer is recommended by the Environmental Report prepared by Ages Consultants, dated July 2006, and can be varied slightly in specific locations (i.e. behind Lots 3 through 5, where there are less sensitive old field and plantation communities).

The Ages Environmental Report concludes that the proposed development meets the requirements of OPA #604 (Oak Ridges Moraine Conformity Plan). The Development Planning Department has reviewed the report and concurs with its conclusions.

Zoning

The developable portion of the subject lands are currently zoned A Agricultural Zone and the valleylands are zoned OS5 Open Space Environmental Protection Zone, by By-law 1-88. An amendment to the Zoning By-law is required to rezone the subject lands to R1 Residential Zone, OS1 Open Space Conservation Zone and OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4 to implement the proposed draft plan of subdivision, shown on Attachment #3. No exceptions to the zoning by-law are requested.

Block 84 as shown on Attachment #3 will be zoned OS1 Open Space Conservation Zone to facilitate a stormwater management pond, which is approximately 0.977 ha in size. Blocks 85 and 86 (adjacent the most westerly residential lots) provide for a buffer area and will be zoned OS5 Open Space Environmental Protection Zone in the manner consistent with the zoning on the existing subdivision to the north, and conveyed to either the City of Vaughan or the Toronto and Region Conservation Authority.

Block 109 (existing residential) will be zoned OS5 Open Space Environmental Protection Zone to maintain the existing environmental conditions and the integrity of the slope of the valley. The existing dwelling and frame sheds are being retained on Block 109. The Toronto and Region Conservation Authority requires that any proposed redevelopment to the existing structures would require the completion and approval of an Environmental Impact Study, which addresses conformity to the Oak Ridges Moraine Conservation Plan and policies for reconstruction, to the satisfaction of the Toronto and Region Conservation Authority and the City of Vaughan.

The Development Planning Department has reviewed the proposed zoning for the subject land as shown on Attachment #4. The proposed zone categories would result in a draft plan of subdivision and building forms that are compatible with the surrounding land uses and also protect the environmentally sensitive valley lands. Accordingly, the Development Planning Department can support the Zoning By-law Amendment Application.

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Subdivision Design

The Draft Plan of Subdivision, as shown on Attachment #3, proposes a total of 83 residential lots, which includes 2 blocks (Blocks 82 and 83) that will be combined with adjacent Blocks 20 and 21 in the southerly Draft Plan of Subdivision 19T-06V02 to form 2 complete lots.

The southerly extension of Hunterwood Chase from the existing subdivision to the north is proposed on the subject lands. In response to the surrounding landowners' concerns considered at the June 19, 2006 Public Hearing, "Hunterwood Chase" (Street "1"), a 20.0 m wide right-of-way, has always been intended to extend through the subject lands and not terminate at the northerly property line in a cul-de-sac. Access to Dufferin Street in the proposed subdivision will be by way of the extension of Hunterwood Chase. The Owner has agreed to install an entry feature at the intersection of Dufferin Street and Hunterwood Chase (Street "1"), to the satisfaction of the Development Planning Department. Streets "2", "3", "4" and "5" branch off from the Hunterwood Chase extension into 18.5 m wide right-of-way roads. Street "5" will end in a cul-de-sac with Lots 68 and 69 having flankage along Dufferin Street.

The proposed draft plan of subdivision would result in a logical extension of the road pattern from the existing residential development to the north (existing R1 Residential Zone) through the subject lands. The lotting pattern is similar to the existing residential lots to the north, though the lot sizes, frontages, areas and depths are smaller in the proposed subdivision. The minimum lot area and frontage for the lots within the existing adjacent residential area to the north is 1,052.7 m² and 23.0 m, respectively. The proposed minimum lot area and frontage for the lots in the subject lands is approximately 567.3 m² and 18.3 m. The proposed lotting meets the minimum zoning requirements of the proposed R1 Residential Zone. Single detached dwelling units are proposed on the subject lands. The proposed lot size although smaller than those to the north are still large and will result in dwellings and a building form that is compatible with the existing residential development to the north. The proposed residential subdivision to the south (Draft Plan of Subdivision File 19T-06V02-Dufferin Height Estates) is accessed from the southerly extension of Street "3" on the subject lands.

An existing residential dwelling is located on Block 109 (approximately 3.086 ha), which is accessed from Street "2". The Owner intends to maintain the existing dwelling, which is on lands partially located in the OS5 Open Space Environmental Protection Zone. Block 109 will be rezoned from A Agricultural Zone to OS5 Open Space Environmental Protection Zone and will permit only the existing dwelling on the lands.

The buffer lands (Blocks 85 and 86) are located along the lands beyond the staked natural features line and will be rezoned to OS5 Open Space Environmental Protection Zone and conveyed to either the Toronto and Region Conservation Authority or the City of Vaughan.

Energy Star

On November 12, 2007, Vaughan Council adopted Energy Star Conditions to be included in all Draft Plan of Subdivision approvals. The proposed Draft Plan of Subdivision will be subject to the Energy Star requirements, and the conditions of approval are provided on Attachment #1.

City Engineering Department

(i) Water Supply

The draft plan is located within Pressure District 8 of the York Water Supply System. The north end of the site, along Mapledown Way borders the Pressure District 8 and Pressure District 9 boundary. There is an existing pressure reducing valve at the boundary and a check valve is proposed to be constructed in-line with the existing system.

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(ii) Storm Drainage

A stormwater management facility has been proposed to accommodate stormwater flow from the subject land. The flows are proposed to be directed through the site to a large culvert along Dufferin Street and east into Block 13; the flows then naturally drain southwards to Block 12. As part of the engineering design and prior to the initiation of any grading within the draft plan, the applicant shall provide an engineering report for the review and approval by the City that describes the proposed storm drainage system to develop the subject lands, and include, but not be limited to, the following items:

- a) plans illustrating the proposed system and its connection into the existing storm system;
- b) storm water management techniques that may be required to control minor or major flows;
- c) detail all external tributary lands, and include the existing residence(s); and,
- d) proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

(iii) Sanitary Servicing

The draft plan of subdivision is tributary to the Bathurst Langstaff Trunk Collector Sewer. The associated sanitary flows will be directed from the existing OPA #332 lands in Block 20 to Block 12 via a proposed sanitary sewer. A Schedule 'B' Class Environmental Assessment has been recently completed and the Environmental Screening Document has been filed with the Ministry of the Environment.

On March 31, 2008, Vaughan Council endorsed the assignment of future servicing allocation capacity to various active development applications throughout the City of Vaughan. The Region of York's release of this assigned additional servicing capacity to the City of Vaughan is based on the completion of the Regional Bathurst and Langstaff trunk sewers and was to be made available for allocation by the City one year prior to the service target date for the Bathurst and Langstaff trunk sewers. On October 9, 2007, the City of Vaughan received written confirmation from the Region of York that the trigger conditions to permit pre-sales of the assigned units have been met and therefore, the Region has no objection to allowing pre-sales and allocation of these units by the City of Vaughan. As a result, the proposed draft plan of subdivision may be recommended for allocation of servicing capacity for a total of 83 units.

(iv) 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 36305, has been filed with the Ontario Ministry of the Environment.

(v) Environmental Noise Impact

Due to the proximity of the draft plan to Dufferin Street, the applicant is required to submit a noise report for review and approval by the City as part of the detailed engineering submission. The City requires all dwelling units that abut or face an arterial road such as Dufferin Street, to be constructed with mandatory central A/C. All required acoustic barriers abutting public lands shall be constructed with berming and/or fencing material, including foundations, completely on private lands and totally clear of any 0.3m road reserve.

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(vi) Road Network

The local roads are proposed as 18.5 metre wide right-of-ways on Streets 2, 3, 4 and 5 within the draft plan. The applicant is advised that the current City of Vaughan Engineering Standards recommends a 20.0 metre cross-section on local residential through roads and 18.5 metre cross-section on a cul-de-sac road with less than 40 residential units. As per OPA #332, under Transportation Section 3.6d) "Local Streets", Subsection ii) requires local roads to have 17 metre, 18.5 metre or 20 metre right-of-ways. Considering that the 18.5 metre and 20.0 metre right-of-way cross-sections share the same pavement width (8.5 metre) and sidewalks are not required on the subject streets, the Engineering Department has no objection to establishing 18.5 metre road allowances for Streets 2, 3, 4 and 5 within this draft plan. In addition, the design of Street 1 is proposed as a 20.0 metre wide right-of-way to match the existing abutting roadway and meets the current City of Vaughan Engineering Standard.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has no objections to the approval of the Zoning By-law Amendment Application (File Z.03.058) and Draft Plan of Subdivision Application (File 19T-03V11). The TRCA's conditions of approval are included on Attachment #1.

The Owner has agreed to address TRCA issues pertaining to the treatment of Block 109 by incorporating an additional 0.799 ha of land into Buffer Block 86, as shown on Attachment #3, for a total land area of 0.906 ha from 0.107 ha.

Archaeological Assessment

The Owner submitted a Phase 1 and Phase 2 Archaeological Assessment, which revealed no archaeological resources that would represent a concern. The Ministry of Culture is aware of the application and final clearance by the Ministry on the archaeological assessment is pending.

School Boards

The York Region District School Board, York Catholic District School Board, and Conseil Scolaire de District Catholique Centre-Sud, do not object to the proposed draft plan of subdivision.

Canada Post

Canada Post Corporation has no objection to the proposed plan of subdivision, subject to the conditions of draft approval provided in Attachment #1.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan and Manage Growth & Economic Vitality".

Regional Implications

On June 23, 2005, Regional Council approved additional interim servicing capacity of 5,300 units to the City of Vaughan. In order for the proposed development to use any of this interim allocation, it is required that the Bathurst Langstaff Trunk Sewer be completed.

Prior to the registration of the proposed subdivision plan, the Region will confirm that the required infrastructure has been completed to a satisfactory point that ensures servicing will be online upon occupancy and that sufficient water and wastewater servicing capacity has been allocated by the City of Vaughan.

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The Region has advised that they have no objection to the approval of the proposed subdivision, subject to the Conditions of Approval in Attachment #1.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.03.058 and Draft Plan of Subdivision File 19T-03V11 (Ventana Homes Inc.), in accordance with the applicable policies of the Official Plan, the requirements of the Zoning By-law, the Provincial Policy Statement, the Oak Ridges Moraine Conformity Plan, and the area context. The proposed Draft Plan of Subdivision consisting of 83 residential lots conforms to the permitted uses and density requirements of the Official Plan. The applications will facilitate a residential development form that is compatible with the surrounding land uses and provide for the protection of environmental features to the satisfaction of the Toronto and Region Conservation Authority and the City.

The Development Planning Department can support the approval of the Zoning By-law Amendment Application and the Draft Plan of Subdivision Application, subject to the conditions of approval as set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Subdivision 19T-03V11
4. Proposed Zone Boundaries

Report prepared by:

Stephen Lue, Planner, ext. 8210
Mauro Peverini, Senior Planner, ext. 8407

/LG

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

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Item 18, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

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**ZONING BY-LAW AMENDMENT FILE Z.07.043
L & L HOLDINGS INC.
REPORT #P.2008.12**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 3, 2008, be approved; and
- 2) That the deputation of Ms. Dorothy Howard, 145 Waymar Heights Boulevard, Woodbridge, L4L 2P6, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.07.043 (L & L Holdings Inc.) BE APPROVED, to amend Section 3.20 of By-law 1-88, to facilitate the future severance of two existing residential lots (146 and 160 Waymar Heights Boulevard) as shown on Attachment #1, into 3 residential lots for detached dwelling units as shown on Attachment #2.

Economic Impact

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

Communications Plan

On March 14, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to land owners located on Waymar Heights Boulevard and Davidson Drive, 99, 100, 102 and 103 Gamble Street, the Board of Trade Golf Course, and Pine Grove Elementary School. A Public Hearing was held on April 7, 2008, and considered the following applications:

1. An Official Plan Amendment Application (File OP.07.007) to amend the "Low Density Residential" policies in OPA No. 240 (Woodbridge Community Plan), to reduce the minimum lot area for lands abutting the Board of Trade Golf and Country Club from 930m² to 768.25 m².
2. A Zoning By-law Amendment Application (File Z.07.043) to amend By-law 1-88, specifically to rezone the subject lands from R1V Old Village Residential Zone (minimum 845 m² lot area and 30 m lot frontage) to R2 Residential Zone (minimum 450 m² lot area and 15 m lot frontage).

The above applications were filed to facilitate the future severance of the two existing residential lots having a combined area of 4,225 m² into five residential lots as shown on Attachment #3, with lot areas ranging between 768.25 m² to 921.83 m² and minimum lot frontages of 18.28 m, for the purposes of constructing five single-detached dwellings.

Several letters were received by the Development Planning Department from residents in the area and the Board of Trade Golf Course, requesting to be notified of the status of the applications and expressing concern with the proposal to create five lots with 18.28 m frontages.

.../2

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Concern was expressed with respect to maintaining the character of the neighbourhood, which includes larger lots on both Waymar Heights Boulevard and Davidson Drive. There were several deputations made at the April 7, 2008 Public Hearing in opposition to the proposal on the basis that the creation of five lots, each having 18m (60 feet) frontages would not maintain the character of the street or the neighbourhood.

The recommendation of the Committee of the Whole on April 7, 2008, to receive the Public Hearing report and to forward a technical report to a future Committee of the Whole meeting, was ratified by Council on April 14, 2008.

Previously, at the November 19, 2008, Committee of the Whole meeting, Mr. Joseph Salvatore, who resides at 132 Davidson Drive, appeared as a deputation on behalf of several residents in the area to address the development proposal that contemplated the creation of five residential lots with 18.28 m frontages. Mr. Salvatore requested that the City protect the existing character of the established large lot residential area through inclusion of policies in an Official Plan Amendment, and the rezoning of lands located on Davidson Drive, Waymar Heights Boulevard and the Gamble Street cul-de-sac to R1V Old Village Residential Zone through a Zoning By-law Amendment. The Development Planning Department will be responding to this deputation in a separate report to a future Committee of the Whole meeting.

On April 30, 2008, the applicant submitted two Consent Applications (Files B17/08 and B18/08) to the Committee of Adjustment to facilitate the severance of the existing subject lands into three residential lots as shown on Attachment #2, each having a frontage of 30.48 m (100 feet). The two Consent Applications have been placed on hold at the request of Staff, until the subject zoning amendment has been first considered by Council. On May 12, 2008, the Development Planning Department received a letter from the applicant requesting that the Zoning By-law Amendment File Z.07.043 (L & L Holdings Inc.) be amended, to request a site-specific exception from Section 3.20 of Zoning By-law 1-88 in order to facilitate the creation of three lots through the Consent process. Section 3.20 of By-law 1-88 states that no person shall erect more than one (1) single family dwelling on any lot as shown on Registered Plan 4134. The subject staff report is in consideration of the revised proposal for 3 residential lots.

On May 28, 2008, written notice was provided to those individuals who had requested notification of the subject Committee of the Whole meeting.

Purpose

The Owner has submitted a Zoning By-law Amendment Application (File Z.07.043) on the subject lands shown on Attachment #1, specifically to amend Section 3.20 of By-law 1-88, to facilitate the severance of the subject lands into three lots, each with a lot frontage of 30.48 m as shown on Attachment #2. Section 3.20 of By-law 1-88 does not permit more than one (1) single detached dwelling on each of Lots 1 and 2 on Plan 4134.

Background - Analysis and Options

The subject lands shown on Attachment #1 are comprised of two residential properties located at the southwest corner of Waymar Heights Boulevard and Gamble Street, abutting the Board of Trade Golf Course, being Lots 1 and 2 on Registered Plan 4134 (146 and 160 Waymar Heights Boulevard, respectively), in Lots 9 and 10, Concession 7, City of Vaughan.

The property at 146 Waymar Heights Boulevard has a lot area of 2,232.5 m² and a lot frontage of 45.725 m. The property at 160 Waymar Heights Boulevard has a lot area of 1992.9 m² and a lot frontage of 45.725 m. A house exists on each of the two lots, which are proposed to be demolished, should the application be approved. The surrounding land uses are shown on Attachment #1.

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Land Use Policies/Planning Considerations

i) Provincial Policy Statement

The subject applications were initiated after March 1, 2005, and are therefore subject to the 2005 Provincial Policy Statement (PPS). The PPS sets out overall direction on matters of Provincial interest related to land use planning and development, and includes policies that encourage the focus of new growth to urban areas. The PPS promotes efficient, cost effective development, and land use patterns that are based on densities which:

- i) efficiently use land, resources, infrastructure, and public service facilities; and,
- ii) avoid the need for unnecessary and/or uneconomical expansion of infrastructure.

The PPS promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residents by ensuring all forms of residential intensification in parts of built-up areas that have sufficient infrastructure to create a potential supply of new housing units. Development and land use patterns which may cause environmental or public health and safety concerns shall be avoided.

The revised proposal meets the intent of the PPS with respect to providing an efficient use of land and infrastructure and increasing the supply of new housing units.

ii) Region of York Official Plan

The subject lands are identified as being within the “Urban Area” of the Region of York Official Plan. The proposed zoning amendment is consistent with Section 5.2.4 of the Regional Official Plan, which directs development to existing built-up portions of urban areas.

iii) City of Vaughan Official Plan

The subject lands are designated “Low Density Residential” by OPA #240 (Woodbridge Community Plan), subject to a provision that lands adjacent to the Board of Trade Golf and Country Club shall be developed for single family residential only, and that lots abutting the golf course shall be a minimum of 930 m² in lot area. The proposed Zoning By-law Amendment Application would facilitate a Consent Application for the severance of the subject lands into three lots, each with a lot area in excess of 930 m², which would conform to the Official Plan.

Land Use Context

The subject lands are comprised of 2 existing residential lots with frontage onto Waymar Heights Boulevard, and are located at the southwest corner of Waymar Heights Boulevard and Gamble Street. The built form along Waymar Heights Boulevard is comprised exclusively of established single detached residential dwellings on lots with minimum frontages of 30 m (100 feet). The subject lands back onto the Board of Trade Golf Course, and therefore, are subject to a site-specific policy in OPA #240 (Woodbridge Community Plan) which requires that any lot abutting the golf course shall be a minimum of 930 m² in lot area and shall be developed for single family residential lots only.

On January 23, 1952, Subdivision Plan 4134 was registered and created 22 lots (including the two subject lots) with frontage on Waymar Heights Boulevard. Each of the two existing lots, which forms the subject lands, has a frontage of 45.725 m. The 22 lots within Plan 4134 vary in size and configuration, with lot frontages ranging from 30.48m to 48.8m, and lot areas ranging from 1766m² to 6795m². The three proposed lots will each have lot frontages of 30.48 m and lot areas of 1301.96 m², 1408.61 m² and 1514.96 m² (Lots 1, 2 and 3, respectively) as shown on Attachment #2, which meet the requirements of the Official Plan and Zoning By-law, and although

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would be the smallest lots on Waymar Heights Boulevard, such new lots would be in keeping with the smaller lot fabric on the west side of the street as per the original registered plan.

The majority of the residential lots located on Davidson Drive were created by 2 different subdivision plans that were registered in the early 1950's and have lot frontages that range between 22.8m and 29.2m, and with lot areas that range between 1210m² and 1960². The three proposed lots are consistent with the lot fabric along Davidson Drive.

Zoning

The subject lands are zoned R1V Old Village Residential Zone by By-law 1-88. The minimum lot size and frontage requirement in this Zone are 845 m² and 30 m, respectively. The three proposed lots will each have lot frontages of 30.48 m and lot areas of 1301.96 m², 1408.61 m² and 1514.96 m² (Lots 1, 2 and 3, respectively) as shown on Attachment #2. Therefore, each proposed lot would comply with the minimum lot size and frontage requirement of the R1V Zone.

Section 3.20 of Zoning By-law 1-88 states that no person shall erect more than one (1) single family dwelling on any lot within Registered Plan 4134. The subject lands represent Lots 1 and 2 on Registered Plan 4134. Accordingly, an amendment to Section 3.20 is required in order to facilitate the severance of the two existing lots on Plan 4134 into three lots for the purposes of erecting three new single family detached dwellings. The three proposed lots comply with the minimum lot frontage and area requirements of the R1V Zone. The future dwellings on each new lot will comply with all other development standards (e.g. lot coverage, yard setbacks, and height) of the R1V Zone.

The proposed lot areas for each of the 3 new lots would also comply with the requirements of the Official Plan. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment Application as the three new lots would conform and comply with the requirements of the Official Plan and Zoning By-law, respectively, and result in residential lots and dwellings that are consistent and compatible with the existing surrounding development.

Interim Control By-law and Group Homes Land Use Study

On June 11, 2007, Council approved a recommendation contained in a report from the Ward 5 Councillor respecting a Group Homes Land Use Study. The report recommended that an Interim Control By-law applicable to properties zoned R1V Old Village Residential Zone be forwarded to Council for enactment and that the Group Homes Land Use Study be completed within six months.

On June 11, 2007, Interim Control By-law 193-2007 was enacted, thereby prohibiting the issuance of building permits within the R1V Old Village Residential Zone for a period of 1 year. As a result, a number of residents expressed concerns respecting the restrictions of By-law 193-2007, which did not allow for the construction of projects generally permitted within the municipal application process. In response to the concerns raised, an amending Interim Control By-law, (By-law 264-2007) was enacted by Council on July 19, 2007, and exempted single detached dwellings, additions and accessory structures not exceeding a maximum GFA of 500 m², which are not for a group home use.

The Group Homes Land Use Study is currently being conducted by the Policy Planning Department. The intent of the study is to update the City of Vaughan's policies respecting Group Homes within the R1V Old Village Residential Zone. It is the intention of the Owner to ultimately sever the existing two residential lots into three residential lots and develop each with a single detached dwelling. The applicant has not requested an exemption from the requirements of the Interim Control By-law.

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Vaughan Engineering

The Vaughan Engineering Department has reviewed the proposal and advises that the City of Vaughan's current protocol allows servicing allocation capacity to be granted for the proposed additional residential lot through the Consent process. The two existing lots are currently municipally serviced. Once severed, additional service will be required for one additional lot. A service connection application is to be submitted to the Public Works Department along with a plan of the site for review/approval and subsequent pricing. Any unused services must be decommissioned as part of the same process through the Public Works Department. If existing utilities (i.e. hydro pole, light standards) require relocation this must be completed through the City of Vaughan's Engineering Services Department. A sight triangle of 5 m by 5 m is required at the intersection of Waymar Heights and Gamble Street.

Toronto and Region Conservation Authority (TRCA)

The TRCA has advised that the subject properties are located outside of the TRCA's Regulated Area and do not impact on their program policies or interests.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

N/A

Conclusion

The Development Planning Department has reviewed the Zoning By-law Amendment Application to amend By-law 1-88 in order to facilitate a future severance of the subject lands comprised of two (2) existing lots into three (3) lots. The proposed amendment for three lots would conform to the Official Plan, and comply with the minimum lot frontage and area requirements of the R1V Old Village Residential Zone requirements in By-law 1-88. In addition, the proposed zoning amendment would result in the creation of lots and future single detached dwellings that are compatible and in keeping with the existing residential development in the surrounding area. Accordingly, the Development Planning Department can support the approval of the zoning by-law amendment application to amend By-law 1-88.

Attachments

1. Location Map
2. Proposed New Lot Plan
3. Site Plan Proposed at Public Hearing – April 7, 2008

Report prepared by:

Clement Messere, Planner, ext. 8409
Mauro Peverini, Senior Planner, ext. 8407

/CM

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

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Item 19, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

**19 CENTRE STREET PARKING LOT REORGANIZATION DESIGN
AND STREETSCAPE MASTER PLAN STUDY
FILE 19.28**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 3, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT the Terms of Reference and Work Plan, shown on Attachment #1, for the Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study, BE APPROVED; and
2. THAT the Development Planning Department initiate the process to undertake the work immediately in accordance with the Terms of Reference and Work Plan.

Economic Impact

There are no requirements for new funding associated with this report. This study will be completed in house by the Development Planning Department, Urban Design Division. The impact on the current Urban Design staff resources is estimated to be 82 staff hours to complete the study.

Communications Plan

Public participation is important to the success of the study. It is envisioned that a Stakeholder Consultation Group will be organized and actively participate throughout the design process. The Stakeholder Consultation Group will consist of representatives from the local residents and business owners, the Ward Councillor, and City staff.

Purpose

The purpose of this report is to obtain Council direction to proceed with the "Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study" on the basis of the Terms of Reference and Work Plan appended to this report as Attachment #1.

Background – Analysis and Options

Item 27, Report No. 27, of the Committee of the Whole of May 20, 2008, which was adopted without amendment by Council of the City of Vaughan on May 26, 2008 recommended:

"THAT the Commissioner of Planning be directed to prepare a terms of reference and work plan for the Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study and report to the June 3, 2008 Committee of the Whole with a proposed terms of reference and the feasibility of the study being conducted in house by the Department."

The Centre Street Improvement Area is located within the Thornhill Heritage District, and includes the properties from approximately 121 Centre Street to the intersection of Centre Street and Yonge Street, as shown on Attachment #2.

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The visual attractiveness and image of this section of Centre Street is of prime importance, and the Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study will create a comprehensive public realm for this heritage district that will provide an attractive urban framework to promote private sector investment.

The Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study will prescribe the layout, conceptual design and implementation strategy of the public streetscape spaces, pedestrian connections, public amenities, traffic calming and the preservation/enhancement of the heritage streetscape character. The current organization of the parking lots and access at the rear of the houses along Centre Street will be examined, to develop a plan that maximizes the efficiencies of shared parking and access, as well as, landscaping opportunities.

Funding

There is no budget allocated for the Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study. The Development Planning Department, Urban Design Division will be responsible to provide all of the necessary staff personnel and resources to complete the project in consultation with other City Departments and external public agencies.

Study Time Schedule

The Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study will commence with Council's approval of the Study Terms of Reference and Work Plan, shown on Attachment #1. It is expected that the study will take approximately 6 months to complete, with an anticipated completion date of November 2008.

Relationship to Vaughan Vision 2020

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York will be requested to participate in the Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study.

Conclusion

The Centre Street Parking Lot Reorganization Design And Streetscape Master Plan Study will help to guide future development in the Centre Street Heritage District, and encourage the evolution of a strong community image by enhancing the heritage character of the streetscape, parking lot organization and pedestrian realm.

Should Council concur with the Terms of Reference and Work Plan, the recommendation should be approved to enable the Development Planning Department to proceed with the Study.

Attachments

1. Terms of Reference and Work Plan
2. Location Map

Report prepared by:

Rob Bayley, Senior Urban Designer, ext. 8254

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/CM

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

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Item 20, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

20

**ZONING BY-LAW AMENDMENT FILE Z.07.053
WOODSTREAM PLAZA INC.
REPORT #P.2008.2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 3, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.07.053 (Woodstream Plaza Inc.) BE APPROVED, to amend By-law 1-88, specifically to rezone the subject lands shown on Attachment #1 from C2 General Commercial Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and with the following zoning exceptions to facilitate the development of two 10-storey (32m) residential/commercial mixed-use condominium buildings with a total of 377 residential condominium units, 912 m² of ground floor commercial uses in Building "A" and 14 townhomes, as shown on Attachment #2:
 - i) a minimum lot area of 11,213.8 m² (ie. 28.6m²/unit), whereas the By-law requires 26,197m² (ie. 67 m²/unit);
 - ii) a minimum apartment residential parking requirement of 1.35 spaces/unit (including visitors) and 5 spaces/100 m² GFA for commercial uses;
 - iii) minimum front (Regional Road 7), interior side (west), and exterior side (east) yards of 3.0 m, 8.0 m and 2.0 m, respectively, whereas the By-law requires 7.5 m, 16 m and 7.5m, respectively;
 - iv) restrict the site to a maximum building height of 10 storeys or 32 m; and,
 - vii) restrict the site to a maximum Floor Space Index (FSI) of 3.0, which shall include residential condominium apartment and townhouse dwelling units and a maximum commercial GFA of 912 m² on the ground floor level of Building "A" fronting onto Regional Road 7 only, and restricted to the following uses:
 - Bank or Financial Institution
 - Business or Professional Office
 - Clinic
 - Club or Health Centre
 - Commercial School
 - Eating Establishment
 - Eating Establishment, Convenience
 - Eating Establishment, Take out
 - Personal Service Shop
 - Photography Studio
 - Retail Store
 - Service or Repair Shop (not including the servicing or repair of furnace or oil burners, water and air coolers and lawn care equipment)
 - Travel Agency
 - Video Store
 - Day Nursery
2. THAT the implementing Zoning By-law shall not be enacted until such time as:
 - i) OPA #661 (The Avenue 7 Land Use Futures Plan) is approved by the Region of York and is in full force and effect, and that the implementing by-law shall conform to any modification(s) to OPA 661; and

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- ii) the Owner shall provide the Vaughan Engineering Department with confirmation of the Ministry of Environment's Registration of the Record of Site Condition.
3. THAT the Holding Symbol "(H)" shall not be removed from the subject lands until water and sanitary servicing capacity has been identified and allocated by Council, and a site plan application has been approved by Council.

Economic Impact

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

Communications Plan

On December 21, 2007, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowners Association. No comments were received by the Development Planning Department through the circulation of the Notice, and there were no concerns expressed by the public at the Public Hearing on January 21, 2008. The recommendation of the Committee of the Whole to receive the Public Hearing report of January 21, 2008, was ratified by Council on January 28, 2008.

Purpose

The Owner has submitted a Zoning By-law Amendment Application on the subject lands shown on Attachment #1, specifically, to amend Zoning By-law 1-88 to rezone the subject lands from C2 General Commercial Zone to RA3 Apartment Residential Zone with the necessary zoning exceptions required to facilitate the development of the subject lands with two 10-storey mixed-use buildings with a total of 377 residential condominium apartment units, 912 m² of ground floor commercial uses in Building "A", and 14 townhouse units, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southwest corner of Regional Road #7 and Woodstream Boulevard, being Part of Block 1 on Registered Plan 65M-2464 and municipally known as 12 and 24 Woodstream Boulevard, City of Vaughan. The 1.21 ha property is currently developed with two buildings, comprised of a car dealership and a multi-unit commercial plaza. The site is currently integrated with the automobile sales campus located to the immediate west, utilizing shared driveways, pedestrian walkways and parking areas. The surrounding land uses are shown on Attachment #1.

Provincial Policy Statement (PPS)

The PPS promotes a full range of housing types and densities to meet projected demographic and market requirements of current and future residents, by ensuring all forms of residential intensification in parts of built-up areas have sufficient infrastructure to create a potential supply of new housing units. The proposed development meets the intent of the Provincial Policy Statement.

Provincial Growth Plan-Places to Grow

The application to amend the Zoning By-law to permit a higher density on the subject lands is consistent with the Provincial Places to Grow Plan by directing growth to built-up areas where the capacity exists to best accommodate the expected population, household and employment growth, and by promoting transit-supportive densities.

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City Official Plan

The subject lands are designated “General Commercial” by OPA #240 (Woodbridge Community Plan), which does not permit the proposed mixed-use development. However, OPA #661 (The Avenue Seven Land Use Futures Plan), which was adopted by Council on June 25, 2007 and is awaiting final approval by the Region of York, designates the subject lands “Prestige Areas-Centres and Avenue Seven Corridor”. This land use designation permits the proposed mixed-use development with a maximum building height of 10 storeys or 32 m, and a maximum Floor Space Index (FSI) of 3.0, as the site is located within 200 m of a designated “Transit Stop Centre”, which in this case would be measured from the intersection of Regional Road 7 and Martin Grove Road (200 m distance).

The proposed development has an FSI of 2.97 and is comprised of two 10-storey buildings with a building height of 31.2 m and with ground floor commercial uses, which would conform to OPA #661, and is consistent with the policies to intensify land uses along the Regional Road 7 corridor. It is premature to enact an implementing Zoning By-law for the subject lands in advance of the Region of York’s final disposition of OPA #661, should Council approve the subject zoning amendment application. Furthermore, there could be modifications to OPA #661, and the implementing by-law would need to be consistent with the final policies contained in the Official Plan Amendment.

On May 5, 2008, the Committee of the Whole considered the following motion with respect to OPA #661:

“Councillor Tony Carella recommends that Council requests that York Region Council defer temporarily consideration on the City of Vaughan’s Official Plan Amendment 661, pending review of the amendment as it applies to the residential areas in the vicinity of the intersection of Regional Road 7 and Kipling Avenue.”

At that meeting, the Committee of the Whole recommended (in part):

- “1. That the recommendation contained in the following report of Councillor Carella dated May 5, 2008, be approved;
2. That staff provide a report to the Council meeting of May 12, 2008, with their opinion on expanding the review of OPA 661 and to identify which areas should possibly be considered.”

On May 12, 2008, Council considered the resolution of the Committee of the Whole and adopted the following (in part):

“That this matter be referred to the Committee of the Whole meeting of June 3, 2008, to provide the opportunity for the Ward 2 Sub-Committee to meet with the community and the landowners of the Kipling and Highway 7 quadrant to review opportunities for development. This provides an opportunity for Vaughan Council to receive more input for comments to York Region on OPA 661.”

The subject lands are located further west of Kipling Avenue at the southwest corner of Woodstream Boulevard and Regional Road 7, and closer to Martin Grove Road, and is not impacted by this resolution.

Zoning

The subject lands are zoned C2 General Commercial Zone by By-law 1-88, subject to Exception 9(463), which permits site-specific commercial uses on the subject lands. The applicant is

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proposing to rezone the subject lands from C2 General Commercial Zone to RA3 Apartment Residential Zone, to permit two 10-storey mixed-use condominium buildings comprised of 377 residential apartment units with 912 m² of ground floor commercial area, and 14 townhouse units fronting onto Woodstream Boulevard, as shown on Attachment #2. The following list compares the commercial uses requested by the Applicant for Building “A” and the uses currently permitted on the subject lands by By-law 1-88:

<u>Uses Proposed By The Applicant</u>	<u>Uses Permitted by By-law 1-88 Exception 9(463)</u>
- Bank or Financial Institution	- Motor Vehicle Sales Establishment
- Business or Professional Office	- Car Brokerage (car rental and leasing agency)
- Clinic	- Personal Service Shop
- Club or Health Centre	- One Convenience Retail Store
- Commercial School	- Business and Professional Offices
- Eating Establishment	- One Service and Repair Shop (dry cleaner)
- Eating Establishment, Convenience	- Eating Establishments
- Eating Establishment, Take out	
- Eating Establishment, Convenience with drive through	
- Laboratory	
- Personal Service Shop	
- Photography Studio	
- Place of Entertainment	
- Retail Store	
- Radio Transmission Establishment	
- Service or Repair Shop	
- Travel Agency	
- Veterinary Clinic	
- Video Store	
- Day Nursery	
- Tavern	

The uses proposed by the applicant are typically associated with the C1 Restricted Commercial and C2 General Commercial Zones, which are usually developed in a shopping centre format. Some of the commercial uses permitted by Exception 9(463) reflect the uses currently operating on the subject lands and are not considered appropriate for the proposed development, including a motor vehicle sales establishment and car brokerage.

By-law 1-88 does not have a specific zone category to implement a mixed-use development, and therefore, site-specific uses, permissions and development standards will be provided within the RA3 Apartment Residential Zone category to implement the proposed development, if approved.

The list of uses proposed by the Applicant are for the most part considered to be appropriate. However, certain uses including a Place of Entertainment, Convenience Eating Establishment with drive-through, Tavern, Veterinary Clinic, Radio Transmission Establishment, and a Laboratory, are not considered to be appropriate for the subject lands. With respect to the Convenience Eating Establishment with drive-through, the concept site plan would not lend itself to a drive-through being provided on the subject lands given the site plan that is proposed. A veterinary clinic is typically best suited in a commercial environment and not in a mixed-use residential project where nuisance associated with this use, (i.e. dog barking) can affect the enjoyment of the property by future residents. A tavern, radio transmission establishment and laboratory are not considered compatible with the proposed residential uses, and therefore, should not be permitted. A service and repair shop is considered appropriate, provided the definition of this use is amended to delete the reference to the repair of large appliances, furnace and oil burners, water and air coolers and lawn equipment. The repair of these latter items within a mixed-use development context is considered inappropriate.

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Accordingly, the Development Planning Department recommends that the following commercial uses be permitted on the subject lands, restricted to a maximum commercial GFA of 912 m² on the ground floor of Building “A” fronting onto Regional Road 7:

- Bank or Financial Institution
- Business or Professional Office
- Clinic
- Club or Health Centre
- Commercial School
- Eating Establishment
- Eating Establishment, Convenience
- Eating Establishment, Take out
- Personal Service Shop
- Photography Studio
- Retail Store
- Service or Repair Shop (not including the servicing or repair of furnace or oil burners, water and air coolers and lawn care equipment)
- Travel Agency
- Video Store
- Day Nursery

The following zoning exceptions have been identified to facilitate the proposed development, based on the conceptual site plan shown on Attachment #2:

- i) a minimum lot area of 11,213.8 m² (ie. 28.6 m²/unit), whereas the By-law requires 26,197m² (ie. 67 m²/unit based on 391 residential units);
- ii) a minimum apartment residential parking requirement of 1.35 spaces/unit (including visitors) and 5 spaces/100m² GFA for commercial uses;
- iii) minimum front (Regional Road 7), interior side (west), and exterior side (east) yard setbacks of 3.0 m, 8.0 m and 2.0 m, respectively, whereas the By-law requires 7.5m, 16m and 7.5 m, respectively; and
- iv) restrict the site to a maximum building height of 10 storeys or 32 m; and,
- v) restrict the site to a maximum Floor Space Index (FSI) of 3.0, which shall include residential condominium apartment and townhouse dwelling units, and a maximum commercial GFA of 912 m² that is restricted to the commercial uses identified earlier in this report.

The proposed zoning exceptions are considered to be appropriate since they would implement a residential/commercial mixed-use development that would conform with the policies of OPA #661 and are consistent with development standards typically associated with higher density mixed-use projects. The reduced parking standard has been justified with a Parking Study, which is discussed later in this report. Accordingly, the Development Planning Department can support the proposed development standards required to implement the proposal.

However, in light of the current status of OPA #661, it is recommended that the implementing zoning by-law not be enacted until OPA #661 is approved and is in full force and effect, and that the implementing zoning by-law shall conform with OPA #661 as approved by the Region of York, including any potential modifications. A Phase 1 Environmental Report must also be submitted to the City for review and approval, prior to the implementing zoning by-law being enacted.

Preliminary Site Plan and Elevations

The proposed site plan is shown on Attachment #2, and includes two 10-storey buildings connected by a 3 storey amenity podium with 377 residential condominium apartment units, 912m² of ground floor commercial area in Building “A”, and 14 townhouse units. The proposed

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townhouse units would face Woodstream Boulevard and are comprised of 2 and 3 storey built forms. One main driveway entrance from Woodstream Boulevard is proposed to serve the development. A secondary driveway is proposed leading to a service lane that provides access from Woodstream Boulevard to Regional Road 7. Access to Regional Road 7 will require approval from the Region of York. The proposed elevations are shown on Attachment #3 and are comprised of precast concrete panels and glazing.

The proposed site plan and elevations will be reviewed in detail upon submission of a formal site plan application at the site plan approval stage.

Parking

The preliminary site plan shown on Attachment #2 proposes 590 parking spaces on the subject lands, of which 39 spaces are located at grade level and the balance distributed over two levels of underground parking. By-law 1-88 requires that the minimum parking requirement for the proposed development be calculated as follows:

Residential units: 377 units x 1.5 spaces/unit	= 566 spaces
Visitors parking: 377 units x 0.25 spaces/unit	= 95 spaces
Townhouse units: 14 units x 2 spaces/unit (incl. Visitor)	= 28 spaces
<u>Commercial/Retail GFA: 912 m² x 6 spaces/100 m²</u>	<u>= 55 spaces</u>
 Total Parking Required	 = 744 spaces
 Total Parking Provided	 = 590 spaces

The proposed parking supply is deficient by 154 spaces. The Owner has submitted a Parking and Traffic Impact Study prepared by Cole Engineering, dated March 27, 2008, in support of the proposed parking supply for the development. The study utilizes a parking ratio of 1.35 spaces for each residential apartment unit including visitor parking, and 5 spaces for every 100 m² of commercial gross floor area. There is no change to the 2 spaces/unit (including visitors) requirement for townhouse dwellings. The study concludes that 590 parking spaces is sufficient for the proposed development. The Vaughan Engineering Department has reviewed the Parking and Traffic Impact Study and concurs with the conclusions respecting the proposed parking supply. On this basis, the Development Planning Department can support the proposed reduced parking standard for the residential apartment and commercial uses.

Vaughan Engineering Department

a) Servicing

In accordance with the City's Servicing Capacity Allocation Protocol, which was adopted by Council on March 31, 2008, servicing allocation capacity for the above noted development application has not been reserved nor assigned potential future capacity at this time. Therefore, servicing allocation capacity is currently not available to support the proposed development concept. The City intends to undertake an annual review of the status of the available and unused servicing capacity affecting the Distribution Protocol. The availability of servicing allocation capacity for this application may be revisited at that time based on the status of the subject development application. A revised Functional Service Report must also be submitted.

b) Environmental

Prior to any approval, and/or enactment of a zoning by-law, documented proof of the registration of the Record of Site Condition by the Ministry of Environment (M.O.E.), must be submitted to the Development Engineering Department.

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c) Traffic and Noise

The Traffic Impact Study prepared by Cole Engineering dated November 2007, has been reviewed by the Engineering Department and the methodology and conclusions presented in the report were found to be acceptable. However, the background traffic growth rate appears to be somewhat low and should be calculated using the historical growth rates verified by the Region of York.

The Engineering Department has requested that prior to site plan approval, a revised Traffic Study be submitted and include the following information:

- i) synchro analysis for the intersection at Martin Grove Road/Woodstream Boulevard should be included in the report;
- ii) all figures as mentioned in the report (Figures 2-1, 3-1 and 4-1);
- iii) existing and future signal timing/phasing used in the Synchro analysis should be verified by the Region of York; and,
- iv) the report requires approval from the Region of York.

d) Lot Grading and Storm Water Management

Grading Plans and a Storm Water Management Report must be submitted at the site plan stage to the satisfaction of the Engineering Department and the Toronto and Region Conservation Authority (TRCA).

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

Regional Implications

The Region of York has reviewed the Zoning By-law Amendment Application and considers the proposed development to be consistent with and supportive of the Regional Official Plan. However, approval of the application is premature as the Official Plan governing the subject lands, that being OPA #661 is awaiting Regional approval.

The Region of York has provided the following comments (in part):

- i) the Region will not permit the right-in/right-out Regional Road 7 access to the Honda dealership to be reconfigured as a full moves access to accept re-directed traffic;
- ii) the proposed building setback shall be calculated from the private side of the 0.3m reserve. Additionally, details must be provided on the relationship of the parking garage to the Regional Road 7 street line and the use of any tiebacks;
- iii) the proposed Regional Road 7 service access will be permitted subject to the extension of the existing median to a point 37.0 m west of the west property line. Drainage from the service access shall be maintained on site; and
- iv) landscape plans shall be provided to the existing Regional Road sidewalk. Pedestrian connections are not to be provided to the existing concrete splash pads to Regional Road 7.

These comments can be addressed through the site plan process.

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Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.07.053 (Woodstream Plaza Inc.) in the context of the applicable Provincial, Regional and City policies, the requirements of By-law 1-88, and the surrounding land use context. The proposed development is considered to be consistent with Provincial policies with respect to directing intensification to built-up areas of the City and is transit supportive. The development is further considered to be consistent with the City's Official Plan as set out by OPA #661 (The Avenue Seven Land Use Futures Plan), which is at the Region of York for approval. The zoning exceptions required to implement the proposed plan are consistent with the high density residential building form contemplated by OPA #661. The proposed land uses are also considered to be compatible with the surrounding land uses.

On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment Application, to implement the proposed mixed-use residential/commercial development, subject to the recommendations in this report.

Attachments

1. Location Map
2. Site Plan (Proposed)
3. Elevations (Proposed)

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407

/LG

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

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Item 21, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

21

**SITE DEVELOPMENT FILE DA.08.033
ANTONIO PALMISANO**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 3, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT the site plan and building elevations shown on Attachments #2 and #3 for Site Development File DA.08.033 (Antonio Palmisano) BE APPROVED, and that development of the site proceed in accordance with Heritage Permit HP-2007-034.

Economic Impact

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

Communications Plan

N/A

Purpose

For the Committee of the Whole to consider the site plan and building elevations (Attachments #2 and #3) for Site Development File DA.08.033 on the subject lands shown on Attachment #1, to facilitate the development of a single detached residential dwelling located within the Kleinburg-Nashville Heritage Conservation District, as shown on Attachment #2.

Background - Analysis and Options

On January 29, 2007, Council approved a recommendation to require Site Plan Control for new single detached dwellings (not within a plan of subdivision) located within the Kleinburg-Nashville Heritage Conservation District, in order to implement the requirements of the "Kleinburg-Nashville Heritage Conservation District Study and Plan" with respect to preserving and enhancing the heritage character of the Kleinburg-Nashville Community, with particular regard to the building elevations for detached dwelling units.

Location

The 0.09 ha property is located at 84 Napier Street, being Lot 39 on Plan R-0275, as shown on Attachment #1. The subject lands are located within the Kleinburg-Nashville Heritage Conservation District, and therefore, new construction within the District requires site plan approval.

Official Plan and Zoning

The subject lands are designated "Kleinburg Core Area" by OPA #601 (Kleinburg-Nashville Community Plan) and zoned R1 Residential Zone by By-law 1-88, which permits single detached dwellings.

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Site Plan Review

The applicant proposes to build a new residence (and a detached garage) consisting of a 2-storey, brick dwelling inspired by the Joseph Capner House or “Abermoray” built in 1862, which is located at 10,072 Islington Avenue, on the west side, north of Major Mackenzie Drive. The main dwelling utilizes casement windows on the ground floor and double bay windows on the second floor with arch brick soldier course above. The main entrance (north) is articulated by a porch covered with a copper roof. Asphalt shingles are used as the roof cladding material.

The Vaughan Cultural Services Division advises that the proposed design of the main dwelling is generally in keeping with the Design Guidelines of the Kleinburg-Nashville Heritage Conservation District Plan, and that the massing and scale of the dwelling are in proportion with the present Napier Street streetscape.

Heritage Vaughan considered the site plan and elevations on March 19, 2008, and adopted the following recommendation:

“That Heritage Vaughan approve Heritage Permit Application HP-2007-034 for the design of a new dwelling at 84 Napier Street in Kleinburg as presented at the March 19, 2008 meeting, with the following revisions:

- the hip roof pitch is 8/12; the ridge should be similar to pitch of Joseph Capner House;
- the front porch roof doesn’t have to be copper and could appear as canvas with seam strapping;
- the exterior wall field be indicated as red brick with buff brick used as raised quoins and trim;
- the applicant shall provide detail of brickwork in jack arches over front windows;
- the front windows should have a sill;
- the foundation wall should be constructed in traditional fieldstone, not ashlar;
- the brick chimney shafts are too plain and could have traditional corbelled brick heads; and,

That, the applicant be required to submit revised plans and elevations as well as samples of exterior materials, colours and finishes for final approval by Cultural Services staff.”

The applicant has been working with the Cultural Services Department to address the above noted issues, and revised the site plan and elevations, accordingly. On May 13, 2008, the Cultural Services Division issued Heritage Permit HP-2007-034.

The Development Planning Department is satisfied that the proposed site plan and building elevations, as shown on Attachments #2 and #3, are consistent with the requirements of the Kleinburg-Nashville Heritage Conservation District Study and Plan.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

Regional Implications

N/A

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Conclusion

The Development Planning Department is satisfied with the proposed site plan and elevations for the single detached residential dwelling located in the Kleinburg-Nashville Heritage Conservation District, and can support the approval of the Site Development Application, in accordance with the recommendation of this report.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

Carmela Marrelli, Planner, ext. 8791
Mauro Peverini, Senior Planner, ext. 8407

/LG

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

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Item 22, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

22

**SITE DEVELOPMENT FILE DA.08.034
ROSE POCZO**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 3, 2008:

Recommendation

The Commissioner of Planning recommends:

1. THAT the site plan and building elevations for Site Development File DA.08.034 (Rose Poczo) BE APPROVED, and that the development of the site proceed in accordance with Heritage Permit HP-2007-029 and TRCA Permit No. C-08316 (for the silt fencing and planting plan).

Economic Impact

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

Communications Plan

N/A

Purpose

For the Committee of the Whole to consider the site plan and building elevations (Attachment #3) for Site Development File DA.08.034 on the subject lands shown on Attachment #1, to permit the development of a 234.2 m², 2-storey, single-detached residential dwelling unit, as shown on Attachment #2, within the Kleinburg-Nashville Heritage Conservation District.

Background - Analysis and Options

Heritage Conservation District

On January 29, 2007, Vaughan Council approved the recommendation to require Site Plan Control for the development (i.e., construction) of new individual detached dwelling units on lands that are located within the Kleinburg-Nashville Heritage Conservation District and that are not within a plan of subdivision, in order to implement the requirements of the *"Kleinburg-Nashville Heritage Conservation District Study and Plan"* with respect to preserving and enhancing the heritage character of the Kleinburg-Nashville Community, with particular regard to the building elevations for detached dwelling units.

Location

The 925.1 m² subject lands are located at 91 Napier Street, being Lot 51 on Plan R-0275, City of Vaughan, as shown on Attachment #1. The subject lands abut the Humber River Valley located to the east.

Official Plan and Zoning

The subject lands are designated "Kleinburg Core Area" and "Valley and Stream Corridor" by .../2

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OPA #601 (Kleinburg-Nashville Community Plan), and zoned R1 Residential Zone and OS1 Open Space Conservation Zone by By-law 1-88, subject to Exception 9(788), which permits single-detached dwellings.

Site Plan Review

The Vaughan Cultural Services Division reviewed the proposed site plan, elevations and roof plan for the detached dwelling unit with respect to Heritage Clearance Approval and Heritage Permit HP-2007-029, and suggested that the following modifications be made to the proposal:

- i) a traditional red brick façade with yellow brick trim instead of a stone façade;
- ii) a gable roof with a lower ridge instead of a hip roof;
- iii) the garage door/wall aligning with the main entrance/front wall instead of the garage door/wall projecting beyond the main entrance/front wall;
- iv) a window within a wall dormer over the garage instead of a window surrounded by a gable over the garage; and,
- v) the southerly window in the front façade changing to match the northerly window instead of being a Palladian window.

The Owner revised the proposal to incorporate the modifications recommended by the Cultural Services Division. Heritage Vaughan approved the revised site plan as shown on Attachment #2, and the elevations shown on Attachment #3, on January 16, 2008. The Cultural Services Division subsequently issued Heritage Clearance Approval and Heritage Permit HP-2007-029 on February 12, 2008.

The Toronto and Region Conservation Authority (TRCA) is satisfied with the proposed development, subject to the applicant developing the subject lands in accordance with the approved site plan, silt fencing detail and planting plan as indicated in Permit No. C-08316 under Ontario Regulation 166/06 (To Construct, Reconstruct, Erect or Place a Building or Structure and Site Grade), which was approved on May 9, 2008, by the Executive Committee of the Toronto and Region Conservation Authority.

The Development Planning Department is satisfied that the proposed site plan and building elevations, as shown on Attachment #3, are consistent with the requirements of the Kleinburg-Nashville Heritage Conservation District Study and Plan.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality”.

Regional Implications

N/A

Conclusion

The Site Development Application (File DA.08.034) has been reviewed in accordance with OPA #601, the “*Kleinburg-Nashville Heritage Conservation District Study and Plan*”, the comments from City Departments, Heritage Vaughan, the Toronto and Region Conservation Authority, and the area context. The Development Planning Department is satisfied that the proposed development for a single-detached residential dwelling is appropriate and compatible with the existing and permitted uses in the surrounding area within the Kleinburg-Nashville Heritage Conservation District. On this basis, the Development Planning Department can support the approval of the Site Development Application, in accordance with the recommendation of this report.

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Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext.8407

/CM

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

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Item 23, Report No. 32, of the Committee of the Whole, which was adopted at the Special Council meeting (2) of June 3, 2008.

23

**OFFICIAL PLAN AMENDMENT 661
HIGHWAY 7 POLICY REVIEW
FILE: 15.87**

The Committee of the Whole recommendation was dealt with and adopted at the Special Council meeting (2) of June 3, 2008 under Minute No. 138.

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 11, 2008

Item 24, Report No. 32, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 11, 2008, as follows:

By approving the following:

That with respect to the application for Compliance Audit of the Joyce Frustaglio Election Campaign Finances, this application is redundant in light of the fact that an audit of the election campaign finances of the candidate has already been ordered by Vaughan Council in response to an earlier application;

That Council has reviewed the filings, affidavit and written submissions in respect of the application for Compliance Audit of the Gino Rosati Election Campaign Finances. Having fully considered the allegations set out in the affidavit filed as the application for compliance audit, and the evidence and information provided by the candidate, Council does not believe that there are reasonable grounds for ordering a compliance audit and therefore the application is rejected;

That Council has reviewed the filings, affidavit and written submissions in respect of the application for Compliance Audit of the Tony Carella Election Campaign Finances. Having fully considered the allegations set out in the affidavit filed as the application for compliance audit, and the evidence and information provided by the candidate, Council does not believe that there are reasonable grounds for ordering a compliance audit and therefore the application is rejected; and

By receiving the following written submissions:

- a) *Mr. Paul De Buono, 14-3650 Langstaff Road, Suite 391, Vaughan, L4L 9A8, dated June 2, and June 11, 2008;*
- b) *Councillor Tony Carella, dated June 2, 2008;*
- c) *Regional Councillor Gino Rosati, dated June 10, 2008.*

24

**APPLICATION FOR A COMPLIANCE AUDIT
2006 MUNICIPAL ELECTION CAMPAIGN FINANCES
JOYCE FRUSTAGLIO, GINO ROSATI AND TONY CARELLA**

The Committee of the Whole recommends that this matter be referred to the Council meeting of June 11, 2008.

Recommendation

The Commissioner of Legal and Administrative Services and City Solicitor recommends:

That Council consider the Application and make a decision to grant or reject the request for a Compliance Audit of the 2006 Municipal Election Campaign Finances of Joyce Frustaglio, Gino Rosati and Tony Carella.

Economic Impact

If the Application is granted and a compliance audit ordered, the costs of the audit will be paid by the City.

If the Application is rejected, and the decision is appealed, there will be legal costs related to the appeal to Court.

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Communications Plan

The Applicant will be advised of Council's decision.

Purpose

To advise Council of the Application for a Compliance Audit of the 2006 Municipal Election Campaign Finances of Joyce Frustaglio, Gino Rosati and Tony Carella, and seek Council's decision.

Background - Analysis and Options

On May 27, 2008, an Application was filed with the City Clerk for a Compliance Audit of the 2006 election campaign finances of Joyce Frustaglio, Gino Rosati and Tony Carella (Attachment 1). The applicant states that the purpose of the request is to determine whether the companies listed in his Affidavit, having made campaign contributions to one or more of the candidates, are associated companies.

Pursuant to the *Municipal Elections Act, 1996* (the "Act"), subsection 81(3), Council has 30 days within which to consider the application and decide whether it should be granted or rejected.

It should be noted that Council, at its special meeting of May 20, 2008, has already determined that a compliance audit be undertaken on the campaign finances of Joyce Frustaglio.

THE JURISDICTION OF THE COUNCIL

The proceedings in question are governed by the provisions of s.81 of the Act.

Under section 81(1), an elector who is entitled to vote in an election and believes on reasonable grounds that a candidate has contravened a provision of the Act relating to election campaign finances, may apply for a compliance audit of the candidate's election campaign finances.

Under section 81(2), the application must be made within 90 days after the candidates' last supplementary filing date, in this case February 29, 2008.

Under section 81(3), the Council is required, within 30 days after receiving an application properly made, to consider the application and decide whether it should be granted or rejected.

If the Council decides to grant the application, the Council is required, by resolution, to appoint an auditor licensed under the *Public Accounting Act, 2004* to conduct a compliance audit of the candidate's election campaign finances pursuant to section 81(4) of the Act.

In such circumstances, the auditor is required by section 81(6) to conduct promptly an audit of the candidate's election campaign finances to determine whether he/she has complied with the provisions of the Act relating to election campaign finances, and prepare a report outlining any apparent contravention by the candidate.

Under section 81(8), for the purposes of the audit, the auditor is entitled to have access to all relevant books, papers, documents or things in the possession of the candidate and the City, and has the powers of a commission under Part II of the *Public Inquiries Act*.

The City is required to pay the auditor's costs of performing the audit. If the auditor's report indicates no apparent contravention of the Act, and the Council finds that there were no reasonable grounds for the application, the Council is entitled to recover the auditor's costs from the applicant, pursuant to section 81(11).

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Pursuant to section 81(7), the auditor must submit the report to the candidate, the Council, the clerk and the applicant(s).

Under section 81(10), the Council is required to consider the report within 30 days after receiving it. The Council may then commence a legal proceeding against the candidate for any apparent contravention of any provision of the Act relating to election campaign finances.

SUMMARY OF SPECIFIC ALLEGATIONS OF BREACH OF THE *MUNICIPAL ELECTIONS ACT, 1996*

The applicant, Paul De Buono alleges that candidates Joyce Frustaglio, Gino Rosati and Tony Carella contravened section 69(1)(m) of the *Municipal Elections Act, 1996* in accepting contributions from corporations that may be associated, constituting over-contributions which at the time of filing the Financial Statement, had not been returned. Further particulars are set out in his Affidavit (Attachment 1).

LEGAL AND PRACTICAL CONSIDERATIONS RELEVANT TO DECISION-MAKING BY THE COUNCIL

The provisions of section 81 of the Act impose a specific responsibility upon the City Council, as a form of tribunal functioning as a judge or arbiter over allegations against a candidate for municipal office, potentially leading to City expenditure for the retaining of an auditor, and a further possible duty to decide in such circumstances, based on the auditor's report, whether or not to initiate prosecutorial proceedings against such candidate for alleged breach of the Act.

In this role, the Council functions as a form of decision-making tribunal analogous to quasi-judicial tribunals established by or under various Provincial statutes.

In these circumstances, the Council is exercising a discretionary decision-making role, imposing requirements of fairness, impartiality and objective decision-making discretion, in the exercise of its specific duty under section 81(3) of the Act to decide, after reviewing the application for the compliance audit of a candidate's election campaign finances and supporting material, whether or not it should be granted or rejected.

If the Council decides to grant the application, this will lead to the appointment of the auditor, who will conduct the audit of the candidate's election campaign finances to determine whether he/she has complied with the provisions of the Act, and prepare a report outlining any apparent contravention, following which the Council will then be required to consider the report and decide whether or not to commence a legal proceeding against the candidate for any apparent contravention of one or more provisions of the Act relating to election campaign finances.

In exercising its discretion as to whether or not to grant the Application for a Compliance Audit of the election campaign finances of candidates Joyce Frustaglio, Gino Rosati and Tony Carella, Council should consider the following:

- Council must make its decision within 30 days after receiving an application;
- Council has no discretion to decline or defer dealing with an application, only to decide whether to grant or reject it;
- Council must base its decision upon grounds relevant to the intention of the Act;

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- the intent of the Act is that the election finances of candidates for municipal office be open and documented, that candidates ensure that all possible steps be taken to ensure compliance with the Act relating to contributions and expenses, and that limitations on maximum contributions be strictly enforced;
- the purpose of s.81 is to screen out allegations of election campaign finance wrongdoing which are “frivolous, vexatious, or otherwise devoid of merit”, and to ensure that applications are dealt with “expeditiously and without undue delay”;
- s.81 of the Act is a “complete code” of procedure for any elector who alleges campaign finance wrongdoing by candidates;
- the principal question before Council involves consideration of whether the applicant has established reasonable grounds to believe that the candidate has contravened the Act;
- if the application reveals that the applicant has reasonable grounds to believe that the candidate has committed a contravention of the Act, an audit is the only remedy;
- reasonable grounds is not to be equated with proof beyond a reasonable doubt or a prima facie case. The appropriate standard of reasonable or credibly-based probability envisions a practical, non-technical and common sense probability as to the existence of the facts and inferences asserted.

Relationship to Vaughan Vision 2020

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

Regional Implications

Not applicable.

Conclusion

Council is required to make a decision within 30 days of receipt with respect to the Application for a Compliance Audits on the 2006 election campaign finances of candidates Joyce Frustaglio, Gino Rosati and Tony Carella. The Councillors have been advised that this report would be brought forward to the Committee of the Whole meeting of June 3, 2008 and that they may submit any additional information for consideration prior to Council making a decision on this matter. It should be noted that Council should make a decision before June 26, 2008.

It should also be noted that an application for an audit of the election campaign finances of Joyce Frustaglio has already been granted by Council, a separate application and additional information provided by the candidate in that regard having been considered at the special Council meeting of May 20, 2008. As that earlier application was in respect of the candidate's final financial filings, and the audit was granted, a further granting of an application for audit in respect of Joyce Frustaglio's 2006 campaign finances would be redundant.

Attachments

- Attachment 1 Affidavit (Application) of Paul De Buono dated May 26, 2008
Attachment 2: Financial Statement and Auditor's Report of candidate Joyce Frustaglio, filed April 2, 2007.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 11, 2008

Item 24, CW Report No. 32 – Page 5

- Attachment 3: Financial Statement and Auditor's Report of candidate Joyce Frustaglio, filed September 4, 2007.
- Attachment 4: Financial Statement and Auditor's Report of candidate Joyce Frustaglio filed February 26, 2008.
- Attachment 5: Financial Statement and Auditor's Report of candidate Gino Rosati, filed March 30, 2007.
- Attachment 6: Financial Statement and Auditor's Report of candidate Gino Rosati, filed September 4, 2007.
- Attachment 7: Financial Statement and Auditor's Report of candidate Gino Rosati filed February 29, 2008.
- Attachment 8: Financial Statement and Auditor's Report of candidate Tony Carella, filed April 2, 2007.
- Attachment 9: Financial Statement and Auditor's Report of candidate Tony Carella, filed August 30, 2007.
- Attachment 10: Financial Statement and Auditor's Report of candidate Tony Carella filed February 29, 2008.

Report prepared by:

Jeffrey A. Abrams, City Clerk

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

Mayor Jackson declared an interest with respect to the foregoing matter as she has been the subject of an audit which has similar implications.

Regional Councillor Rosati declared an interest with respect to the foregoing matter as the audit deals with his election campaign finances.

Councillor Carella declared an interest with respect to the foregoing matter as the audit deals with his election campaign finances.

Councillor Di Vona declared an interest with respect to the foregoing matter as he has been the subject of an audit which has similar implications.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 11, 2008

Item 25, Report No. 32, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 11, 2008, as follows:

By receiving the memorandum from the Supervisor, Enforcement Services, dated June 11, 2008.

25

**DEPUTATION – MR. TED PAUL
WITH RESPECT TO THE PESTICIDE BY-LAW**

The Committee of the Whole recommends:

- 1) That this matter be reconsidered; and**
- 2) That the deputation of Mr. Ted Paul, Delesco Weed Control, 21 Greenbank Drive, Richmond Hill, L4E 4C2, be received and referred to staff for a report to the Council meeting of June 11, 2008, addressing the concerns expressed and outlining the status of the Pesticide By-Law public education process.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 11, 2008

Item 26, Report No. 32, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 11, 2008, as follows:

By receiving the memorandum from the Supervisor, Enforcement Services, dated June 11, 2008; and

By receiving the written submission from Mr. Kyle F. Tobin, LawnSavers Plant Health Care Inc., 511 Edgeley Blvd., Suite 1B, Vaughan, L4K 4G4, dated June 10, 2008.

26

**DEPUTATION – MR. KYLE TOBIN
WITH RESPECT TO THE PESTICIDE BY-LAW**

The Committee of the Whole recommends:

- 1) That this matter be reconsidered; and
- 2) That the deputation of Mr. Kyle Tobin, Chief Environmental Officer, President, LawnSavers Plant Health Care Inc., The Landscape Design Group, 511 Edgeley Boulevard, Suite 1B, Vaughan, L4K 4G4, on behalf of Landscape Ontario Horticultural Trades Association, and written submission dated May 9, 2008, be received and referred to staff for a report to the Council meeting of June 11, 2008, addressing the concerns expressed and outlining the status of the Pesticide By-Law public education process.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 11, 2008

Item 27, Report No. 32, of the Committee of the Whole, which was considered by the Council of the City of Vaughan on June 11, 2008, was dealt with by approving:

That the written submission from Ms. Vicki Komar-Aprea, 357 Cunningham Drive, Maple, L6A 2G4, dated June 9, 2008, be received; and

That this matter be referred to staff for review and a report be provided to a future Committee of the Whole meeting.

27

**DEPUTATION – MS. VICKI KOMAR
WITH RESPECT TO A REFUND OF COMMITTEE OF ADJUSTMENT FEES**

The Committee of the Whole recommends:

- 1) That the deputation of Ms. Vicki Komar, 357 Cunningham Drive, Maple, L6A 2G4, and written submission dated October 10, 2007, and photograph submitted, be received, and that the deputant be requested to submit a detailed request for reimbursement in writing to the City Clerk; and
- 2) That the memorandum of the Director, Enforcement Services, dated May 29, 2008, be received.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 11, 2008

Item 28, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

28

NEW BUSINESS – SONOMA HEIGHTS COMMUNITY BLOG

The Committee of the Whole recommends that the verbal report of Councillor Carella, and written submission submitted by Councillor Carella on behalf of Mr. Simon Lloyd, 655 Napa Valley Avenue, Vaughan, L4H 2J1, dated May 28, 2008, 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 JUNE 11, 2008

Item 29, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

29

**CEREMONIAL PRESENTATION – AWARD TO THE
CITY OF VAUGHAN PUBLIC WORKS STAFF TEAM**

The Mayor and Members of Council recognized and congratulated the City of Vaughan's Public Works Staff Team for winning 1st place at the Annual Area Municipalities Public Works Week Challenge and also winning the 2008 "Miller Cup".

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 11, 2008

Item 30, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 11, 2008.

30

**CEREMONIAL PRESENTATION – DONATION OF FUNDS
RAISED FOR THE CANADIAN RED CROSS
FOR THE CHINA EARTHQUAKE RELIEF EFFORT**

The Mayor and Members of Council presented Mr. Will Sung, President, Vaughan Chinese Business Association and Mr. Domenic Lee, President, First Chinese Seniors Association, with a cheque in the amount of \$11,228.00 to the Canadian Red Cross, as a donation of funds raised for the China Earthquake Relief Effort.

