



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009

#### Item 1, CW Report No. 45 – Page 2

The MOE issued a document that detailed the different options for third party registration for municipal drinking water system owners and operating authorities. There were 3 options for accreditation. These included Limited Scope – Partial DWQMS, Limited scope – Entire DWQMS, and Full Scope.

The Limited Scope – Partial DWQMS required that only 12 of the 21 elements of the DWQMS be implemented, and a tabletop audit by the accreditation body will occur upon submission of the Operational Plans. The Full Scope of the DWQMS must be submitted within 12 months of the Limited Scope accreditation, and an on-site audit would be conducted at that time.

The Limited Scope – Entire DWQMS required that only 20 of the required elements be implemented, and similar to above, a tabletop audit would occur with submission of the Operational Plan. The Full Scope of the DWQMS would be required within 12 months of the Limited Scope Accreditation, and an on-site audit would be conducted at that time.

The Full Scope option required that all 21 elements of the DWQMS be implemented, and an on-site audit be completed by the accreditation body at the time of the submission of the Operational Plans. The Limited Scope options are only available for the initial accreditation, and cannot be used for re-registration of the audits.

The City pursued the “Full Scope” option, and a 2 day on-site audit was performed by staff of the Canadian General Standards Board on June 11 and 12, 2009.

As a result of the acceptance of the Operational Plan, and the results of the independent audit performed by the CGSB, the City received its accreditation on July 7, 2009, the Drinking Water Works Permits on July 24, 2009, and the Drinking Water Licences on July 27, 2009. The licences are valid for a three year period, expiring in July, 2012.

The City of Vaughan is the first stand-alone water distribution system in the Province of Ontario to have an on-site visit, be accredited by the Canadian General Standards Board, and receive a Municipal Drinking Water License and Drinking Water Works Permit from the Ministry of Environment. This is a significant achievement for the City of Vaughan, and speaks to the quality of, and knowledge of, the staff and water system operators in the City’s Public Works Department, as well as to the other staff and departments identified under the Operational Plans. This achievement also speaks highly of the support provided by the Corporate Top Management group, and the ongoing commitment and support of Council as the “Owners” of the City’s two municipal drinking water systems.

As per the requirements of Regulation 453/07, the City’s Financial Plans for the two water distribution systems are currently being developed, and will be submitted to the Ministry prior to July 1, 2010.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

The Quality Management System Policy states:

*As the owners and operators of the City of Vaughan’s water distribution systems, we are committed to:*

- *Providing safe drinking water to our residents and businesses*
- *Complying with applicable legislation and regulations as related to the provision of safe drinking water*

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- *Implementing and continually improving the effectiveness of our Quality Management System.*

*The City's quality management policy has been developed in accordance with the objectives of the Vaughan Strategic Plan, specifically to enhance, community safety, health and wellness and to maintain assets and infrastructure integrity.*

**Regional Implications**

There are no regional implications as a result of this report, as the Region must also be accredited and receive its own permits and licences from the MOE.

**Conclusion**

The City has received its Municipal Drinking Water Licences for the Vaughan and Kleinburg Distribution Systems, and has been accredited by the CGSB. This is a significant achievement for the City, Council and staff.

**Attachments**

N/A

**Report prepared by:**

Brian T. Anthony

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Item 2, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

**2** **CHARITY CLOTHING DROP BOXES - INFORMATION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor, the Director of Enforcement Services, and the Manager of Special Projects, Licensing and Permits, dated October 19, 2009:

**Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor, the Director of Enforcement Services, and the Manager of Special Projects, Licensing and Permits, recommend:

1. That this report be received for information purposes.

**Contribution to Sustainability**

Not applicable.

**Economic Impact**

Not applicable.

**Communications Plan**

Not applicable.

**Purpose**

This report is to provide information relating to the licensing and enforcement activities related to charity clothing drop boxes.

**Background - Analysis and Options**

At its meeting of October 27, 2008, Council enacted By-law 262-2008, a by-law to amend Licensing By-law Number 315-2005. Within the amending By-Law were new requirements surrounding the placement and licensing of Charity Clothing Boxes.

A synopsis of the requirements are:

- Every owner of property on which a clothing donation drop box is used or located shall ensure that the clothing donation drop box is clean, rust free, in good repair, and free of graffiti.
- Every owner of property on which a clothing donation drop box is used or located shall ensure that all areas immediately adjacent to the clothing drop box are clean and free of litter, refuse and debris.
- Only organizations registered as a Charity under the federal *Income Tax Act*, R.S.C. 1985, c. 1, as amended, are permitted to make application for a license to provide, place, maintain or secure a clothing donation drop box on private property within the City.

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- A clothing donation drop box shall be located within designated areas and subject to compliance with the provisions of this By-law.
- No Clothing Donation box shall be placed:
  - On any street or property owned or maintained by the City;
  - On the frontage of any property zoned residential; or
  - Within a parking space or 1 meter thereof;
- Clothing donation boxes shall only be placed:
  - On private property in a common area, grouped together and approved by and to the satisfaction of the City;
  - Set back 1m from all property lines, so as not to restrict sight lines from nearby driveways or pathways.
- Only the following information and identification of the registered Charity shall be permitted on any clothing donation drop box:
  - The name of the Charity in a conspicuous place on the clothing donation drop box, in lettering no smaller than 100 millimetres x 75 millimetres, and of a contrasting colour;
  - A notice on the clothing drop box to indicate that all donated articles must fit into donation box, with a prohibition on items such as paint, garbage, soiled rags, propane tanks or any like items that may create a safety hazard;
  - A pick-up schedule of donations between 9 a.m. and 9 p.m. so as to ensure there is not an overflow and accumulation of goods left outside the drop box which is unsightly, and to minimize pilferage of goods.

In the event that there is non-compliance, enforcement staff issue notices to comply followed by charges for non-compliance. The City is also authorized to impound the non-conforming boxes should compliance not be achieved.

#### Communications Undertaken

A public consultation meeting to discuss amendments to the comprehensive licensing by-law took place on August 20, 2008. This meeting invited public input on the introduction of licensing for clothing drop boxes.

Letters were sent to all known charitable organizations that had drop boxes situated in Vaughan at the time, inviting them to participate in the presentation regarding clothing drop boxes. One industry representative appeared, Steps Society for Permanent Recovery. A presentation was given by staff outlining the recommendations for licensing of the charitable boxes. The representative was extremely supportive of the recommendations and the direction that the City was taking as there were a great number of such boxes out in the municipality that were not charitable in nature but operated solely for profitable purposes.

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##### Action Taken To Date

There are currently three organizations licensed at 8 locations throughout the City. One organization is under application for two locations. This application is pending as we are awaiting additional information. We have not had any inquiries from property owners nor have we refused any applications to date.

Licensed locations (boxes) are issued a Vaughan sticker that coincides with the license application file number issued to the organization. This identifies to Enforcement Services that the box location is licensed.

On December 4, 2008 Enforcement Services began conducting inspections to identify the locations of drop boxes within the City. The gathering of information relating to the owners of the boxes was very difficult, as most did not have the required information posted and the property owners had no data on the owners.

In March 2009 letters were sent to all property owners that had boxes on site, and to those box owners that were able to be identified. At the time of the letters being sent out, staff had identified 69 clothing boxes on 47 properties. The letter gave the recipients 14 days to comply with the provisions of the By-law. As a result of receiving the letter, some property owners contacted the City. Many property owners advised that they were unaware of the charity drop boxes being placed on their sites. Some property owners took steps to remove the boxes from their sites.

As a result of re-inspections being conducted over the past 6-8 weeks, 13 charges have been laid for violating the provisions of the Licensing By-law, as they apply to charity drop boxes. Five charges were laid against property owners for not keeping the area around the boxes clear of litter, refuse, or debris; and 8 charges against the charity box owners for failing to obtain a license.

At this time, no charity boxes have been impounded.

##### Next Steps

Enforcement Services staff will continue to conduct inspections as charity drop boxes are located. New sites and boxes will receive a 14-day Notice to Comply. Should compliance not be forthcoming, staff will take the appropriate action to encourage compliance.

##### Relationship to Vaughan Vision 2020/Strategic Plan

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

##### Regional Implications

Not applicable.

##### Conclusion

Charity Drop Boxes are required to be licensed by the City of Vaughan, and the compliance rate currently is low. Enforcement Services has, and will continue to enforce the provisions of the Licensing By-law in an effort to encourage an improved level of compliance.

##### Attachments

None

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**Report prepared by:**

Tony Thompson

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Item 3, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

3

**SIGN VARIANCE APPLICATION  
FILE NO: SV.09-014  
OWNER: VERSACOLD LOGISTICS CANADA INC.  
LOCATION: 316 AVIVA PARK DRIVE  
BLOCK 10, REGISTERED PLAN 65M-2790  
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 19, 2009:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.09-014, Versacold Logistics Canada Inc., be APPROVED.

**Contribution to Sustainability**

N/A

**Economic Impact**

None.

**Communications Plan**

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

**Purpose**

Request to install a wall sign on the building face of the subject property as shown on the attached drawings.

**Background - Analysis and Options**

Bylaw Requirements (203-92, as amended):

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

Noting the above, where the property is regulated by a site plan agreement approved by the City, only those wall signs and pylon signs approved under the site plan agreement are deemed to be permitted by the City's Sign By-law.

**Relationship to Vaughan Vision 2020/Strategic Plan**

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



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**Regional Implications**

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

**Conclusion**

The applicant is proposing to install a 46.7 sqm. wall sign on the east building elevation as shown on the attached drawings. The applicant is proposing to remove the existing “Atlas Code Storage” sign that was approved under site plan and replace with the new “Versa Cold Logistics Service sign.

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

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

**Attachments**

1. Site Plan
2. South and East Elevations
3. Sketch of Sign

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 4, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

4

**SIGN VARIANCE APPLICATION  
FILE NO: SV.09-015  
OWNER: EMBEE PROPERTIES  
LOCATION: 9791 JANE STREET  
LOT 20, CONCESSION 4  
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 19, 2009:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.09-015, Embee Properties, be APPROVED.

**Contribution to Sustainability**

N/A

**Economic Impact**

None.

**Communications Plan**

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

**Purpose**

Request to install two wall signs on each building face of the subject property as shown on the attached drawings.

**Background - Analysis and Options**

Bylaw Requirements (203-92, as amended):

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

Noting the above, where the property is regulated by a site plan agreement approved by the City, only those wall signs and pylon signs approved under the site plan agreement are deemed to be permitted by the City's Sign By-law.

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

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**Regional Implications**

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

**Conclusion**

The applicant is proposing to install two wall signs on each building face as shown on the attached drawings. The proposed signs are smaller signs each having a sign area of 3.0 sqm. and are related to the drive-thru services provided on the lot.

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

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

**Attachments**

1. Site Plan
2. Elevations
3. Sketch of Sign

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 5, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

5

**SIGN VARIANCE APPLICATION  
FILE NO: SV.09-016  
OWNER: SHEEN PROJECT INVESTMENT LTD.  
LOCATION: 7368-7398 YONGE STREET, YCC 878/889  
BLOCK 12, PLAN NO. M-2005  
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 19, 2009:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.09-016, Sheen Project Investment Ltd., be APPROVED.

**Contribution to Sustainability**

N/A

**Economic Impact**

None.

**Communications Plan**

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

**Purpose**

Request to install an additional ground sign on the subject property as shown on the attached drawings.

**Background - Analysis and Options**

Bylaw Requirements (203-92, as amended):

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

Noting the above, where the property is regulated by a site plan agreement approved by the City, only those wall signs and pylon signs approved under the site plan agreement are deemed to be permitted by the City's Sign By-law.

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 5, CW Report No. 45 – Page 2

**Regional Implications**

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

**Conclusion**

The applicant is proposing to install an additional ground sign on the subject property as shown on the attached drawings. The proposed ground sign has an area of 10 sqm. which is well within the maximum sign area that would normally be permitted on commercial properties.

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

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

**Attachments**

1. Site Plan
2. Sign Location
3. Sketch of Sign

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 6, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

6

**SIGN VARIANCE APPLICATION  
FILE NO: SV.09-017  
OWNER: FIRST VAUGHAN INVESTMENTS LIMITED ET AL  
LOCATION: 100 EDGELEY BLVD  
PART LOTS 6 & 7, CONCESSION 5  
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 19, 2009:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.09-017, First Vaughan Investments Ltd et al, be APPROVED.

**Contribution to Sustainability**

N/A

**Economic Impact**

None.

**Communications Plan**

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

**Purpose**

Request to install five (5) wall signs on building elevations of the subject property as shown on the attached drawings.

**Background - Analysis and Options**

Bylaw Requirements (203-92, as amended):

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

Noting the above, where the property is regulated by a site plan agreement approved by the City, only those wall signs and pylon signs approved under the site plan agreement are deemed to be permitted by the City's Sign By-law.

**Relationship to Vaughan Vision 2020/Strategic Plan**

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

**CITY OF VAUGHAN**

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Item 6, CW Report No. 45 – Page 2

**Regional Implications**

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

**Conclusion**

The applicant is proposing to install five (5) wall signs of various sizes on the building's elevations as shown on the attached drawings. The subject property is the site of the former "Sam's Club" and is being retrofitted for a new "Lowe's" retail store.

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

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

**Attachments**

1. Site Plan
2. Elevations
3. Sketch of Signs (4)

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 7, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

**7** **SITE DEVELOPMENT FILE DA.09.054**  
**SPALLACCI CONSTRUCTION LIMITED**  
**WARD 1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated October 19, 2009, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.054 (Spallacci Construction Limited) BE APPROVED, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations, landscape plan and landscaping details plan shall be approved by the Vaughan Development Planning Department; and,
    - ii) the final site servicing, grading and storm water management plans shall be approved by the Vaughan Engineering Department.

**Contribution to Sustainability**

The applicant has advised the City that the following sustainable features will be provided within the site and building design:

- i) high-efficiency gas furnaces;
- ii) Low-E Argon glass filled vinyl windows;
- iii) water conserving plumbing fixtures;
- iv) insulated demising/party walls;
- v) upgrade R-20 insulated exterior wall construction;
- vi) sprayed urethane foam insulation in ceiling space above garage; and,
- vii) steel insulated garage doors.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

To permit the development of the subject lands shown on Attachments #1 and #2 with 48, two-storey street townhouse dwelling units within 11 townhouse blocks (Blocks 30 – 40 inclusive in Registered Plan 65M-4130), as shown on Attachments #3 to #5 inclusive.



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

##### Location

The subject lands are located west of Bathurst Street, north of Rutherford Road, specifically on Millhouse Court (Blocks 30-40 inclusive) within Planning Block 11, in Part of Lot 17, Concession 2, City of Vaughan. The surrounding land uses are shown on Attachment #2.

##### Official Plan and Zoning

The subject lands are designated "Low Density Residential" by OPA #600. However, the Block 11 Plan approved by Council on November 25, 2005, identified the subject lands and surrounding lands as "Medium Density Residential". The Medium Density Residential policies within OPA #600 permit street townhouse units. The proposed residential street townhouse development conforms to the Official Plan.

The property is zoned RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1217), which permits the proposed street townhouse use and development.

##### Site History

On May 25, 2004, Vaughan Council approved Draft Plan of Subdivision File 19T-95062 (Woodvalley Developments) to permit the development of 408 residential units consisting of 197 single detached residential dwelling units and 211 street townhouse units. The above-noted Plan of Subdivision was registered in Phases. The subject lands were registered as part of Plan 65M-4130 on June 5, 2009, and facilitates the subject 11 blocks for 48 street townhouse dwelling units. Servicing for the proposed development has been allocated.

##### Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations as shown on Attachments #3 to #7 inclusive, and will continue working with the Applicant to finalize the details. A typical landscape plan and building elevations for Block 37 are shown on Attachments #6 and #7, respectively.

The subject lands are located within Planning Block 11 and are subject to Architectural Control. The Block 11 Control Architect has approved the site plan and elevation plans.

The Vaughan Engineering Department must approve the final grading, site servicing and stormwater management plans for the proposed development, prior to the execution of the Site Plan Letter of Undertaking.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

#### **Regional Implications**

The subject lands are located internal to the subdivision, and therefore there are no Regional implications.

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**Conclusion**

The Development Planning Department has reviewed Site Development File DA.09.054 (Spallacci Construction Limited) in accordance with OPA #600, By-law 1-88, the Block 11 Plan, comments from City Departments, and the area context. The Development Planning Department is generally satisfied that the proposed development for 48 street townhouse dwelling units is appropriate and compatible with the existing and permitted uses in the surrounding area, and with the lotting in the approved Plan of Subdivision. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan - Blocks 30-34
4. Site Plan - Blocks 35-37
5. Site Plan - 38-40
6. Typical Landscape Plan - Blocks 34-37
7. Typical Elevations - Block 37

**Report prepared by:**

Arminé Hassakourians, Planner, ext. 8368  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, 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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**Communications Plan**

N/A

**Purpose**

To permit the development of the subject lands shown on Attachments #1 and #2 with 50, two-storey street townhouse dwelling units within 10 townhouse blocks (Blocks 172 – 179 inclusive, and Blocks 194 and 195 in Registered Plan 65M-4126), as shown on Attachment #3.

**Background - Analysis and Options**

**Location**

The subject lands are located south of Rutherford Road and east of Dufferin Street, specifically on Balsamwood Road, Foxwood Road, and on Pleasant Ridge Avenue and Mary Ellen Baker Crescent, within Planning Block 10, in Part of Lot 15, Concession 2, City of Vaughan. The surrounding land uses are shown on Attachment #2.

**Official Plan and Zoning**

The subject lands are designated "Medium Density Residential/Commercial" and "Low Density Residential" by OPA #600. The "Medium" and "Low Density Residential" policies within OPA #600 permit street townhouse units. The proposed residential street townhouse development conforms to the Official Plan.

The property is zoned RVM1 (WS-A) Residential Urban Village Multiple Zone One by By-law 1-88, subject to Exception 9(1063), which permits the proposed street townhouse dwellings. Exception 9(1063) defines a "townhouse dwelling" as follows, which is further addressed in the "Site Plan Review" section of this report:

"Dwelling, Townhouse – Means a building containing three (3) or more dwelling units, each of which has independent access from the outside ground level and shares two (2) above or below ground links with the abutting units; the end unit of a row of townhouse dwellings, sharing only one (1) above or below ground link shall also be deemed a townhouse dwelling unit."

The final site plan drawings must comply with By-law 1-88, or alternatively, any required variances must be approved by the Committee of Adjustment and shall be final and binding.

**Site History**

On June 26, 2006, Vaughan Council approved Draft Plan of Subdivision File 19T-05V06 (Rutherford Contwo Investments Limited) to permit the development of 312 residential units consisting of 194 single detached dwellings units, 70 semi-detached dwelling units and 48 street townhouse units. Prior to the Plan of Subdivision being registered, the unit type distribution was changed to reflect the following: 316 residential units consisting of 135 single detached dwellings, 52 semi-detached dwellings, and 129 street townhouse units. The above-noted Plan of Subdivision was registered as Plan 65M-4126 on April 27, 2009, and facilitates the subject 10 blocks for 50 street townhouse dwelling units. Servicing for the proposed development has been allocated.

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#### Item 8, CW Report No. 45 – Page 3

##### Site Plan Review

A proposed site plan for the overall property is shown on Attachment #3. Typical landscape plans for Blocks 173, 195, and 178 are shown on Attachments #4, #5 and #6, respectively. In accordance with the definition for a townhouse dwelling in Exception 9(1063), the proposed development is comprised of townhouse dwelling units that take on three (3) different building forms including:

- i) townhouse units linked at the garage and below grade as shown on Attachment #7 (typical – Block 173);
- ii) townhouse units linked below grade and that are double-fronted (Attachment #8) on Pleasant Ridge Avenue and Mary Ellen Baker Crescent (Blocks 194 and 195) to address urban design issues related to the streetscape for these through lots; and,
- iii) townhouse units linked below grade as shown on Attachment #9 (typical - Block 178).

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plans and building elevations shown on Attachments #4 to #9 inclusive, and will continue to work with the Applicant to finalize the details of the development proposal.

The subject lands are located within Planning Block 10 and are subject to Architectural Control. The Block 10 Control Architect has approved the site plan and building elevation plans.

The Vaughan Engineering Department must approve the final grading, site servicing and stormwater management plans for the proposed development, prior to the execution of the Site Plan Letter of Undertaking.

##### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

##### **Regional Implications**

The subject lands are located internal to the subdivision, and therefore there are no Regional implications.

##### **Conclusion**

The Development Planning Department has reviewed Site Development File DA.09.060 (Rutherford Contwo Investments Limited) in accordance with OPA #600, By-law 1-88, the Block 10 Plan, comments from City Departments, and the area context. The Development Planning Department is generally satisfied that the proposed development for 50 street townhouse dwelling units is appropriate and compatible with the existing and permitted uses in the surrounding area, and with the lotting in the approved Plan of Subdivision. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 8, CW Report No. 45 – Page 4

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Typical Landscape Plan - Block 173
5. Typical Landscape Plan – Block 195
6. Typical Landscape Plan – Block 178
7. Typical Elevations - Block 173
8. Typical Elevations (Double Fronted) - Block 195
9. Typical Elevations (Underground Link) - Block 178

**Report prepared by:**

Arminé Hassakourians, Planner, ext. 8368  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, 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.)

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 9, Report No. 45, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on November 3, 2009, as follows:

***By approving the following in accordance with the memorandum from the Commissioner of Planning, dated October 28, 2009:***

***“The Commissioner of Planning recommends that Recommendation 1.(b)(i) of Item #9 of the Committee of the Whole Report dated October 19, 2009 (Maribel Dossantos and Joao Defaria – File Z.09.012) be deleted and substituted with the following Recommendation:***

***1.(b)(i) a minimum rear yard of 5.0m for Lot 1, whereas 7.5m is required; and,”***

9

**ZONING BY-LAW AMENDMENT FILE Z.09.012  
MARIBEL DOSSANTOS AND JOAO DEFARIA  
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 19, 2009:

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.012 (Maribel Dossantos and Joao Defaria) BE APPROVED, to amend By-law 1-88, specifically to:
  - a) rezone the subject lands shown on Attachment #2 from A Agricultural Zone to RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone in the manner shown on Attachment #3;
  - b) permit the following zoning exceptions to the RD3 Zone to facilitate the future Consent applications to create four lots as shown on Attachment #3:
    - i) a minimum front yard of 5.0m for Lot 1, whereas 7.5m is required; and,
    - ii) a minimum lot depth of 26.7 m for Lot 1, whereas 27m is required.

**Contribution to Sustainability**

On November 12, 2007, Vaughan Council adopted Energy Star Conditions to be included in all Draft Plan of Subdivision approvals. Although these lots are planned to be created through Consent Applications, the future dwellings will be subject to the Energy Star requirements to be implemented through an engineering development agreement as a condition of approval for the respective Consent applications.

**Economic Impact**

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

**Communications Plan**

On May 29, 2009, a Notice of Public Meeting [Committee of the Whole (Public Hearing)] was circulated to all property owners within 150m of the subject lands. The recommendation to receive the Public Hearing report of June 23, 2009, was ratified by Vaughan Council on June 30, 2009.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009

#### Item 9, CW Report No. 45 – Page 2

On October 9, 2009, the Development Planning Department provided notice by mail to two individuals that requested notification of the subject Committee of the Whole meeting as follows: Grace Sorgini (97 Gas Light Crescent, Woodbridge) and Mark Fazari (21 Terme Avenue, Woodbridge).

#### **Purpose**

To amend the City's Zoning By-law 1-88, to rezone the subject lands shown on Attachment #2 from A Agricultural Zone to RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone, and OS4 Open Space Woodlot Zone, to facilitate the future severance of the property into four residential lots (proposed minimum lot frontage of 12.8 m) for single detached dwellings, an open space buffer (OS1) and protection of the woodlot (OS4), as shown on Attachment #3. In addition, the following zoning exceptions are required to facilitate the proposed development:

- i) a minimum front yard of 5.0m for Lot 1, whereas 7.5m is required; and,
- ii) a minimum lot depth of 26.7 m for Lot 1, whereas 27m is required.

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

##### Location

The subject lands shown on Attachments #1 and #2 are located on the east side of Pine Valley Drive, south of Major Mackenzie Drive, in Planning Block 39, being Part of Lot 19, Concession 6, City of Vaughan. The surrounding land uses are shown on Attachment #2.

##### Official Plan and Block Plan

###### a) OPA #600 and Block 39 Plan

The subject lands are designated "Low Density Residential", "Valley Lands", and "Tableland Woodlot" by OPA #600 and are further designated "Single Detached" by the approved Block 39 Plan (Attachment #4). The proposal to rezone the property from A Agricultural Zone to RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone, and OS4 Open Space Woodlot Zone conforms to the Official Plan.

###### b) OPA #94

OPA #94 includes general severance policies for the City and five (5) criteria to evaluate a proposed severance including compatibility of the proposed lots with adjacent uses, access, the availability of services, conservation and financial implications.

The existing lots on Via Teodoro generally have lot frontages ranging from 12.8 m to slightly over 15 m and lot areas from 430 m<sup>2</sup> to 491 m<sup>2</sup>. The majority of these lots (76%) have minimum 12.8m frontages, with the remainder being minimum 15 m wide corner lots or lots abutting an open space block. The lot to the immediate east of the subject lands has a slightly larger lot frontage of 15.4 m<sup>2</sup> given its configuration as a "reverse pie" lot (ie. wider frontage that narrows at the rear of the lot). The proposed lots have a minimum lot frontage of 12.8 m and areas ranging between 409 m<sup>2</sup> to 727 m<sup>2</sup>. The proposed lots are consistent with the existing lot fabric on Via Teodoro and comply with the minimum requirements of the RD3 Residential Detached Zone Three.



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009

#### Item 9, CW Report No. 45 – Page 3

The proposed lots have access from Via Teodoro which is constructed, including service connections in the road. The Toronto and Region Conservation Authority (TRCA) has reviewed the application and are satisfied with the proposed rezoning, subject to the open space lands and woodlot being zoned OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone in the manner shown on Attachment #3. In addition, no capital expenditures are required to extend any major services or facilities for the proposed development. Accordingly, the application conforms to the requirements of OPA #94.

#### Zoning

##### i) Development Plan

The subject lands are zoned A Agricultural Zone by By-law 1-88. The proposed RD3 Residential Detached Zone Three provisions of By-law 1-88 establish the following development standards:

- Minimum Lot Frontage - 12.0m
- Minimum Lot Area - 324m<sup>2</sup>
- Minimum Lot Depth - 27m
- Minimum Front Yard Setback - 4.5m
- Minimum Rear Yard Setback - 7.5m
- Minimum Interior Side Yard Setback - 1.2m
- Minimum Exterior Side Yard Setback - 4.5m
- Maximum Building Height - 11.0m

The proposed rezoning of the tableland from A Agricultural Zone to RD3 Residential Detached Zone Three is consistent with the existing RD3 zoning for the lands in the vicinity of the property and fronting onto Via Teodoro. The proposed minimum 12.8 m lot frontage and lot areas ranging from 409m<sup>2</sup> to 727 m<sup>2</sup> also comply with the requirements of the RD3 Residential Detached Zone Three. Accordingly, the proposed lot frontage and areas are considered to be appropriate in the context of their compatibility with the surrounding residential lotting pattern in the adjacent easterly approved Plan of Subdivision (File 19T-04V01). Based on the concept plan submitted in support of the application, Lot 1 is an irregular-shaped parcel, and the following site-specific zoning exceptions are required to facilitate future development on the proposed residential lot:

- a) Lot 1 - Minimum rear yard setback of 5.0m, whereas 7.5m is required; and,
- b) Lot 1 - Minimum lot depth of 26.76m, whereas 27m is required.

The Development Planning Department has no objections to the conceptual development plan and the above-noted exceptions to By-law 1-88, which will facilitate development that is consistent with other dwellings on Via Teodoro. The property is also located within the Block 39 Planning area, which is subject to Architectural Control and the future dwellings will maintain a compatible built form, building materials, and architecture.

##### ii) Valley Land & Woodlot

The property is partially located within a Regulated Area of the Humber River Watershed. The Toronto and Region Conservation Authority (TRCA) has reviewed the application and advised that they are satisfied with the proposed rezoning subject to the woodlot located at the north limit of the plan and the valley lands being zoned in a manner to protect these features. The woodlot is proposed to be zoned OS4 Open Space Woodlot Zone. The valley lands are proposed to be zoned OS1 Open Space Conservation Zone, as shown on Attachment #3 and intended to protect the valley system along the northwest limit of the plan and implement the landscape buffer along Pine Valley Drive, consistent with the adjacent Draft Plan of Subdivision (File 19T-04V01) to the immediate south.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009

#### Item 9, CW Report No. 45 – Page 4

The TRCA has also confirmed the location of the dripline at the rear of the proposed lots. The dripline will be maintained in order to preserve the more significant trees. The dripline will not impact the proposed development envelopes for Lots 2, 3, and 4 as a 7.5 m rear yard setback is being maintained for each lot.

The TRCA has requested that a 10m setback from the flood line and an additional 4 m slope stability setback be maintained to any dwelling. These setbacks are incorporated within the limits and form the boundary of the proposed OS1 Open Space Conservation Zone as shown on Attachment #3. However, this matter results in the above-noted variances for rear yard setback and lot depth for Lot 1, as shown on Attachment #3. The Owner will be required to obtain a Permit from the TRCA, prior to any works occurring on this site.

#### Proposed Plan

The proposed lotting pattern shown on Attachment #3 is comprised of four lots intended for single detached dwelling units, which is both consistent with and provides an extension of the existing development to the east, as shown on Attachment #2. The proposal would extend residential development along Via Teodoro with a proposed minimum lot frontage of 12.8 m and lot areas ranging between 409 m<sup>2</sup> to 727 m<sup>2</sup>. The proposed plan includes lands to be zoned OS1 Open Space Conservation Zone and OS4 Open Space Woodlot Zone shown on Attachment #3 to protect the existing woodlot and valley land, respectively. A road widening for Pine Valley Drive and a 6 m wide landscape buffer is also provided along the west limit of the plan. The plan also includes lands that will form part of Via Teodoro.

#### Resident's Concerns

At the Public Hearing on June 23, 2009, deputants expressed concerns with respect to preserving some existing trees located on the proposed Lot 3, and the proposed lotting pattern.

There are some existing trees located on the property generally in the vicinity of the proposed Lot 3 which will be removed as part of this development. An Edge Management Plan has been submitted by the Applicant, prepared by Kuntz Forestry Consulting Inc., dated August 27, 2009, which provides for the removal of these trees and has been reviewed and approved by the Development Planning Department. However, the mature trees along the north limit of the property will be preserved and zoned into an OS4 Open Space Woodlot Zone, and these lands will be dedicated to either the TRCA or City.

With respect to the proposed lotting pattern, as discussed in this report, the minimum lot frontages and areas proposed for the 4 lots are in keeping with the easterly neighbouring subdivision and the lot frontages and lot areas on Via Teodoro. Lots 2, 3, and 4 will meet the building setbacks, lot depth and lot area requirements of the RD3 Residential Detached Zone Three. Only Lot 1 will require site-specific exceptions, specifically a reduction in the minimum lot depth and minimum rear yard setback as previously discussed in this report, due to the irregular configuration of this lot.

#### Vaughan Engineering Department

A Phase 1 ESA (Environmental Site Assessment) has been reviewed and approved by the Vaughan Engineering Department.

The Vaughan Engineering Department has confirmed that servicing allocation is available for the 4 proposed lots, therefore, the addition of the Holding Symbol "(H)" is not necessary.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009

#### Item 9, CW Report No. 45 – Page 5

The Owner intends to create the proposed lots through the Committee of Adjustment by submitting Consent Applications. Prior to the approval of the applications, the stormwater management report, site servicing and grading plans, and noise report must be approved to the satisfaction of the Vaughan Engineering Department. The Owner will also be required to enter into an engineering development agreement with the City to ensure that all engineering matters (e.g. dedication of road, securities, levies, etc.) are provided and secured.

#### Vaughan Cultural Services Division

The Vaughan Cultural Services Division has reviewed the Archaeological Assessment prepared by Archaeological Services Inc. As a future condition of the Consent Applications, the Archaeological Assessment must be approved to the satisfaction of the Vaughan Cultural Services Division.

#### Relationship to Vaughan Vision 2020/Strategic Plan

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 is requesting that a portion of the subject lands adjacent to Pine Valley Drive be reserved for a future road widening as shown on Attachment #3. As a condition of the Consent Applications, the Owner will be required to satisfy all conditions of the Region of York.

#### Conclusion

The proposed Zoning By-law Amendment File Z.09.012 has been reviewed by the Development Planning Department in accordance with the applicable policies of OPA #600, the requirements of By-law 1-88, the Block 39 Plan, the comments from City Departments and external public agencies, site considerations and the area context. The Development Planning Department is satisfied that the proposed rezoning of the subject lands from A Agricultural Zone to RD3 Residential Detached Zone Three, OS1 Open Space Conservation Zone, and OS4 Open Space Woodlot Zone to facilitate the severance of the property into four residential lots, provides for the protection of the existing natural features on the property, and would facilitate development that is compatible with the surrounding lands. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

#### Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning and Severance Plan
4. Block Plan - Block 39

#### Report prepared by:

Morgan Jones, Planner 1, ext. 8216  
Carmela Marrelli, Senior Planner, ext 8791  
Mauro Peverini, Manager of Development Planning, 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.)

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 10, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

10

**ZONING BY-LAW AMENDMENT FILE Z.09.020  
ROYBRIDGE HOLDINGS LIMITED  
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 19, 2009:

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.020 (Roybridge Holdings Limited) BE APPROVED, and that the implementing zoning by-law amendment include the following:
  - a) permit one (1) additional eating establishment or a bakery use with a maximum gross floor area of 495m<sup>2</sup> within the existing multi-unit building (Building "A"), as shown on Attachment #3; and,
  - b) the following site-specific definition for a "bakery":

"A BAKERY shall mean:

A building or a part of a building or place having not more than 24 seats, where the baking of bakery products is permitted on the premises and where food and drink is permitted on the premises and where food and drink are prepared and offered for sale on a cafeteria-style, buffet or self serve basis for consumption within or outside of such building or place, and where customers do not eat at the same table or counter at which the food is ordered and/or obtained. Such establishment may include a take-out and a catering facility as accessory uses thereto."

**Contribution to Sustainability**

N/A

**Economic Impact**

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

**Communications Plan**

On August 14, 2009, a Notice of Public Meeting [Committee of the Whole (Public Hearing)] was circulated to all property owners within 150m of the subject lands, and to the West Woodbridge Homeowners Association. To date, no comments have been received by the Development Planning Department.

The recommendation of the Committee of the Whole to receive the Public Hearing report of September 8, 2009, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on September 21, 2009.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009

Item 10, CW Report No. 45 – Page 2

#### Purpose

To amend the City's Zoning By-law 1-88, specifically the EM3 Retail Warehouse Employment Area Zone provisions in site-specific Exception 9(1134), to permit one (1) additional eating establishment or a bakery use with a maximum gross floor area of 495m<sup>2</sup> within the existing multi-unit building (Building "A") as shown on Attachment #3. By-law 1-88 currently permits a 306m<sup>2</sup> stand-alone eating establishment (Tim Horton's – Building "B"), and an 861m<sup>2</sup> eating establishment within Units 12 and 13 of the multi-unit building on the property.

#### Background - Analysis and Options

##### Location

The subject lands shown on Attachments #1 and #2 are located at the northwest corner of Regional Road 27 and Zenway Boulevard, municipally known as 8800 Regional Road 27, in Part of Lot 7, Concession 9, City of Vaughan.

##### Official Plan

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Growth and Management Plan), which encourages locational opportunities for uses that require high visual exposure, good accessibility and an attractive working environment. The "Prestige Area" designation permits a wide range of industrial, office, business and civic uses. The proposed eating establishment and bakery uses would conform to the policies of the Official Plan.

##### Zoning

The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to Exception 9(1134), which permits a stand-alone eating establishment (Tim Horton's) with a maximum gross floor area of 306m<sup>2</sup>, and an eating establishment within Units 12 and 13 of the multi-unit building with a maximum gross floor area of 861m<sup>2</sup>. The proposal for one (1) additional eating establishment or bakery use to a maximum of 495m<sup>2</sup> is not permitted by Exception 9(1134), and therefore, an amendment to By-law 1-88 is required.

The existing multi-unit building is currently developed with the following uses:

Unit #1: PBC (club and health centre)

Unit #2: Mandara (health and beauty spa)

Unit #3: Kumon (learning centre)

Units #4 - #11: Vacant

Units #12 & #13: Sapore Ristorante (eating establishment)

##### Parking

The required parking under By-law 1-88 for the existing eating establishment in Units 12 and 13 was previously calculated at 1 space/4 persons in the designed maximum capacity of the combined units being 270 persons. The required parking for the stand-alone Tim Horton's was calculated at a rate of 16 spaces/100m GFA. The parking for the proposed eating establishment has been calculated at a similar rate to the stand-alone Tim Horton's, in accordance with the Zoning By-law to determine an overall parking calculation as follows:

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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

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4,064.5m <sup>2</sup> (existing employment uses) @ 2 spaces/100m <sup>2</sup>	= 82 spaces
Units 12 & 13 (eating establishment): 270 persons @ 1 space/4 persons	= 68 spaces
306m <sup>2</sup> (Tim Horton's) @ 16 spaces/100m <sup>2</sup>	= 49 spaces
<u>Proposed Eating Establishment/Bakery: 495m<sup>2</sup> @ 16 spaces/100m<sup>2</sup></u>	<u>= 80 spaces</u>
Total Required	= 279 spaces
Total Provided	= 194 spaces

Based on the above calculations, according to zoning by-law standards, the subject proposal would yield a deficiency of 85 spaces (30.5%).

The property is subject to previous Zoning By-law Amendment Applications to permit an 861m<sup>2</sup> eating establishment within Units 12 and 13 (File Z.05.056), and the stand alone eating establishment (Tim Horton's) that was previously approved under File Z.04.025. The previous application (File Z.05.056) was supported with a parking justification study that concluded the existing 194 parking spaces can accommodate the additional eating establishment.

A parking justification report prepared by iTrans Consulting has been submitted in support of the current application. iTrans recognizes that 8 out of the 13 units on site are currently unoccupied, which could affect the parking demand. To account for this, the consultant established an average peak parking demand based on the units that were currently occupied, and then applied that average to a scenario where all of the units were completely occupied. The report found that based on the existing peak parking demand that the site including the proposed additional eating establishment or bakery use would require 181 parking spaces to support the overall development, whereas 194 spaces exist on the site. The Vaughan Engineering Department has reviewed the report and concurs with the conclusions.

Planning Considerations

The site is located at a signalized intersection leading into a large employment area known as the Vaughan West Corporate Business Park. Employment uses are located to the west, south and east of the property. The proposed additional eating establishment or bakery use on the subject lands would support the businesses and employees in the surrounding employment area. As noted above, the additional parking required for the proposed eating establishment or bakery use can be accommodated on the site. The proposed eating establishment or bakery is compatible with the existing uses on the site and in the surrounding area.

A "bakery" is not a defined use in By-law 1-88, and therefore, a site-specific definition is required to implement the proposed use on the subject lands. It is recommended that the following definition for a bakery use be applicable to the subject lands:

“A BAKERY shall mean:

A building or a part of a building or place having not more than 24 seats, where the baking of bakery products is permitted on the premises and where food and drink is permitted on the premises and where food and drink are prepared and offered for sale on a cafeteria-style, buffet or self serve basis for consumption within or outside of such building or place, and where customers do not eat at the same table or counter at which the food is ordered and/or obtained. Such establishments may include a take-out and a catering facility as accessory uses thereto.”

The Owner has indicated that the proposed eating establishment or bakery will likely occupy Unit 11, however, they would like the flexibility to locate the use anywhere within the multi-unit building. The Development Planning Department has no objection to the proposal, and if approved, the implementing zoning by-law would include permission for one (1) additional eating establishment or bakery use having a maximum gross floor area of 495m<sup>2</sup> within the existing multi-unit building, and the above-noted definition for a “bakery”.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 10, CW Report No. 45 – Page 4

**Relationship to Vaughan Vision 2020/Strategic Plan**

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 Zoning By-law Amendment Application has been reviewed in accordance with the policies of OPA #450 (Employment Area Growth and Management Plan), the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Development Planning Department is satisfied that the proposal to permit one (1) additional eating establishment or bakery use with a maximum gross floor area of 495m<sup>2</sup> within the existing multi-unit building (Building “A”) on the subject lands, is appropriate and compatible with the existing uses on the site and in the surrounding area. In addition, a parking study was prepared in support of the application, which was reviewed and approved by the Vaughan Engineering Department. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan

**Report prepared by:**

Ryan Mino, Planner, ext. 8213  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, 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.)

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 11, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

11 **ZONING BY-LAW AMENDMENT FILE Z.09.015  
DUFFERIN SOUTH DEVELOPMENTS LIMITED  
WARD 2**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 19, 2009:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.015 (Dufferin South Developments Limited) BE APPROVED, to amend By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone in order to facilitate consistent zoning and development standards with other lands owned by the applicant in the adjacent approved industrial Plan of Subdivision (File 19T-04V06) shown on Attachment #3.

**Contribution to Sustainability**

N/A

**Economic Impact**

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

**Communications Plan**

On May 29, 2009, a Notice of Meeting [Committee of the Whole (Public Hearing)] was circulated to all property owners within 150m of the subject lands, and to the West Woodbridge Homeowners Association. To date, no comments have been received by the Development Planning Department.

The recommendation of the Committee of the Whole to receive the Public Hearing report of June 23, 2009, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on June 30, 2009.

**Purpose**

To amend the City's Zoning By-law 1-88 to rezone the subject lands shown on Attachments #1 and #2 from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone in the manner shown on Attachment #3, in order to facilitate consistent zoning and development standards with other lands owned by the applicant in the adjacent industrial Plan of Subdivision (19T-04V06) that was approved by Vaughan Council on June 25, 2007.

**Background - Analysis and Options**

Location

The subject lands shown on Attachments #1 and #2 are located on the east side of Regional Road 50, north of Highway 407, and municipally known as 7305 Regional Road 50, in the Huntington Business Park Block Plan, in Part of Lot 3, Concession 9, City of Vaughan.



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### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009

Item 11, CW Report No. 45 – Page 2

#### Official Plan

The subject lands are designated “Prestige Area” by OPA #450 (Employment Area Growth and Management Plan), as amended by OPA #526, which encourages locational opportunities for uses that require high visual exposure, good accessibility and an attractive working environment. The “Prestige Area” designation permits a wide range of industrial, office, business and civic uses and is implemented through the EM1 Prestige Employment Area Zone category in Zoning By-law 1-88. The proposal to rezone the subject lands to EM1 Prestige Employment Area Zone conforms to the policies of the Official Plan.

The subject lands were removed from the Parkway Belt West Plan (PBWP) on October 23, 1997 by Amendment #129.

#### Zoning

The subject lands are currently zoned PB2 Parkway Belt Complementary Use Zone by By-law 1-88. The subject Zoning By-law Amendment Application is required to bring the lands into conformity with the Official Plan and the zoning for the adjacent approved Plan of Subdivision 19T-04V06 to be used for future employment uses. The subject lands also provide additional frontage and access onto Regional Road 50 for future employment uses for the adjacent approved Plan of Subdivision.

#### Planning Considerations

The application to rezone the subject lands from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone as shown on Attachment #3, conforms with the Official Plan, and is consistent and compatible with the existing zoning for the abutting lands (Block 2) owned by the Applicant in approved Plan of Subdivision 19T-04V06. The proposed rezoning would also result in the land being zoned in a manner consistent with the Huntington Business Park Plan.

For these reasons, the Development Planning Department has no objections to the proposed rezoning, which will consolidate the subject lands within the approved adjacent Plan of Subdivision to the east and facilitate a comprehensive approach to the future development of the approved employment/industrial subdivision.

#### Archaeological

The Vaughan Cultural Services Division has reviewed the Archaeological Assessment Report, prepared by D.R. Poulton and Associates Inc., dated May 2009, and submitted in support of the subject application, and have found no archaeological concerns on the property. The Cultural Services Division will reserve final approval and clearance until such time that the Ministry of Culture has reviewed the recommendation in the assessment. Development or construction on the property may not proceed until the Cultural Services Division has provided final clearance of the Archaeological Assessment.

#### Relationship to Vaughan Vision 2020/Strategic Plan

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

#### Regional Implications

There were no concerns or objections raised by either the Regional Municipality of York or the Regional Municipality of Peel.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 11, CW Report No. 45 – Page 3

**Conclusion**

The Zoning By-law Amendment application has been reviewed in accordance with the policies of OPA #450 (Employment Area Growth and Management Plan), the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Development Planning Department is satisfied that the proposal to rezone the subject lands as shown on Attachment #3 from PB2 Parkway Belt Complementary Use Zone to EM1 Prestige Employment Area Zone in order to facilitate consistent zoning and development standards with the adjacent approved industrial Plan of Subdivision 19T-04V06, is appropriate and compatible with the approved and anticipated employment development in the surrounding area. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

**Attachments**

1. Context Location Map
2. Location Map
3. Adjacent Approved Plan of Subdivision (File 19T-04V06)

**Report prepared by:**

Ryan Mino, Planner, ext. 8213  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, 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.)



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009

#### Item 12, CW Report No. 45 – Page 2

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.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, 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. 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 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 Sugarbush Developments, Phase 2 Plan of Subdivision 65M-3751 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3751 be assumed and the municipal services letter of credit be released.

#### **Attachments**

1. Location Map

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

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461  
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073  
Engineering

VR/vp

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



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009

#### Item 13, CW Report No. 45 – Page 2

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.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, 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. 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 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 Maple Heights Shopping Centre Plan of Subdivision 65M-3858 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3858 be assumed and the municipal services letter of credit be released.

#### **Attachments**

1. Location Map

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

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461  
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

VR/vp

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 14, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

14

**ASSUMPTION – ARTIBUS, PHASE 2  
19T-97V15 / 65M-3773  
WARD 3**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated October 19, 2009:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3773 subject to Artibus Development Corporation executing an agreement with the City with respect to the maintenance of the existing noise barrier (berm and noise fence) located on lands owned by Artibus Development Corporation immediately north of Lots 120 to 131 in the Plan;
2. That the municipal services letter of credit be reduced to \$50,000 and held until the maintenance of the existing noise barrier is no longer required; and
3. That the Mayor and Clerk be authorized to execute the maintenance agreement with Artibus Development Corporation.

**Contribution to Sustainability**

The municipal services recommended for assumption in this report have been designed and constructed in accordance with City standards which include consideration for sustainability.

**Economic Impact**

Upon assumption of this development, approximately 1.2 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**

The pertinent City departments will be notified of the assumption of this subdivision.

**Purpose**

This report pertains to the assumption of the municipal services in Plan of Subdivision 65M-3773 by the City.

**Background - Analysis and Options**

The Artibus, Phase 2, Plan of Subdivision 65M-3773 is a 131 lot residential development located on the west side of Weston Road, south of Major Mackenzie in Block 39 as shown on Attachment No.1.

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

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The Subdivision Agreement with Artibus Development Corporation was executed on July 16, 2004, and the Plan of Subdivision was subsequently registered on September 13, 2004. The construction of the roads and municipal services in Plan 65M-3773 was completed in June 2007.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. 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.

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.

The Commissioner of Engineering and Public Works has received clearance from all pertinent City Departments including Development/Transportation Engineering, Development Planning, 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.

As a component of the Artibus Phase 2 development, the Developer constructed a noise barrier (berm and noise fence) on lands adjacent to the Plan to attenuate the environmental noise originating from the existing Ministry of Transportation maintenance yard within the rear yard amenity areas on Lots 120 to 131 as shown on Attachment No.1. The noise barrier is located on lands that are external to the Plan which are owned by the Developer. This noise barrier must remain in place until the impact of environmental noise on these lots is no longer a concern. Since the Artibus Phase 2 Subdivision Agreement does not address the long term maintenance of this noise barrier after assumption, it is recommended that the Developer enter into a separate maintenance agreement with the City prior to the assumption of the Phase 2 Plan. In addition, the existing municipal services letter of credit be reduced to \$50,000 and held as security for the maintenance of the noise barrier.

#### **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. 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 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 Artibus Phase 2 Plan of Subdivision 65M-3773 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3773 be assumed subject to the Developer executing an agreement with the City with respect to the maintenance of the existing berm and noise fence located immediately north of Lots 120 to 131 in the Plan, and that the municipal services letter of credit be reduced to \$50,000.



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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 14, CW Report No. 45 – Page 3

**Attachments**

1. Location Map

**Report prepared by:**

Vick Renold, C.E.T. – Senior Engineering Assistant, ext. 8461  
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073  
VR/vp

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 15, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

**15**

**AWARD OF TENDER T09-169**  
**SUPPLY AND DELIVERY OF VARIOUS PICKUP TRUCKS AND VANS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated October 19, 2009:**

**Recommendation**

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

1. That Part A of Tender T09-169 for the supply and delivery of one (1) 4X4 midsize pickup truck with 4 doors, is awarded to Performance Chrysler Dodge for a total price of \$27,152.77; and,
2. That Part B of Tender T09-169 for the supply and delivery of one (1) 4x4 compact size pickup truck with 4 doors is awarded to Addison On Dundas for a total price of \$31,894.25; and,
3. That Part C of Tender T09-169 for the supply and delivery of two (2) 4x2 midsize pickup trucks with extended cab is awarded to Performance Chrysler Dodge for a total price of \$39,735.32; and,
4. That Part D of Tender T09-169 for the supply and delivery of three (3) 4x4 compact size pickup trucks with extended cab is awarded to Summit Auto Group for a total price of \$73,759.62; and,
5. That Part E of Tender T09-169 for the supply and delivery of five (5) 4x2, ¾ ton heavy duty pickup trucks with regular cab and trailer package is awarded to Summit Auto Group for a total price of \$126,616.50; and,
6. That Part F of Tender T09-169 for the supply and delivery of five (5) 4x2, ¾ ton heavy duty pickup trucks with crew cab with trailer package is awarded to Summit Auto Group for a total price of \$154,787.25; and,
7. That Part G of Tender T09-169 for the supply and delivery of two (2) 4x4, ¾ ton heavy duty pickup trucks with regular cab, snow plows and trailer package is awarded to Summit Auto Group for a total price of \$70,093.90; and,
8. That Part H of Tender T09-169 for the supply and delivery of one (1) mini van with stow and go seats is awarded to Performance Chrysler Dodge for a total price of \$24,454.33; and,
9. That Part I of Tender T09-169 for the supply and delivery of one (1) heavy duty cargo van with tilt steering is awarded to Addison On Dundas for a total price of \$23,232.80; and,
10. That Part J of Tender T09-169 for the supply and delivery of four (4) heavy duty cargo vans is awarded to Addison On Dundas for a total price of \$90,811.32; and,
11. That the Mayor and the City Clerk be authorized to sign the necessary documents.

**Contribution to Sustainability**

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 1, Objective 1.2:

.../2

CITY OF VAUGHAN

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- To promote reduction of greenhouse gas emissions in the City of Vaughan.

**Economic Impact**

Projects FL-5113-09, FL-5108-09, FL-5109-09, FL-5118-09, FL-5110-09, FL-5117-09, FL-5111-09, FL-5114-09, FL-5112-09, FL-5112-09 were approved in the 2009 Capital Budget and funded from the Vehicle and Equipment Reserve Fund, City Wide Development Charges and Taxation.

**Communications Plan**

N/A.

**Purpose**

To award Tender T09-169 for the Supply and Delivery of various pickup trucks and vans.

**Background – Analysis and Options**

Council approved funds for the above projects, to purchase various pickup trucks and vans as part of the ongoing equipment program, and is funded from the Vehicle and Equipment Reserve Fund, City Wide Development Charges and Taxation.

This tender was advertised in the Bidding, the Ontario Public Buyers Association (OPBA) and the City of Vaughan website. Tenders were closed and publicly opened on Wednesday, September 2, 2009 at 3:30 p.m. Seven (7) bid documents were received.

The result of the bids including G.S.T and P.S.T are as follows:

**Supplier**

**Bid**

Part A

1. <b>Performance Chrysler Dodge</b>	<b>\$27,152.77</b>
2. Summit Auto Group	\$27,740.37
3. Eastway Chrysler Dodge Jeep	\$27,559.57
4. Maclver Dodge Jeep	\$27,825.39

Part B

1. <b>Addison On Dundas</b>	<b>\$31,894.25</b>
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Part C

1. <b>Performance Chrysler Dodge</b>	<b>\$39,735.32</b>
2. Eastway Chrysler Dodge Jeep	\$40,451.74
3. Maclver Dodge Jeep	\$40,775.80
4. Summit Auto Group	\$40,910.52

Part D

1. <b>Summit Auto Group</b>	<b>\$73,759.62</b>
2. Roy Foss Chev	\$79,485.33
3. Donway Ford	\$74,244.39
4. Addison On Dundas	\$79,814.16

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Part E

1. <b>Summit Auto Group</b>	<b>\$126,616.50</b>
2. Donway Ford	\$128,492.30
3. Maclver Dodge Jeep	\$128,889.16
4. Eastway Chrysler Dodge Jeep	\$128,978.20

Part F

1. <b>Summit Auto Group</b>	<b>\$151,787.25</b>
2. Performance Chrysler Dodge	\$154,691.35
3. Donway Ford	\$155,510.60
4. Maclver Dodge Jeep	\$157,512.06
5. Eastway Chrysler Dodge Jeep	\$157,601.10

Part G

1. <b>Summit Auto Group</b>	<b>\$70,093.90</b>
2. Donway Ford	\$72,986.70
3. Performance Chrysler Dodge	\$73,391.24
4. Eastway Chrysler Dodge Jeep	\$75,115.62
5. Maclver Dodge Jeep	\$78,587.52

Part H

1. <b>Performance Chrysler Dodge</b>	<b>\$24,454.33</b>
2. Eastway Chrysler Dodge Jeep	\$24,527.78
3. Summit Auto Group	\$24,708.58
4. Maclver Dodge Jeep	\$25,562.17

Part I

1. <b>Addison On Dundas</b>	<b>\$23,232.80</b>
2. Summit Auto Group	\$25,543.65
3. Roy Foss Chev	\$26,336.91
4. Donway Ford	\$26,393.41

Part J

1. <b>Addison On Dundas</b>	<b>\$ 90,811.32</b>
2. Summit Auto Group	\$102,174.60
3. Roy Foss Chev	\$103,227.76
4. Donway Ford	\$105,799.64

**Relationship to Vaughan Vision 2020**

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

- **STRATEGIC GOALS:**  
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 and approved.

**Regional Implications**

N/A

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**Conclusion**

Staff have reviewed the submissions and based on the tender results, and the ability of the manufacturers to supply the required vehicles, it is recommended that the tender be awarded to the suppliers mentioned in the Recommendation in this report.

There are sufficient funds available in the approved capital budget to complete the projects.

**Attachments**

None

**Report Prepared by:**

Alvin Boyce, Fleet Manager, ext. 6141

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 16, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

**16                      PILOT PROJECT FOR CITY DESIGNATED TOBOGGAN HILLS**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Ferri and Councillor Yeung Racco, Co-Chairs of the Recreational Sports Injury Prevention Advisory Committee, dated October 19, 2009:**

**Recommendation**

Regional Councillor Mario Ferri and Councillor Sandra Yeung Racco, Co-Chairs of the Recreational Sports Injury Prevention Advisory Committee recommends:

1. That Council approve the pilot project for the City designated toboggan hill at Uplands Golf and Ski Club;
2. That staff report back with an evaluation of the pilot project following the winter season in Spring of 2010; and
3. That Corporate Communications do a media release upon Council approval of this pilot project.

**Contribution to Sustainability**

N/A

**Economic Impact**

There will be costs associated with the installation of signage at the City designated safe hills and the general advertising costs to promote the program. An estimated cost can be accommodated in the Parks Operation Budget to pay for signage and promotional information for the program.

**Communications Plan**

The program will be promoted on the City's website and through signage at the City designated toboggan hill. Corporate Communications will do a media release to promote the pilot project initiative.

**Purpose**

The purpose of this report is to seek Council approval of the pilot project for a City designated toboggan hill at Uplands Golf and Ski Club through a policy that will enforce safe practices and injury prevention measures, in particular through the use of mandatory helmet use, as developed by the Recreational Sports Injury Prevention Advisory Committee.

**Background - Analysis and Options**

The Recreational Sports Safety Task Force (RSSTF) was created in March, 2007 by Ward 4 Councillor Sandra Yeung Racco and Regional Councillor Mario Ferri. Its mandate is to develop and execute an education program aimed at safety and injury prevention in recreational sports and activities such as tobogganing, skateboarding, skiing, snowboarding, etc. The committee is comprised of a coalition of concerned residents, York

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### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009

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Region Public Health, the York Region District School Board, the York Catholic District School Board, York Region Police, City of Vaughan Fire and Rescue, Safe Kids Canada and health professionals, including Dr. Charles Tator, a Neurosurgeon at Toronto Western Hospital and Founder of ThinkFirst Canada. Please see Attachment #2 for a complete member list of the Recreational Sport Safety Task Force. The RSSTF also has the support of the City of Vaughan's Safe City Committee.

A public awareness campaign launched in the City of Vaughan in January 2009 called *Helmetts Save Lives* aims at reducing unsafe sports practices. The program's principle premise is that our children are our future and while we can't protect them from everything, we can take steps to protect them from preventable accidents. This initiative also reflects the City's corporate objective of enhancing and ensuring community safety, health and wellness. In 2009, the Recreational Sports Safety Task Force sent a pamphlet promoting recreational sport safety to every household and school in Vaughan. A website has also been developed at <http://www.helmetssavelives.org/> promoting helmet use. Sponsorship for the program was recently provided by Wal-Mart and SmartCentres.

In Canada, an estimated 2,000 children a year suffer head injuries in tobogganing accidents alone. Research shows that tobogganing has been ranked fourth in Ontario as a high-risk sport, behind diving, snowmobiling, and parachuting; it outranks hockey, skiing and bicycling. Head, spinal, abdominal and facial injuries were the major types of injuries that occurred.

In researching injuries and fatalities from recreational sports, the task force has been engaged with:

- ThinkFirst Canada: founded by Dr. Tator. This organization offers a comprehensive elementary school-based program for students focused on preventing injuries; and
- Safe Kids Canada: Focused on municipal issues in child injury prevention. This is a public policy body and advocates helmet safety. Safe Kids Canada recommends helmet use for such activities as skateboarding, as well as skating, tobogganing, skiing and snowboarding.

#### Recreational Sports Injury Prevention Advisory Committee

On June 15, 2009 Council approved the establishment of the Recreational Sports Injury Prevention Advisory Committee, made of up members from the RSSTF and City staff. The Advisory Committee was mandated with the goal of ensuring that citizens enjoying outdoor recreational sports at City parks, recreational spaces and facilities can do so in safe conditions. The Advisory Committee has met on several occasions throughout the summer and fall to put into effect this mandate and to create a pilot project for the launch of the City's first designated toboggan hill.

The Advisory Committee has been working on identifying safe tobogganing/snowboarding hills that are located at a safe distance from dangerous areas such as roads, rocks, rivers, lakes and parking lots; free of obstacles such as trees, rocks, fences, benches, metal poles; have a sufficiently long, clean run-out at the bottom of the hill, free of obstacles; and have dedicated areas for climbing up the hill. The Advisory Committee has also been developing standards and procedures for signage, inspection and maintenance for outdoor recreational spaces identified as a City designated toboggan hill.

The Advisory Committee has identified a specific hill at Uplands Golf and Ski Club which meets all criteria of a City designated toboggan hill. The Advisory Committee is ready to launch this hill as the City's first designated toboggan hill, in that it will be subject to the Toboggan Hill

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Maintenance Policy for City Designated Hills (Attachment 1) and appropriate signage (Attachment 2). Following the launch of this pilot project, staff will maintain records and inspection reports of the site in order to bring back an evaluation report of the project. The evaluation report will be used for consideration as the Advisory Committee moves forward with its mandate.

Ongoing inspections of City's designated toboggan hill site will be conducted by Parks Department staff to ensure the site meets safety standards. Ongoing monitoring of the site to ensure they are being used according to Safe Use Practices will be implemented through patrol by our Public Works Roads staff, Bylaw Enforcement Staff and Volunteers such as the City's Parks Ambassadors.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

- STRATEGIC GOAL:  
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:  
Enhance and Ensure Community Safety, Health & Wellness.

This report is consistent with the priorities previously set by Council, however, necessary resources to implement this program have not have been allocated and approved.

#### **Regional Implications**

N/A

#### **Conclusion**

The Recreational Sports Injury Prevention Advisory Committee was developed to ensure that citizens enjoying outdoor recreational sports at City parks, recreational spaces and facilities can do so in safe conditions. The Advisory Committee is now seeking approval to launch a pilot project on one City designated toboggan hill. The pilot project will incorporate a maintenance policy, appropriate signage, inspection, maintenance and monitoring of the City designated toboggan hill at Uplands Golf and Ski Club.

#### **Attachments**

1. Draft Toboggan Hill Maintenance Policy for City Designated Toboggan Hills
2. Draft Signage for City Designated Toboggan Hills
3. Draft Toboggan Hill Inspection Form
4. Committee List, Recreational Sports Injury Prevention Advisory Committee

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

Regional Councillor Mario Ferri  
Co-Chair, Prevention Advisory Committee Recreational Sports Injury

Councillor Sandra Yeung Racco  
Co-Chair, Recreational Sports Injury Prevention Advisory Committee

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



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**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 17, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

**17 PROPOSED DEVELOPMENT OF AN ARTIFICIAL TURF FIELD AT CONCORD/THORNHILL REGIONAL PARK**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Councillor Yeung Racco, dated October 19, 2009:**

**Recommendation**

Councillor Sandra Yeung Racco recommends:

1. That the letter dated July 27, 2009, received from Glen Shield Soccer outlining a potential Public-Private partnership agreement between the Glen Shields Soccer Club Inc. and the City of Vaughan for developing an artificial turf field at Concord Thornhill Regional Park be forwarded to staff for review, analysis and a determination on how the conversion to artificial turf could be accommodated within the established sports field rehabilitation program; and,
2. That Community Services staff meet with representatives from Glen Shields Soccer Club Inc. to discuss their proposal, seeking clarification and requesting any additional information required to analyze the proposal for the development of an artificial turf field at Concord Thornhill Regional Park.

**Contribution to Sustainability**

The maintenance required on an artificial turf field is minimal and consists of grooming the field twice per year. No rest period for an artificial turf field is required and downtime to perform maintenance is virtually eliminated. In addition, field usage is maximized, thereby increasing rental usages and revenues.

**Economic Impact**

The capital cost for an artificial field is approximately \$1, 280,000. The Glen Shields Soccer Club Inc. is willing to contribute \$120,000. In addition, the conversation would be considered at the time of field rehabilitation to reduce the capital costs. Annual operating costs is approximately \$7,000.

**Communications Plan**

As a potential funding partner, the Glen Shields Soccer Club Inc. will be informed of Council's decision regarding the development of an artificial turf field at Concord Thornhill Regional Park.

**Purpose**

The purpose of this report is to seek Council direction to have staff review the proposed Public Private Partnership for development of an artificial turf field at Concord Thornhill Regional Park.

**Background - Analysis and Options**

Soccer is currently the number one organized sport in Ontario with respect to participation numbers. This growth indicates a very promising future for Vaughan's youth soccer organizations; however, in order to meet the growing demands, new fields must be constructed or field usage times must be expanded.

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The Glen Shields Soccer Club Inc. primarily serves the Thornhill/Concord community, which was identified in the City's *Active Together* Master Plan, as one of the most underserved communities in Vaughan, in terms of access to indoor and outdoor sports fields. Currently, only 6 fields in Concord/Thornhill can accommodate senior/competitive soccer, and there are no indoor or outdoor artificial turf fields in Thornhill/Concord.

The Glen Shields Soccer Club Inc. is the only major soccer club in the City of Vaughan that does not have access to an artificial turf field. Additionally, the population of the Thornhill/Concord community is expected to grow by 51,900 people over the next 20 years. Given the City's existing shortage of soccer fields, its population growth forecasts and the expanding interest in soccer, there is a need for additional artificial turf field to serve the residents of the Thornhill/Concord community.

*Active Together* suggests that due to land shortages, more fields should be artificial turf, as artificial turf provides extended seasonal play, requires less maintenance and field rest, generates increased revenues and provides a consistent playing surface.

As detailed in *Vaughan Ventures: A Guide to Partnering in Vaughan*, the intent of partnering is to provide municipal services or infrastructure in ways that encourage creativity and innovation, free up capital or operating resources, and encourage economic development. The Glen Shields Soccer Club Inc. has the resources to make a minimum financial contribution of \$120,000 towards the development of the artificial turf field. Under this partnership proposal, the City would continue to be the owner of all lands and the artificial turf field at Concord Thornhill Regional Park. The conversion of the grass field to artificial turf will result in long-term operating cost savings for the City, as well as an increased annual field rental revenue.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

- A-1 Pursue excellence in the delivery of core services
- A-2 Promote community safety, health and wellness
- D-1 Enhance productivity and cost effectiveness

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

#### **Regional Implications**

Not Applicable

#### **Conclusion**

The Glen Shields Soccer Club Inc. is operating at maximum capacity due to a shortage of soccer fields in the Thornhill/Concord area. The development of an artificial turf field at Concord Thornhill Regional Park will offset the immediate needs of the Glen Shields Soccer Club Inc. and help them to deal with the growth in the Thornhill/Concord area. Furthermore, the development of an artificial turf field at Concord Thornhill Regional Park will meet the needs of the community, as identified in the *Active Together* Master Plan.

#### **Attachments**

1. Letter of partnership proposal from Glen Shields Soccer Club Inc.

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

Councillor Sandra Yeung Racco

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 18, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

**18**

**CONTRACT AWARD - RFP09-312  
PROFESSIONAL SERVICES FOR THE CITY OF VAUGHAN  
ELECTRONIC DOCUMENT MANAGEMENT SYSTEM (EDMS)  
REQUIREMENT DEFINITION**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk and the Commissioner of Legal and Administrative Services, dated October 19, 2009:**

**Recommendation**

The City Clerk and the Commissioner of Legal and Administrative Services in consultation with the Director of Purchasing Services, the Director of Reserves & Investments and the Chief Information Officer, recommend:

1. That the contract for RFP09-312 for Professional Services for the City of Vaughan Electronic Document Management System (EDMS) Requirement Definition be awarded to the firm CGI Information System and Management Consultants Inc. in the amount of \$174,915.00, excluding GST.
2. That the Mayor and City Clerk be authorized to sign the contract and necessary documents.

**Contribution to Sustainability**

The implementation of an Electronic Document Management System will provide dramatic increases in efficiencies relating to the processing and sharing of information, minimize the cost of electronic storage and archiving, reduce the production of hard copies of documents, and support the proper retention of both electronic and paper documents. The Requirements Definition stage of the project will ensure that the needs of all City departments are addressed as the project moves forward, will minimize implementation costs, and provide for a planned and affordable rollout of the system, training, and the resulting operational improvements.

**Economic Impact**

The total cost for this phase of the project is \$174,915.00 without GST and falls within approved budget limits. The results of the Requirements Definition phase will inform the budgeting process for all future phases of this project.

Implementation of an enterprise EDMS will provide offsetting hard and soft costs, as yet unascertained, but to be included in the deliverables of the Requirements Definition phase. The Requirements Definition phase will also yield analytical information which can be leveraged in other business improvement projects.

**Communications Plan**

The Request for Proposal (RFP09-312) was released on August 10, 2009 and advertised on the Electronic Tendering Network (ETN - Bidingo.com), the City Web page and the Ontario Public Buyer's Association website, with a closing date of August 27, 2009.

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#### **Purpose**

The purpose of this report is to obtain Council approval to award the contract for RFP09-312, Capital Project 1053-1-01, for the City of Vaughan Electronic Document Management System (EDMS) Requirement Definition.

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

##### Project Scope

The City of Vaughan is undertaking an exercise to determine the requirements of the City of Vaughan for the purpose of preparing a business case and an RFP for the acquisition and implementation of an enterprise EDMS system. The Requirement Definition phase of the project will review the needs of the City's departments and determine the impact that the system will have on day to day business processes. This exercise will also review industry best practices to ensure that the recommended requirements will provide a scalable electronic information repository that is secure and sustainable as it relates to ongoing maintenance and operations, with due emphasis on the implications for the City's information technology management systems.

The EDMS project will be managed through a cross-departmental Steering Committee jointly chaired by the City Clerk and the Chief Information Officer. The Requirements Definitions deliverables will be reported to Council in 2010, with a view to issuing a Request for Proposals to EDMS vendors and contract award late in 2010 or early in 2011. Full roll-out of an enterprise EDMS system will occur in phases over a course of several years and within related corporate priorities and budgetary demands and constraints.

##### Procurement Process

The Request for Proposal (RFP09-312) was released on August 10, 2009 and advertised on the Electronic Tendering Network (ETN - Bidingo.com), the City Web page and the Ontario Public Buyer's Association website, with a closing date of August 27, 2009.

Thirty (30) Consulting Firms picked up RFP documents. Two addenda were subsequently issued to provide technical clarification to the proponents. Following seven proponents submitted proposals:-

- eVisory Consulting, Richmond, Virginia
- CGI Information Systems and Management Consultants Inc., Markham, Ontario
- Stratium Consulting Group Inc., Mississauga, Ontario
- imerge Consulting Inc., Mississauga, Ontario
- Iron Mountain Canada Corporation, Concord, Ontario
- RBRO Solutions Inc., Pickering, Ontario
- Optimus Consulting Group, Toronto, Ontario

The evaluation committee consisted of City Clerk's Records Management and ITM staff, with the Purchasing Services Department facilitating and monitoring the evaluation process. The proposal submissions were evaluated against the following criteria provided in the RFP document.

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	SCORE
# of years in operation	5
Municipal government experience with EDMS	10
Consultant(s) assigned to be onsite have Business analyst and Systems analyst experience	10
Consultant(s) assigned to be onsite have a (Certified Records Manager) CRM designation	5
Consultant(s) assigned to be onsite have a CA (Certified Archivist) designation	5
Availability of vendor to meet the City's proposed timelines	10
Pricing	15
Ability to meet requirements	30
References	10
TOTAL	100

The Evaluation Committee heard presentations from the shortlisted proponents. These interviews served as the mechanism for further evaluation of the Proposals of the short-listed proponents in greater detail in order to establish the finalist for Preferred Proponent status. The Committee determined CGI Information and Management Inc as the highest scorer throughout the evaluation process and CGI was identified as the firm best qualified to carry out the contract. The work plan endorsed by the Committee after discussions with the consultant's team will allow the City to proceed with the project in a cost-effective manner and within existing budget allocations.

**Relationship to Vaughan Vision 2020/Strategic Plan**

The proposed initiative is consistent with the following elements of Vaughan Vision 2020:

1. Service Excellence – Pursue Excellence in Service Delivery
2. Management Excellence – Enhance Productivity, Cost Effectiveness and Innovation

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**

Based on the evaluation of the proposals received, it is recommended that the contract to provide for Professional Services for the City of Vaughan Electronic Document Management System (EDMS) Requirement Definition be awarded to the firm CGI Information System and Management Consultants Inc. in the amount of \$174,915, excluding GST.

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**Attachments**

N/A

**Report prepared by:**

Jeffrey A. Abrams, City Clerk

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Item 19, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

**19 COMMENTS ON THE DRAFT YORK REGION OFFICIAL PLAN (JUNE 2009)  
FILE #9.6.34**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated October 19, 2009:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Council endorse the comments contained in this report regarding the Draft York Region Official Plan – June 2009 and that they be forwarded to the Region;
2. THAT the comments attached Appendix 1, be forwarded to Regional staff for discussion and clarification;
3. THAT once the Region has made the modifications to the Regional Official Plan, that it be circulated to municipalities for review and comment prior to final adoption; and
4. THAT reconciliation of both the City and Regional Official Plans may be required once the City's new draft Official Plan process has been completed.

**Contribution to Sustainability**

The Region's draft Official Plan integrates sustainability objectives including preservation and enhancement of the natural environment, economic vitality and healthy communities.

Major elements of the Region's draft Official plan include:

- Protection and enhancement of key natural heritage features and development of a natural heritage system;
- Innovative policies to promote water and energy efficiency and reduction in demand for services reflecting best practices such as LEED standards;
- Support of high-density, mixed land use in key development areas throughout the Region;
- Requirement for a mix and range of housing types and tenureship;
- Promotion of healthy, active lifestyles in community design;
- Identification and protection of employment lands and promotion of green clusters, tourism and knowledge based industries;
- Phasing of new community development to support the growth management strategy; and
- Policies supportive of agriculture and local food production.

**Economic Impact**

There are no immediate economic impacts resulting from the adoption of the report. Although the implementation of some of the Regional policies may have financial implications for the City, further discussion is required to understand this potential impact.

**Communications Plan**

This report will be available to the public through the City's Committee of Whole and Council public process in addition to the Region's Committee and Council public process.



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#### Purpose

The purpose of this report is to provide an update on the Draft York Region Official Plan (ROP) released June 22, 2009 and to obtain Council endorsement of the Staff comments pertaining to the Draft Regional Official Plan for submission to York Region.

#### Background - Analysis and Options

The Region's Draft Official Plan was presented by the Regional Director of Long Range and Strategic Planning to Committee of the Whole (Working Session) on September 15, 2009. It was recommended by the Committee that Section 3.5.22 contained in the York Region Official Plan draft document, dated June 2009, be amended to read as follows:

- *Section 3.5 Housing Our Residents*  
22. That local municipalities shall **consider** including "as-of-right" secondary suite policies, on a municipal-wide basis, in local official plans and zoning by-laws; and

That the following be approved:

- *Whereas there are significant environmental constraints within the shown East West Economic Corridor; and*
- *Whereas there is a significant existing residential and planned residential development within the shown East West Economic Corridor;*
- *MOVE that the Regional Municipality of York, Ministry of Transportation, Ministry of Municipal Affairs and Housing, Ministry of the Environment and Metrolinx be requested to show the GTA East West Economic Corridor north of Kirby Road from west of Concession 10 to Highway 400 in Vaughan.*

York Region's Draft Official Plan (ROP) is the result of the Region's "Planning for Tomorrow" growth management initiative that began in 2005. The Region has completed a series of reports in support of growth management. The reports include:

- Comparative Analysis of Growth Scenarios (April 2008)
- Visualizing the Look of Intensification in York Region: Preliminary Report (June 2008)
- Planning for Tomorrow – Refined York Region 2031 Forecast and Land Budget (September 2008)
- York Region 2031 Land Budget (January 2009)
- York Region 2031 Population and Employment Forecasts (January 2009)

It is anticipated that when the new Region of York Official Plan is approved, it will conform to Provincial Policy including Places to Grow – the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, Oak Ridges Moraine Conservation Plan and the Provincial Policy Statement (2005). It is intended that Regional Council will adopt the new Regional Official Plan later in the fall of 2009.

The main policy objectives contained in the Region of York Official Plan continue to focus on sustainability as the basis for planning communities and are as follows:

- **Sustainable Natural Environment**
  - Improvements and enhancement of the Regional Greenlands System;
  - Policies that require urban development and infrastructure projects to contribute to Greenlands System enhancements.

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- **Healthy Communities**
  - Provisions to include secondary suites “as-of-right”;
  - Region-wide Archaeological Resources Master Plan;
  - Require a minimum of 25% of new housing units to be “affordable”, 35% of new housing units to be located within Regional Centres and Corridors within each local municipality.
  
- **Economic Vitality**
  - Protection of Regionally designated “Strategic Employment Lands”;
  - Promotion of green clusters, tourism and knowledge-based industries;
  - Integration of retail into community design via Region-based urban design guidelines.
  
- **Agricultural and Rural Areas**
  - Agricultural and Rural designation based on updated Land Evaluation Criteria Review (LEAR);
  - Updated Regional policies/mapping ensuring conformity to Oak Ridges Moraine and Greenbelt Plans.
  
- **Building Cities and Complete Communities**
  - Local municipalities are required to prepare intensification strategies meeting/exceeding a minimum of 40% within the Region’s built-up area;
  - Requirement for local municipalities to meet (i.e. shall) Regional intensification targets as set out in the Draft Official Plan. (According to the Draft Regional Official Plan, Vaughan has a required target of 29,300 units between 2006-2031.);
  - Required sustainability criteria for new communities focusing on minimum targets reflecting best practices in green building standards;
  - Requirement for Community Energy Plans;
  - Target of 70 people and jobs/ha for New Community Areas; target of 2.5 FSI for Centres and Corridors; and, 3.5 FSI at major subway stations;
  - Other criteria requirements for water management, mobility systems, public spaces, mixed-uses and urban design;
  - Proposed Draft Official Plan growth projections for the City of Vaughan as shown below.

**City of Vaughan – Growth Forecasts – Region of York Draft Official Plan – June 2009**

**Table 1**

<b>Year</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>
<b>Population</b>	248,800	294,200	329,100	360,600	389,700	418,800
<b>Employment</b>	162,200	193,700	226,000	248,900	257,600	266,100

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- **Servicing Population / Infrastructure**

- Urban area modal split target of 30% and 50% in Regional Centres and Corridors;
- Focus on active transportation (walking, cycling and transit);
- Reduced demand for services (i.e. water use);
- Identification of 400 series highway interchanges and flyovers;
- Increased standards (Region-wide) for new development focused on efficiency of energy and water;
- Policies for Wellhead and Intake protection.

#### Discussion and Analysis

The City appreciates the opportunity to comment on a progressive and forward thinking document and applauds them for introducing innovative policies to attain sustainable development across the Region. The approach is a platform from which the City has and can continue the development of its new Official Plan and other master plans.

The *Planning Act*, requires that the City's new Official Plan conform to the Regional Official Plan (ROP) and therefore, staff's review of the draft Regional Official Plan is focused mainly on potential key issues that may have an impact on the City of Vaughan's jurisdiction, Growth Management Strategy and new Official Plan.

#### Major Comments

As part of the circulation process, a copy of the Draft Region Official Plan document was forwarded to the following departments: Policy Planning; Development Planning; Transportation / Engineering; Economic Development; Finance; and, the City Manager's Office. This report is a compendium of comments received as a result of the circulation. Transportation and Engineering Department reported separately on the Draft Regional Official Plan. Key issues are discussed below; please refer to Appendix 1 (Attachment 1) for additional policy-specific comments.

The City's Growth Management Strategy is now well underway. This process includes preparation of a new City-wide Official Plan to provide an up-to-date policy framework to guide decision-making to 2031 and address all Provincial and Regional planning requirements. In addition to the Official Plan, the process includes completion of a wide array of other studies and master plans addressing or touching on many of the issues addressed by the Region's Official Plan. These include: long term population, housing and employment forecasts; urban land requirements; development of the Vaughan Metropolitan Centre; natural environment and systems; sustainable development; economic development; cultural planning; housing affordability; commercial development; natural and built heritage and archaeology; and transportation and servicing. Most of the City's work in these areas is still in progress and the results will be made public in the coming months. To ensure consistency and compatibility between the ROP and the City's emerging policy framework, the City and Region should resolve to continue to work together to address any outstanding issues to their mutual benefit.

#### Jurisdictional Issues

The comments below pertain to policies in the Draft Regional Official Plan that appear to be more prescriptive and have the potential to infringe upon Vaughan's municipal jurisdiction. Regional policies should be respectful of local municipal jurisdiction as outlined below.

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#### **Draft ROP Policies and Comments**

Policy 2.1.4 (Page 6) requires local municipalities to “*develop local greenlands systems that identify enhancement areas and linkage opportunities and include policies, initiatives, and mapping that protect and complement the Regional Greenlands System*”.

Policy 2.2.44 (Page 18) – requires landform conservation through local site alteration by-laws. By-laws and other mechanisms for soil protection and landform conservation are also a recommendation of Vaughan’s Urban Forest Strategy. Parks and Forestry staff will collaborate with Policy Planning staff to develop the By-law or other soil protection and topography conservation measures.

Policy 3.1.3 (Page 24) - The draft ROP requires “*high-quality urban design and pedestrian-friendly communities that provide safety, comfort and mobility so that residents can walk to meet their daily needs*”. Although this is encouraged and supported, the way the policy is written would suggest that the Region has jurisdiction over urban design and has a say in what would constitute “high quality urban design”, when this is a local municipal jurisdiction.

Policy 3.5.23 (Page 30) - “*To prohibit the approval of local municipal official plan and zoning bylaw amendments that would have the effect of reducing the density of a site in areas that have been approved for medium- or high-density development.*” The draft ROP includes a policy that has the effect of prohibiting the approval of local OP’s and zoning by-laws that propose to reduce the density of a site in areas that have been approved for medium or high density development. This policy should be discouraged as over time a more appropriate different use may be identified for an area, and accordingly, each OP or zoning by-law amendment should be considered on its own merit by the local municipality.

Policy 4. 5.14 (Page 37) requires local municipalities to complete an “*economic/fiscal impact analysis for secondary plans, comprehensive plans and any other significant proposal, as determined by Council. The analysis shall be co-coordinated between the Region and local municipalities, boards and agencies and shall include but not be limited to: a) an assessment of Regional service costs; b) impacts on operating and capital budgets; and, c) the assessment of ability to financially and technically provide for required servicing infrastructure in order to allow the development to proceed on a timely basis.*”

Further discussion with the Region is required to understand the implications of this policy from a municipal perspective. Depending on the outcome of that discussion, “To ensure” may be more appropriate than “To require”.

Policy 5.1.8. (Page 41) Requires “*within each local municipality, that a phase of new community area development is substantially complete (i.e., generally 75% of building permits have been issued) before a subsequent phase may be registered, to ensure the orderly development of land*”, and; Policy 5.1.9. (Page 42) requires “*local municipalities to prepare detailed sequencing plans within each secondary plan that are supported by water, wastewater, and transportation infrastructure, and the provision of human services.*”

The City’s new Official Plan will determine and ensure the orderly development of land, but may have different requirements than this proposed policy, based on local municipal requirements and conditions.

Policy 5.2.10 (Page 44) – “*That secondary plans and zoning by-laws shall, in consultation with the Region and related agencies, incorporate parking management policies and standards that include: b. shared parking requirements, where possible, reflecting variances in parking demand between complementary uses on a time-of-day, weekday/weekend, and monthly basis; c. site*

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*design that orients the main building entrance(s) towards the street(s), and that does not permit the placement of surface parking spaces between the main building entrance and the major street...".*

The wording of the policy should be written in more general terms (i.e. the Region encourages, promotes, etc) to reflect the local nature of such detailed standards.

Policy 5.2.13 (Page 44) requires that development *shall* be designed to maximize solar gains and be constructed in a manner that facilitates future solar gains.

Although this is a positive policy, the wording should be written in more general terms (i.e. the Region encourages, promotes, etc).

Policy 5.4.6 k (Page 49) includes a policy that encourages the inclusion of public art in all significant private sector developments and that requires the dedication of 1% of the capital budget of all "major" municipal buildings to public art.

It should be up to each municipality to determine the details of their public art policy.

Policy 5.4.7. (Page 49) Requires that secondary plans and zoning by-laws *"shall, in consultation with the Region and related agencies, incorporate parking management policies and standards that include: a) reduced minimum and maximum parking requirements, b) shared parking requirements, c) site design that orients the main building entrance(s) towards the street(s), and that does not permit the placement of surface parking spaces between the main building entrance and the major street"*.

These are matters of local planning and design. The City is completing a detailed parking standards study in consultation with the Region, to guide City parking policy.

Policy 5.4.15 (Page 50/51) - *requires* local municipalities to provide community benefits (i.e. transit station improvements, social housing, pedestrian connections, Regional community health facilities, Regional emergency medical services / police stations, etc.) in Regional Centres and Corridors in local Official Plan and Zoning By-law in exchange for additional height and density.

The list of community benefits achieved through the use of Section 37 of the *Planning Act* should be determined by the local municipality in consultation with the Region.

Policy 7.1.9 (Page 78) requires that new institutional, commercial and industrial development proposals provide preferential carpool parking and bicycle storage facilities.

These details should be left to the municipality to decide rather than the Region. The wording should be written in more general terms (i.e. the Region encourages, promotes, etc).

Policy 7.4.10 (Page 95) is a policy to work with local municipalities to require existing multi-unit residential buildings to participate in three-stream waste collection.

The City is currently requiring all new development to include three-stream waste collection, however, it may be difficult to force existing multi-unit buildings to renovate their buildings to do this. This is particularly the case since the *Environmental Protection Act* currently does not require three-stream waste collection (only two-stream). The wording should be written in more general terms (i.e. the Region encourages, promotes, etc).

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#### **General Comments**

The location, of buildings, parking, design of sites should remain within the jurisdiction of the municipality as well as the contents of zoning by-laws, urban design guidelines and parking standards. The City supports the intent of the policies in principle; however these policies appear to be prescriptive. It is requested that the Region modify its draft document by replacing words such as "shall require, introduce, implement", or other words having a similar effect, in favour of such general terms as "promote, encourage", etc. where appropriate. The document also requires the use of TOD (Transit Oriented Development Guidelines) as policy guidelines to promote sustainable development for transit and other sustainable modes; however, this should not infringe upon Vaughan's ability to design and approve site plans in a manner that the City determines to be appropriate in consideration of the local community context and where the design does not infringe upon Regional jurisdiction.

In order to clarify the overall Regional intent of its Official Plan policies, it is also suggested that the wording be noted in Section 1.4 – Purpose and Organization (Page 3) of the document to include a clause that speaks to the following:

*"The policies in this plan, except where specified otherwise, apply to matters of Regional responsibility and concerns."*

#### Affordable Housing

##### **Policies**

Policy 3.5.6 and 3.5.7 (Page 29) requires that a minimum 25% of new housing units across the Region be *affordable*, and distributed within each local municipality; and a minimum 35% of new housing units in Regional Centres and Regional Corridors be *affordable*, offering a range of affordability for moderate income households.

Policy 5.4.6. e) (Page 48) states that "*it is the policy of Regional Council that comprehensive secondary plans for the Regional Centres and Corridors be prepared by local municipalities and implemented in cooperation with the Region and related agencies*". All secondary plans are *shall* include "*a minimum requirement of 35% affordable new housing units that includes a range of compact housing forms and tenures, and intrinsically affordable units;*"

##### **Comment**

The draft ROP includes the requirement for a minimum of 25% affordable new housing units to be provided across the Region; and that a minimum 35% of new housing units in Regional Centres and Regional Corridors be affordable (Policies 3.5.6, 3.5.7, 5.4.6 e). The City is currently studying the issue of housing affordability and will be coming forward with a strategy and policies to achieve greater housing affordability in Vaughan. Therefore, the wording should be written in more general terms (i.e. the Region encourages, promotes, etc). The City agrees with the principle of identifying targets, however, further discussion needs to occur between the Region and the City regarding the implications of the Region's draft policies and the tools that would ensure delivery.

#### Regional Centres / Corridors & Intensification

##### **Policies**

Policy 5.4.20 e) (Page 52) states that the planning and implementation of Regional Centres *will* provide a resident-to-employee target ratio of 1:1.

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Policy 5.4.23 a) and b) (Page 52) states that that the Regional Centres contain the “*highest development densities and greatest mix of uses in the Region, and shall achieve a minimum density of: a. 2.5 floor space index per development block. This requirement meets and exceeds the Places to Grow: Growth Plan for the Greater Golden Horseshoe gross minimum density requirement of 200 residents and jobs combined per hectare; and, b. 3.5 floor space index per development block, at, and adjacent to, the Vaughan Corporate Centre Station on the Spadina Subway Extension, and the Langstaff/Longbridge and Richmond Hill Centre Stations on the Yonge Subway Extension.*”

#### **Comment**

Staff think the target ratio of 1:1 is unrealistic for the Vaughan Metropolitan Centre. The Vaughan Metropolitan Centre (VMC) Focused Area Study currently being undertaken by the City, show 2031 targets for the VMC at a ratio of 2:1, which is fairly aggressive at this time.

The draft ROP calls for a minimum density of 2.5 FSI per development block. It is suggested that the Region not prescribe minimum and maximum densities, but instead, let area municipalities determine them through the studies now underway. The Region’s background paper shows, 2.5 FSI across a centre. This will put the VMC well over the permitted Urban Growth Centre target, and the City thinks it is too aggressive. Many of the blocks in the VMC will have a minimum 2.5 FSI requirement, however, there may be lesser FSI minimums along the perimeter of the VMC, where the minimum is more likely to be 1.5 FSI to ensure a proper transition gradient at the interface of the VMC boundary and lands beyond. The City agrees with the minimum requirement of 3.5 FSI on blocks adjacent to the proposed subway station, however, there needs to be an exception for public facilities such as parks, institutions and bus terminals.

The Draft ROP sets forth broad principles, goals and objectives for intensification focused around centres and corridors however, a greater coordination between these broad policy statements and other policies and objectives in the Draft ROP is needed. In order for intensification to work from an urban design and planning standpoint, policies for the creation of compact centres, corridors and other areas of intensification should be coordinated more clearly with other policies. These include: policies that support the creation of public squares within centres and corridors; policies that locate major public facilities within intensification areas; and, policies for contextually-based parking standards that promote underground and structured parking in intensification areas as well, policies that restrict automobile-oriented land uses such as drive-throughs within centres and corridors.

#### Sustainable Development and LEED Standards

##### **Policies**

Policy 5.2.17 (Page 44), 5.4.9 (Page 50), and 5.6.12 (Page 57) states “*that all new mid- and high-rise residential, mixed-use, major office, commercial and institutional development shall be built to a minimum: a) LEED® Silver, prior to and including 2015; b) LEED® Gold, 2016 up to and including 2021; and, c) LEED® Platinum, post-2021. Based on the applicable LEED® rating system or alternative equivalent.*”

##### **Comment**

LEED is likely to change standards over time as building codes are improved since LEED is intended to recognize higher performance in the development industry. Hence, LEED Silver in 2020 will likely be more rigorous than LEED Silver today.

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Determining an “alternative equivalent” will require further work and discussion. For example, a LEED Accredited Professional may be reluctant to rate an “alternative equivalent” as it could diminish the LEED brand. Hence, rather than specifying LEED standards, it would be useful for York Region and local municipalities to agree on a set of performance standards that are cross-referenced to LEED and other certification systems (i.e. Green Globes, GreenHouse, One Planet Living). A certain baseline performance standard can be required while still allowing for industry leaders to be recognized by independent, third-party certification systems.

City of Vaughan Council has committed to developing a framework to recognize sustainability performance of development applications. The City is aware similar initiatives elsewhere in York Region. As a result, the development of a framework, such as a sustainability checklist, to recognize improved sustainability performance above regulatory requirements is recommended. Such a framework can be cross-referenced to existing third-party certification systems to recognize developers/builders who are pursuing independent certification status. In addition, it is widely recognized that the Building Code does not adequately address issues such as energy conservation and water conservation given both (1) the societal and ecological imperative to demonstrate such conservation measures and (2) the available technology and building techniques to achieve such measures. The Ontario Building Code provides the regulation for minimum building requirements and that municipalities cannot legally enforce a higher standard. However, collaborating with York Region and local municipalities to identify policy and incentive mechanisms to raise the minimum requirements to achieve improved sustainability performance of development is recommended. Successfully implementing enhanced requirements above current regulatory provisions is likely only to be accomplished if they are applied consistently across York Region. Therefore, municipal collaboration with York Region and the development industry to identify financial and other mechanisms that recognize enhanced sustainability performance above identified requirements should take place.

It is requested that the Region modify its draft document by replacing words such as "shall require, introduce, implement", or other words having a similar effect, in favour of such general terms as “promote, encourage”, etc. where appropriate.

#### Secondary Suites

##### **Policy**

Policy 3.5.22 (Page 30) - The draft OP requires that local Official Plans and zoning by-laws *shall* include "as-of-right" secondary suite policies.

##### **Comment**

The issue of “as-of-right” secondary suites should be determined by the municipality and be reviewed more thoroughly by the local area municipality to identify impacts on servicing, parking, school enrollment, and community services, etc. It was recommended by Committee of the Whole (Working Session) on September 15, 2009 that policy 3.2.5.22 contained in the Draft Regional Official Plan – June 2009, be amended to read as follows:

*22. That local municipalities shall **consider** including “as-of-right” secondary suite policies, on a municipal-wide basis, in local official plans and zoning by-laws; and*

#### Policy-Specific Comments

Policy-specific comments are outlined in Appendix 1.



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#### Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations in this report will contribute to:

- Enhancing and ensuring community safety, health and wellness;
- Lead and promote environmental sustainability;
- Preserve our heritage and support diversity, arts and culture;
- The pursuit of excellence in service delivery;
- Planning and managing growth and economic vitality; and
- Promoting effective governance;
- Plan and manage growth and economic vitality

#### Regional Implications

Regional implications may include the amending and revising the Region's Draft Regional Official Plan based on Council's direction.

#### Conclusion

The Draft York Region Official Plan – June 2009 provides significant updates and enhancement to current Regional planning policies. By and large, the Draft ROP addresses planning matters of Regional concern and is supportive of local planning policy. Some policies, however, appear to be prescriptive and encroach into areas of local planning policy jurisdiction. This report identifies a number of policies that need re-wording to better address Regional and local levels of planning responsibilities. City staff will continue to work with Regional staff to coordinate the City's Official Plan policy work with the Region's.

#### Attachments

1. Appendix 1 – Policy Specific Comments

#### Report prepared by:

Melissa Rossi, Policy Planner 1  
Wayne McEachern, Manager Policy Planning

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

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 20, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

20

**AWARD OF TENDER T09-342  
SYLVAN BROOK PARKETTE - WALKWAY AND ASSOCIATED LANDSCAPE  
IMPLEMENTATION WORKS - WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated October 19, 2009:

**Recommendation**

The Commissioner of Community Services, in consultation with the Directors of Parks Development, Purchasing Services Department, and Reserves and Investments, recommends:

- 1) That T09-342, Sylvan Brook Parkette – Walkway and Associated Landscape Implementation Works, be awarded to Melfer Construction Inc. for the amount of \$101,924.00 (excluding G.S.T.); and,
- 2) That a contingency allowance of 10% be approved, within which the Director of Parks Development is authorized to approve amendments to the contract; and,
- 3) That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

**Contribution to Sustainability**

The Sylvan Brook Parkette – Walkway and Associated Landscape Implementation Works will encourage cycling and walking, travel modes which are integral components of a balanced transportation system, provide transportation and economic benefits, in addition to environmental, recreation, health and fitness benefits.

**Economic Impact**

Capital project PK-6228-09, Sylvan Brook Parkette – Walkway and Associated Landscape Implementation Works funding was approved in 2009. The existing park block has been maintained by Parks Operations for many years and the addition of new park amenities will not require additional operating funds.

**Communications Plan**

N/A

**Purpose**

The purpose of this report is to seek Council approval to award tender T09-342 – Sylvan Brook Parkette – Walkway and Associated Landscape Works.

**Background - Analysis and Options**

Sylvan Brook Parkette is 0.41ac (0.1667 ha) in size and is located on Sylvan Brook Avenue, just north of Highway #7 in Ward 2.

The proposed park components were presented at a public open house meeting that was held on July 21, 2009 at Woodbridge Pool and Memorial Arena. The park is designed respecting the principles of CPTED – Crime Prevention Through Environmental Design.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009

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The project includes armourstone retaining feature, asphalt walkways, park lighting, asphalt basketball court, ornamental wrought iron fencing and tree planting. Provisional items to be added include black vinyl chain link fencing.

Twelve (12) prequalified general contractors were invited to provide bids for tender T09-374. Quotes have closed and were publicly opened on October 15, 2009. A total of three (3) bids were received as follows:

<u>Contractor</u>	<u>Base Tendered Price (excl. GST)</u>	<u>Provisional Item (excl. GST)</u>	<u>Total Tendered Price (excl. GST)</u>
Melfer Construction Inc.	\$94,024.00	\$7,900.00	\$101,924.00
Pine Valley Enterprises	\$105,784.00	\$10,000.00	\$115,784.00
Rutherford Contracting	\$124,490.00	\$4,625.00	\$129,115.00

#### Relationship to Vaughan Vision 2020 / Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the project 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

N/A.

#### Conclusion

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

Upon award of this tender, this project will commence within ten (10) working days from the Date of Notification of Award and should be completed by July 9, 2010 (weather permitting).

#### Attachments

N/A.

#### Report prepared by:

Chris Welsh, Landscape Architect, Ext. 3213  
Martin Tavares, Construction Coordinator, Ext. 3205  
Paul Gardner, Director of Parks Development, Ext. 3209

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 21, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

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**21            DEPUTATION - REV. KEENAN WITH RESPECT TO SECONDARY SUITES**

**The Committee of the Whole recommends:**

- 1)        That the deputation of Rev. Jim Keenan and written submissions, dated October 5, 2009 and October 16, 2009, be received and referred to staff for a comprehensive report to the Committee of the Whole (Working Session) that includes terms of reference for the examination of this issue including provisions for a task force; and**
- 2)        That the written submission of Ms. Anna Bortolus, dated October 15, 2009, be received.**

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 22, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

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**DEPUTATION - MR. ANTONY NIRO,  
MAPLEWOOD RAVINES COMMUNITY ASSOCIATION, WITH RESPECT TO  
CONCERNS ABOUT THE GRAVEL PIT LOCATED AT DUFFERIN STREET AND KIRBY ROAD**

No action was taken with respect to this matter as the deputant did not appear.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 3, 2009**

Item 23, Report No. 45, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 3, 2009.

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**23          PRESENTATION - MR. JOHN PIPER, YORK REGION DISTRICT SCHOOL BOARD,  
                 WITH RESPECT TO YOUTH VOTE STRATEGIC PLAN**

The Committee of the Whole recommends that the presentation by Mr. John Piper, Curriculum Consultant: Canadian and World Studies/Social Sciences, Literacy, Assessment, and Collaborative Inquiry, York Region District School Board, Centre for Leadership and Learning, 300 Harry Walker Parkway South, Newmarket, ON, L3Y 8E2, be received.