

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 1, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**1**

**PROCLAMATION REQUEST  
CHILD CARE WORKER & EARLY CHILDHOOD EDUCATOR APPRECIATION DAY  
OCTOBER 27, 2010**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated August 31, 2010:

**Recommendation**

The City Clerk recommends:

- 1) That October 27, 2010 be proclaimed as “Child Care Worker & Early Childhood Educator Appreciation Day”; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

**Contribution to Sustainability**

N/A

**Economic Impact**

N/A

**Communications Plan**

The Corporate Communications Department posts proclamations issued by the City on the City’s website under “Events – Proclamations” and on the City Page Online.

**Purpose**

To respond to the request received from the President, CUPE Ontario and the President of The Ontario Coalition for Better Child Care (OCBCC).

**Background - Analysis and Options**

The correspondence received from the President, CUPE Ontario and the President of the Ontario Coalition for Better Child Care (OCBCC) is attached. (Attachment 1)

The proclamation request meets the City’s Proclamation policy, as follows:

“That upon request, the City of Vaughan issue Proclamations for events, campaigns or other similar matters:

- (i) which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act”

The Ontario Coalition for Better Child Care (OCBCC) and the Canadian Union of Public Employees (CUPE) are asking that the City of Vaughan publicize this proclamation in recognition of the work of various groups and to acknowledge the contributions they make in the lives of community members. The City has granted this proclamation request in the past.

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

This report supports the strategic priorities established by Vaughan Vision 2020, in particular “Enhance and Ensure Community Safety, Health and Wellness”.

**Regional Implications**

N/A

**Conclusion**

Staff is recommending that October 27, 2010 be proclaimed as “ Child Care Worker & Early Childhood Educator Appreciation Day”, and that the proclamation be posted on the City’s website and the City Page Online.

**Attachments**

Attachment 1 Correspondence from CUPE Ontario and the Ontario Coalition for Better Child Care (OCBCC), dated July 9, 2010

**Report prepared by:**

Connie Bonsignore, Administrative Assistant to City Clerk

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 2, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**2**

**ASSUMPTION – MCNAUGHTON HEIGHTS RESIDENTIAL  
19T-95114 / 65M-3784  
WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated August 31, 2010:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That Council enact the necessary by-law assuming the municipal services that are set out in the Subdivision Agreement for Plan 65M-3784, and that the Municipal Services Letter of Credit be released.

**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 subdivision, approximately 0.97 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-3784 by the City.

**Background - Analysis and Options**

The McNaughton Heights Residential, Plan of Subdivision 65M-3784 is a 146 lot residential development located on the north side of Major Mackenzie Drive, and east of Keele Street in Block 19 as shown on Attachment No.1.

The Subdivision Agreement with 1556615 Ontario Limited was executed on August 4, 2004, and the Plan of Subdivision was subsequently registered on November 29, 2004. The construction of the roads and municipal services in Plan 65M-3784 was completed in October 2005.

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, and that the development securities held by the City be released.

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#### **Item 2, CW Report No. 40 – 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/Strategic Plan**

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 McNaughton Heights Residential Plan of Subdivision 65M-3784 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3784 be assumed and the Municipal Services Letter of Credit be released.

#### **Attachments**

1. Location Map

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

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461  
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

OM/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.)

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Item 3, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

#### **3 HIGHWAY 400 IMPROVEMENTS - MAJOR MACKENZIE DRIVE TO KING ROAD TEMPORARY SEQUENTIAL ROAD CLOSURE - KING-VAUGHAN ROAD AND KIRBY ROAD WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated August 31, 2010:

##### **Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That the necessary by-law be passed authorizing the temporary sequential closures of King-Vaughan Road and Kirby Road at Highway 400 to facilitate the timely replacement of the King-Vaughan Bridge structure and the widening of the Kirby Road underpass structure by the Ministry of Transportation, which could commence as early as the Fall of 2011 and take two years to complete;
2. That MTO provide a detailed traffic management plan in conjunction with the detailed design exercise for the Highway 400 Improvements to the satisfaction of the City and the Region of York; and
3. That the Region of York be requested to investigate the need for traffic signals and intersection improvements at the intersections of King-Vaughan Road/Jane Street and Kirby Road/Jane Street; and
4. That staff report to a future Committee of the Whole meeting on the road closure sequence and the proposed traffic management plan.

##### **Contribution to Sustainability**

The temporary sequential closures of King-Vaughan Road and Kirby Road at Highway 400 to facilitate the structure improvements contributes to sustainability by potentially shortening the construction duration by approximately 60 working days, and reducing the overall scope of the project.

##### **Economic Impact**

The temporary closure of King-Vaughan Road at Highway 400 will significantly reduce the overall construction cost of the structure works by approximately \$1.9 million. Since the City is funding the cost associated with over-building the substructure of the King-Vaughan Road Bridge structure, the City is expected to save about \$250,000 as a result of the temporary road closures.

##### **Communications Plan**

The Highway 400 widening project is being carried out by the Ministry of Transportation and includes a public notification/awareness plan. As part of this communication plan, all stakeholders and motorists will be informed of the temporary closure of King-Vaughan Road and Kirby Road by direct mailings, newspaper advertisements and road side signage. In addition, written notification of the road closures will be provided to emergency and public service agencies (police, fire and ambulance), transit and school bus providers.

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Access Vaughan will be provided with information regarding the closure and associated contact information in order to effectively respond to enquiries from the general public. MTO will be responsible for the installation and maintenance of all barricades and construction signage in order to provide pedestrian safety and local access around the construction area. The appropriately worded road side signage will be installed a minimum of two weeks prior to each road closure as a means of informing motorists of the temporary road closures in accordance with the Ontario Traffic Manual, Book 7.

Access to the properties along the affected sections of King-Vaughan Road and Kirby Road will be maintained during construction.

#### **Purpose**

The purpose of this report is to seek Council's approval to temporarily close King-Vaughan Road and Kirby Road at Highway 400 to facilitate the timely construction of the new King-Vaughan Bridge structure and the lengthening of the Kirby Road underpass structure by the Ministry of Transportation. This work could commence as early as the Fall of 2011 and take two years to complete.

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

In 2002, the Ministry of Transportation (MTO) received approval through a Transportation Class Environmental Assessment for Highway 400 improvements from Major Mackenzie Drive to south of the South Canal Bridge. The first phase of the project, as shown on Attachment No.1, includes the reconstruction of the King Road/Highway 400 interchange, which is currently under construction. The second phase of the project generally includes the following works:

- Widening of Highway 400 from 6 to 8 lanes to accommodate new high occupancy vehicle (HOV) lanes;
- Widening and rehabilitating the existing Kirby Road underpass structure on Highway 400 to accommodate the ultimate 10 lane cross-section of Highway 400;
- Replace the King-Vaughan Road bridge over Highway 400 with a new 2-lane structure;
- New median storm sewer and upgrade drainage facilities;
- Full illumination from Major Mackenzie Drive north to Teston Road and partial illumination further north.

As part of the second phase of the project, MTO is proposing to demolish the existing King-Vaughan Road Bridge and replaced it with a new bridge to accommodate the future expansion of Highway 400 to its ultimate ten lane configuration. Based on direction from the City in November 2009, the bridge will be designed and constructed with a substructure that can readily accommodate a 4 lane cross-section in the future. In addition, MTO will be lengthening the existing Kirby Road reinforced concrete rigid frame structure under Highway 400 at both ends to accommodate the ultimate 10 lane cross-section. To accommodate a minimum vertical clearance required under the bridge structure, Kirby Road must also be lowered.

#### **King-Vaughan Bridge Structure**

The proposed King-Vaughan bridge cross-section includes two 3.5 m lanes, two 1.5 m shoulders and a 1.5 m sidewalk on the south side of the interim bridge. The substructure will be overbuilt to accommodate the ultimate widening of King-Vaughan Road to four lanes. MTO's engineering consultant (SNC-Lavalin) has investigated the pros/cons of constructing the new bridge with King-Vaughan Road closed while maintaining local access during construction. The following two alternatives were developed by SNC-Lavalin based on the scope of the structure works; Option A – the replacement of the existing bridge while maintaining through traffic, and Option B – full closure of King-Vaughan Road.

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#### Item 3, CW Report No. 40 – Page 3

##### Option A – Traffic on King-Vaughan Road maintained during construction

Option A provides for the construction of the new structure while maintaining though traffic on King-Vaughan Road. For this option, two retaining walls are required for the bridge replacement. The first is located at the south-east quadrant of the Highway 400/King-Vaughan Road intersection. It is approximately 120 m long and the maximum wall height is about 4.0 m. The second is located at the south-west quadrant with an approximate length of 120 m and a maximum wall height of about 3.5 m.

##### Option B – King-Vaughan Road closed during construction

Option B would involve the temporary closure of King-Vaughan Road during the construction of the new structure. For this option, the centreline of the interim bridge is shifted 4.0 m to the south. King-Vaughan Road will be closed during the construction of the new interim bridge. The substructure of the bridge will be overbuilt to the north of the interim bridge to accommodate the future ultimate widening of King-Vaughan Road.

For this option, no retaining walls are required on the south side of King-Vaughan Road; however, when the City of Vaughan undertakes the ultimate widening of King-Vaughan Road in future, a retaining wall will be required in the north-west quadrant unless a road widening is obtained that can provide for an alternative grading solution. The approximate length of this retaining wall is expected to be 80 m with a maximum wall height of about 3.0 m.

##### Construction Cost Estimate Comparison

The preliminary construction cost estimate for Options A and B are summarized in Table 1 below.

<b>Table 1. King-Vaughan Bridge Construction Cost Estimate</b>		
<b>Item</b>	<b>Option A</b>	<b>Option B</b>
<i>Highway</i>		
Earth grading and pavement structure (including 30% contingency for other unaccounted items)	\$ 1,748,000	\$ 1,569,000
Roadway Protection at approaches	\$ 610,000	\$ 0
Traffic staging control	\$ 88,000	\$ 14,300
<i>Subtotal</i>	<i>\$ 2,446,000</i>	<i>\$ 1,583,300</i>
<i>Bridge</i>		
King-Vaughan structure	\$ 2,310,000	\$ 2,310,000
Retaining wall	\$ 700,000	\$ 0
Substructure for future widening	\$ 810,000	\$ 810,000
Roadway protection at abutments	\$ 350,000	\$ 0
<i>Subtotal</i>	<i>\$ 4,170,000</i>	<i>\$ 3,120,000</i>
<b>Total Estimated Construction Cost</b>	<b>\$ 6,616,000</b>	<b>\$ 4,703,300</b>
<b>Estimated Design Costs</b>	<b>\$ 154,100</b>	<b>\$ 111,320</b>

As shown in Table 1, the estimated construction cost difference between Option A and B is approximately \$1.9 million. The City would realize a savings of approximately \$250,000 for its component of the bridge works. This significant reduction in construction cost is due to the elimination of construction staging (requires less earth grading for staging, elimination of roadway protection on the road and at abutments as well as ease of construction of the bridge structure) and the elimination of the retaining walls on the south side of King-Vaughan Road. From a construction cost point of view, Option B is the more economical option.

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In addition, the estimated design cost difference between Option A and B is approximately \$43,000. The City would realize a further savings of approximately \$26,000 for its share of the design assignment.

The construction costs presented in Table 1 do not include the future maintenance costs of the infrastructure or the superstructure and retaining wall for the north-east quadrant depending on which option the City wants to proceed with.

#### **Construction Duration**

For Option A, the King-Vaughan Road bridge construction would be constructed in two stages to maintain traffic on King-Vaughan Road. Sufficient space is allowed between the new and the old bridge so that construction of the new interim bridge can be completed in one stage and the substructure will be constructed in two stages. With this construction sequence, roadway protection along King-Vaughan Road at the approaches and at the abutments is required. The construction of two retaining walls in the south-east and south-west quadrants is also required. The estimated construction duration for Option A is 1 ½ construction seasons (including one winter shutdown) or 180 working days.

For Option B, the bridge would be constructed in one stage during the full closure of King-Vaughan Road with local access maintained. Roadway protection and retaining walls are not required and the estimated construction duration for Option B is one construction season or 120 working days.

From the preliminary estimates, Option A will take much longer to construct when compared with Option B. This is primarily due to the simplified construction sequence of Option B as there is no roadway protection or retaining wall work. Furthermore, the Contractor will be able to work much more efficiently and safely in a closed off site without live traffic.

#### **Future Widening of the King-Vaughan Structure**

Both options protect for the future widening of King-Vaughan Road to four lanes. The substructure for the ultimate cross-section will be constructed as part of this project; however only the superstructure for the interim cross-section will be constructed. The bridge structure will be designed such that adequate vertical clearance over the Highway 400 mainline is achieved not only at the interim stage, but also for the ultimate stage when the City of Vaughan proceeds to widen King-Vaughan Road including the construction of the widened bridge superstructure.

During the ultimate widening of King-Vaughan Road, minimal staging on Highway 400 will be required to widen the superstructure. The substructure will already be in place and the girders can be installed at night.

#### **Kirby Road Structure Lengthening**

As part of the Highway 400 widening, MTO will be lengthening the existing Kirby Road reinforced concrete rigid frame structure under Highway 400 at both ends to accommodate the ultimate 10 lane cross-section. To accommodate a minimum vertical clearance required under the bridge structure, Kirby Road must also be lowered. It is anticipated that the temporary closure of Kirby Road during the construction of these works will result in significant economic and construction efficiency benefits similar to the King-Vaughan Road component. MTO will be responsible for the entire cost of the Kirby Road Structure improvements.



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#### **Traffic Impact Study**

MTO's consultant (SNC-Lavalin) completed a traffic impact study to assess the impacts of closing King-Vaughan Road and Kirby Road during bridge replacement. The study scope included the following three scenarios:

1. Closure of King-Vaughan Road to facilitate the bridge replacement work;
2. Closure of Kirby Road to facilitate the bridge widening and associated lowering of Kirby Road profile; and
3. Closures under Scenarios 1 and 2 performed simultaneously.

For the purpose of this traffic study, the study area was defined by the extent of expected traffic diversions. Based on expected travel times, it was determined that in the worst case scenario, with both King-Vaughan Road and Kirby Road closed, diverted traffic will either go to King Road to the north or Teston Road to the south. The study area was thus defined by King Road to the north, Teston Road to the south, Weston Road to the west and Jane Street to the east.

King-Vaughan Road and Kirby Road are currently 2-lane roadways primarily providing local access to farmlands in the study area, with Annual Average Daily Traffic (AADT's) of approximately 2,000 vehicles per day (vpd).

According to the staging plans, even during full closures, all local access would be maintained on both sides of Highway 400 on King-Vaughan Road and Kirby Roads. Based on a quantitative engineering evaluation and also qualitative assessment, it was concluded that only the east-west through traffic on King-Vaughan Road and Kirby Road would be affected by the proposed road closures. Based on expected travel times, distances and engineering judgment, SNC-Lavalin determined that if both King-Vaughan Road and Kirby Road are closed then east-west through traffic from these two roads will either divert north to King Road or south to Teston Road only.

The relevant intersections to study were thus along King Road, King-Vaughan Road, Kirby Road and Teston Road only. The rest of the intersections are not expected to have any significant impact by traffic diversions from the proposed closures on King-Vaughan Road and/or Kirby Road. SNC-Lavalin concluded that there will be no significant traffic impact to any of the intersections of interest. All signalized intersections show acceptable levels of service both for AM and PM peak hours; i.e. at least LOS D or better.

As an output to the traffic study, SNC-Lavalin identified that during the PM peak hour, both west and east approaches at King-Vaughan Road/Jane Street and Kirby Road/Jane Street today are expected to operate poorly (Level of Service F). Because of the heavy north-south traffic at both of these intersections, east-west approaches are expected to experience significant delays and projected volumes in the PM peak were approaching thresholds for possible signalization. Accordingly, it is recommended that signal warrant analyses be completed with current volumes for the intersections of King-Vaughan Road/Jane Street and Kirby Road/Jane Street for possible signalization. The intersection of Kirby Road/Jane Street also has a jog at the east and west approaches, which pose operational problems, and these problems, may get worse with an increase in traffic.

The results of the SNC-Lavalin Traffic Study suggests that closures of King-Vaughan Road or Kirby Road, or both, with local access maintained on both sides of Highway 400, will result in minimal traffic disruption to traffic patterns in the study area, affect traffic diversions of through east-west traffic only, and will not cause significant traffic impacts at study area intersections. The new Teston Road Interchange and the completion of construction at Highway 400/King Road Interchange will have a positive impact on the traffic operations in the study area due to more available capacity. Accordingly, the proposed road closures are not expected to cause significant traffic impacts during construction.

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#### **Vaughan Fire and Rescue Services Comments**

Vaughan Fire and Rescue Services reviewed the options proposed by MTO and have advised as follows:

"In regards to the impact and preferential option VFRS agrees with the sequential closure of the King Vaughan Line and then Kirby Road (option B) it will have the least impact on the VFRS response times. This option allowed for a predetermined alternate response and still allowed for an east/west connection other than Teston Road or King Side road for emergency response and mutual aid. This option as indicated by the report shortens the construction period to 120 days. This also creates a determined response by VFRS as there is no concern about temporary closures as may occur with Option A. The number of businesses and residences on the King Vaughan Line are minimal. There is a residential structure on the south east corner of the King Vaughan Line and Highway 400, and the K.G. Beamish business located on the NE corner that are in very close proximity to the bridge. These two locations would be in the construction hot zone."

#### **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.

#### **Regional Implications**

Region staff has reviewed the SNC-Lavalin Traffic Study and concur that the impacts of a full closure of Kirby Road and King-Vaughan Road over Highway 400 are manageable based on the current traffic count data. However, to better manage potential emergency situations (ie closure of either Teston or King Road due to a collision), the Region's preference would be that the road closures and bridge works be carried out sequentially rather than concurrently. MTO has confirmed that a sequential closure is feasible from a project delivery perspective and has agreed to include the necessary provisions in the contract package to notify the contractor of this requirement.

#### **Conclusion**

The Ministry of Transportation is proposing to widen Highway 400 from 6 to 8 lanes between Major Mackenzie Drive and King Road beginning as early as the Fall of 2011, subject to funding. As a component of this road widening work, MTO is proposing to replace the existing King-Vaughan Road Bridge with a two lane structure, and lengthening the existing Highway 400 Bridge over Kirby Road to accommodate the future expansion of the highway to the ultimate 10 lane cross-section.

Based on a value engineering assessment by MTO's engineering consultant (SNC-Lavalin), it has been determined that there are significant economic benefits if King-Vaughan Road and Kirby Road were temporarily closed at Highway 400 to facilitate the structure works. SNC-Lavalin has conducted a traffic study that suggests the closure of King-Vaughan Road and Kirby Road during construction would have minimal impact on existing traffic operations during construction and shorten the construction duration by approximately 60 working days.

Accordingly, it is recommended that a by-law be passed to implement the temporary sequential road closure King-Vaughan Road and Kirby Road at Highway 400 to facilitate the timely replacement of the King-Vaughan Bridge structure and the widening of the Kirby Road underpass structure by the Ministry of Transportation. These road closures would be in effect for the duration of the bridge works, which could commence as early as the Fall 2011.

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In addition, based on the conclusions of the SNC-Lavalin traffic report, it would be appropriate for the Region of York to investigate the need for traffic signals and intersection improvements at the intersections of King-Vaughan Road/Jane Street and Kirby Road/Jane Street.

**Attachments**

Attachment No. 1 – Location Plan

**Report prepared by:**

Andrew Pearce, Director of Development & Transportation Engineering

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

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Item 4, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**4**

**OFFICIAL PLAN AMENDMENT (OPA) 620  
EAST-WEST COLLECTOR ROAD CLASS ENVIRONMENTAL ASSESSMENT  
NOTICE OF COMPLETION  
WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated August 31, 2010:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the recommendations of the Environmental Study Report prepared by iTrans Consulting Inc. for the OPA 620 East-West Collector Road be received, and that the Notice of Completion for the Study be issued in accordance with the Municipal Engineers Association Municipal Class Environmental Assessment.

**Contribution to Sustainability**

The OPA 620 East-West Collector Road Class EA study includes the following sustainable initiatives:

- Support for Transit Oriented Development within OPA 620; and
- Facilitates multi-modal transportation initiatives by allowing for a mixed-use bicycle and pedestrian path.

**Economic Impact**

Funding for the OPA 620 East-West Collector Road Class EA Study has been approved in the 2009 Capital Budget project No. DT-7011-07 with funding from City-wide Development Charges.

Construction costs related to the over-sizing components of the East-West Collector Road will be funded by City-Wide Development Charges. There will be a long term impact to City operating costs as the collector road and supporting municipal infrastructure is constructed and assumed by the City over the course of the full build-out of the OPA 620 lands.

**Communications Plan**

This Class EA Study included a comprehensive public consultation process involving all affected stakeholders within and adjacent to the Study area which included; a Notification of Commencement and two Public Information Centre (PIC) meetings. All notifications were directly mailed to affected stakeholders, advertised in local newspapers and posted on the City's website.

A final Notice of Completion will be issued this fall and will be mailed directly to all landowners/residents located within and adjacent to the study area as well as to all relevant public agencies, authorities and all other stakeholders on the project mailing list. The notice will also be published in local newspapers and posted on the City's website.

**Purpose**

The purpose of this report is to inform Council of the conclusions and recommendations of the Study and to seek Council approval to issue the Notice of Completion for the OPA 620 East-West Collector Road Class EA Study.

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

The Steeles Corridor Secondary Plan Official Plan Amendment (OPA) 620 was adopted by Council on June 26, 2006. The area encompassing OPA 620 is bounded by Steeles Avenue to the south, the CN Rail York Subdivision to the north, Jane Street to the west and Keele Street to the east as shown on Attachment No. 1.

In its ultimate built form, the OPA 620 corridor is envisioned to house 11,000 people and provide jobs for 4,000 employees. The OPA 620 area is currently comprised of vacant land with some existing low-rise employment uses including the United Parcel Service (UPS) operations building east of Jane Street.

Background transportation studies completed in support of OPA 620 have identified the need for a new collector road extending from Jane Street to Keele Street just north of Steeles Avenue as generally shown on Attachment No. 2. This east-west road is a critical transportation link to accommodate the projected traffic volumes resulting from development in the area, and to service transit including the future Spadina Subway extension and associated Steeles West Subway Station and York Regional Transit facility proposed within the OPA 620 lands.

#### **Other OPA 620 Studies**

In November 2006, The Sernas Group was retained by the City to complete a Preliminary Storm Water Management Strategy Report which provided a technical analysis of possible storm water management options for the OPA 620 lands in support of land acquisition negotiations for the Steeles West Subway Station. The final Preliminary Report was completed in August 2009.

In October 2009, the City retained The Sernas Group to complete a Servicing Strategy Master Plan Municipal Class Environmental Assessment to formalize the Storm Water Management Strategy and develop an overall municipal water and wastewater servicing strategy for the OPA 620 lands. It is anticipated that this study will be completed concurrently with the OPA 620 East-West Collector Road Class EA Study. This Notice of Completion is also expected to be issued in the fall of this year.

#### **Keele Street Class EA (Rutherford Road to Steeles Avenue)**

York Region is conducting a Class Environmental Assessment for improvements to Keele Street from Rutherford Road to Steeles Avenue. The design of the proposed intersection of the City's East-West Road with Keele Street will be included in the final design for the Keele Street intersection by York Region. The recommendations of this Regional Study have been coordinated with the City's EA Study for the East-West road.

#### **Toronto-York Spadina Subway Extension (TYSSE)**

The Steeles West Subway Station, commuter parking lot and bus terminal will ultimately be serviced by the OPA 620 collector road and will directly tie into the west limit of the roadway between Jane Street and Street "C" (Refer to Attachment No. 2). This road link is integral in providing access to the Steeles West Station and associated facilities. The East-West Road from Jane Street to Street "C" is EA approved under York Region's Study for the subway extension north of Steeles Avenue; however the approved alignment is currently under review by the TTC as part of the YYSSE project.

#### **Class Environmental Assessment**

The City's OPA 620 East-West Collector Road Class EA Study is being planned as a Schedule "C" undertaking according to the Municipal Class Environmental Assessment. A Notice of

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Commencement was issued to various public agencies, utilities, stakeholders and affected landowners in June 2008 advising of the proposed undertaking. In considering the natural, socio-economic and cultural environments in the study area and comments received from the public and agencies, the Consultant developed several alternative design concepts. These included options to construct a proposed east-west road north and south of, and within the existing hydro corridor. These alternative design concepts were presented to the public at a Public Information Centre held at Glen Shields Public School on June 17<sup>th</sup>, 2008. Comments and feedback received from stakeholders and the public was further considered and a preliminary preferred design was developed. The preliminary preferred design was presented to the public at a second Public Information Centre held at Our Lady of the Rosary Catholic Elementary School on May 21<sup>st</sup>, 2009.

Based on the recommendations and conclusions of the Environmental Assessment, the preliminary preferred design consists of the following;

- Constructing a new east-west collector road north of Steeles Avenue between proposed Street "C" and Keele Street;
- A minimum 26.0m R.O.W. for the east-west road with two travel lanes in each direction, a cross-sectional detail is provided, refer to Attachment No. 3;
- A continuous centre left turn lane;
- Aligning the north edge of the boulevard of the proposed east-west road at the south edge of the hydro corridor;
- An urban cross-section for the entire length of the proposed road;
- A 3.0m mixed-use bicycle and pedestrian path on the south side of the proposed road; and
- Traffic signal controls at the proposed intersection of the east-west road and Keele Street.

The total cost of the proposed East-West Collector Road from Street "C" to Keele Street is estimated to be approximately \$5.6 million. This includes the cost of traffic signals at Keele Street and an allowance for detailed engineering and potential contingency items. Construction costs related to the over-sizing components of the East-West Collector Road will be funded by City-wide Development Charges.

Staff has been involved throughout the planning and evaluation process and concurs with the Consultant's conclusions and recommendations. Accordingly, it is appropriate to issue the Notice of Completion for the Study in accordance with the Municipal Class Environmental Assessment.

#### Secondary Plan Coordination

The conclusions and recommendations of the City's EA Study have been coordinated with Planning staff from the City of Toronto to ensure compatibility with Toronto's York University Secondary Plan south of Steeles Avenue. In addition, specific provisions within Vaughan's OPA 620 policies protect for a minimum 3.0 metre landscape buffer adjacent to the southerly limits of the proposed 26.0 metre right-of-way for the East-West Collector Road. These landscape buffer requirements are identified on the cross-sectional detail included as Attachment No. 3.

#### Staging and Implementation

The implementation and construction timing of the East-West Collector Road from Street "C" to Keele Street will be dependant on the timing of development within the OPA 620 lands. Construction and right-of-way dedication will be addressed through the development approval process. It is likely this process will be phased to accommodate development phasing in the area.

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

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

- The pursuit of excellence in service delivery;
- Planning and managing growth, and economic vitality; and
- The demonstration of leadership and promotion of effective governance.

Specific Strategic Plan Initiatives applicable to the recommendations made in this report include Vaughan's corporate priorities to:

- Establish city-wide master phasing and servicing allocation plans; and
- Support and plan high capacity transit at strategic locations throughout the City.

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

#### **Regional Implications**

Regional Staff are aware of this project and its importance as it relates to addressing the traffic projections associated with the build-out of OPA 620, and the proposed Steeles West Subway Station and Regional Transit Facility. Further, as a major stakeholder, Regional Staff have been involved throughout the duration of the Study to ensure its successful completion.

#### **Conclusion**

Background transportation studies completed in support of OPA 620 have identified the need for a new collector road extending from Jane Street to Keele Street just north of Steeles Avenue. This proposed road is a critical transportation link to accommodate the projected traffic volumes in the area, service transit including the future Spadina Subway extension and support Transit Oriented Development.

The preliminary design of the proposed intersection at Keele Street will be included in York Region's Keele Street EA Study, and has been coordinated with the City's EA Study for the East-West Collector Road.

The Steeles West Subway Station, commuter parking lot and bus terminal will ultimately be serviced by the OPA 620 collector road and will directly tie into the west limit of the roadway between Jane Street and Street "C".

The City's EA Study recommends a preliminary preferred design which consists of a new east-west collector road with a 26 metre right-of-way between Street "C" and Keele Street and adjacent to the south property limit of the existing hydro corridor. The collector road includes two travel lanes in each direction, a continuous centre left turn lane, and a 3.0 metre mixed-use bicycle and pedestrian path on the south boulevard. Traffic signal control will be required at the proposed intersection of the east-west road with Keele Street. The estimated cost of the East-West Collector Road is approximately \$5.6 million.

The over-sizing costs components for capital and land, associated with the East-West Collector Road will be funded by City-wide Development Charges.

The timing and implementation of the east-west road will be dependant on the timing of development of the OPA 620 lands. It is likely the road will be constructed in phases.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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Staff concurs with the Consultant's conclusions and recommendations. Accordingly, it is recommended that the Notice of Completion for the OPA 620 East-West Collector Road Class EA Study be issued.

**Attachments**

1. OPA 620 Location Map
2. East-West Collector Road Location Map
3. Proposed Typical Cross-Section

**Report prepared by:**

Carlos Couto, Senior Engineering Assistant, Ext. 8736  
Michael Frieri, Manager of Engineering Planning & Studies, Ext. 8729

(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 SEPTEMBER 7, 2010**

Item 5, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**5 TORONTO-YORK SPADINA SUBWAY EXTENSION (TYSSE)  
VAUGHAN METROPOLITAN CENTRE  
MILLWAY AVENUE IMPROVEMENTS  
WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated August 31, 2010:**

**Recommendation**

The Commissioner of Engineering and Public Works, the Commissioner of Planning and the Commissioner of Finance / City Treasurer, in consultation with the Director of Reserves and Investments recommend:

1. That the re-alignment of Millway Avenue between Highway 7 and Applemill Road be designed and constructed to its ultimate five lane urban cross-section in conjunction with the Toronto-York Spadina Subway Extension Project; and
2. That Staff report back to Council on opportunities to advance the widening and reconstruction of Millway Avenue between Applemill Road and Portage Parkway to its ultimate five lane urban cross-section independently or in conjunction with the Toronto-York Spadina Subway Extension Project; and
3. That any costs related to municipal servicing constructed in conjunction with the Toronto-York Spadina Subway Extension Project which are attributable to the City, be included for consideration in the 2011 Capital Budget deliberations.

**Contribution to Sustainability**

The Toronto-York Spadina Subway Extension (TYSSE) project and the Highway 7 Transitway will provide higher order transit infrastructure to support compact urban form and will offer an alternative mode of transportation to the single occupant vehicle. In addition, the subway extension into the City will stimulate the establishment of transit orientated development in the Vaughan Metropolitan Centre area and the Official Plan Amendment 620 (Steeles West Secondary Plan) area. The TYSSE is committed to applying sustainability standards in the design and construction of the subway project.

**Economic Impact**

Municipal infrastructure design, property and construction costs (including consideration for cost-sharing requirements) will be addressed as part of the 2011 Capital Budget deliberations. Components of the proposed Millway Avenue improvements will be funded from City-wide Development Charges.

The City's latest Development Charges (DC) Background Study (as completed by Hemson Consulting in 2008) includes net provisions for recovery of approximately \$44 million via City-wide DC funds for the purpose of constructing road network improvements related to the Vaughan Corporate Centre. Although the current approved Vaughan Corporate Centre Plan will soon be superseded by the City's new Vaughan Metropolitan Centre (VMC) Secondary Plan, it is expected that the associated DC funds will be applicable to the current improvements planned for Millway Avenue and other roadways within the new VMC Plan.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

#### **Item 5, CW Report No. 40 – Page 2**

The City's DC Background Studies and related By-laws will be updated upon completion of the on-going City-wide Growth Management Strategy initiatives.

There will be long term impacts to the City's operating costs as additional municipal infrastructure is constructed and assumed by the City in support of the Spadina Subway extension project and the Vaughan Metropolitan Centre plan.

#### **Communications Plan**

Municipal infrastructure improvement opportunities which may be advanced in conjunction with the Spadina Subway extension project and other related rapid transit initiatives, will be addressed as part of the 2011 Capital Budget deliberations. The 2011 Capital Budget deliberations will be a public process.

#### **Purpose**

The purpose of this report is to update Council on the status of the TYSSE project, seek endorsement of the required improvements to Millway Avenue within the VMC Plan area, and advise of the need for a Master Financial Agreement with the Toronto-York Spadina Subway Extension Project (TYSSE) and York Region Rapid Transit Corporation.

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

Progress continues on the detailed engineering design of the Spadina Subway extension project. A formal site plan submission has now been made to the City for review and approval of the Highway 407 Subway Station. In addition, a 60% detailed design submission has been made for the Vaughan Metropolitan Centre (VMC) Station and a similar submission for the Steeles West Station is expected shortly. It is anticipated that site plan submissions for both the VMC and Steeles West stations will be made this fall.

A number of municipal infrastructure improvements will be required to facilitate the planned higher order transit oriented development within the Vaughan Metropolitan Centre and Steeles West Secondary Plan areas. In conjunction with the City's on-going Growth Management Strategy, a number of servicing and transportation related master plan studies are currently underway and continue to be closely coordinated with the Spadina Subway extension project advancements. These studies include the following:

- VMC Servicing Strategy Master Plan Class EA;
- OPA 620 Servicing Strategy Master Plan Class EA;
- OPA 620 East-West Collector Road Schedule 'C' Class EA;
- Black Creek Optimization Study Master Plan Class EA; and
- Transportation Master Plan Class EA.

Based on the findings of the above noted studies, opportunities exist to advance components of the ultimate municipal servicing infrastructure required in conjunction with the anticipated construction schedule for the TYSSE project. This will minimize future disruptions due to construction activities along the proposed subway alignment and allow opportunities for development to proceed in a timely manner and in support of the anticipated in-service date for the subway extension to the VMC area.

#### **Millway Avenue Improvements**

The ultimate vision for Millway Avenue is to serve as a primary north-south multi-modal transportation corridor within the VMC Secondary Plan. Given the immediate proximity of Millway Avenue to the proposed VMC Subway Station and the Highway 7 bus rapidway, it is likely that

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

#### Item 5, CW Report No. 40 – Page 3

development activity along this corridor will occur in conjunction with, or soon after opening day for the subway.

The ultimate right-of-way configuration for Millway Avenue between Highway 7 and Portage Parkway includes a five lane cross-section, dedicated bicycle lanes, and ample space for high quality streetscape furnishings and pedestrian zones. A 33.0 metre right-of-way will be required to accommodate these features. Attachment No. 1 illustrates the proposed Millway Avenue cross-section and its proximity to the Vaughan Metropolitan Centre Subway Station.

The proposed vertical alignment of the subway at the VMC Station requires that the existing Millway Avenue right-of-way between Highway 7 and Applemill Road (including all underground utilities) be relocated easterly from its current alignment at Highway 7 by approximately 20-30 metres. Accordingly, the TYSSE Project will be responsible for replacing this portion of Millway Avenue in-kind. Any enhancements to this base case however, will require financial commitment from the City. Enhancements will include incremental costs for design, construction and property.

The TYSSE project has identified the following base municipal infrastructure elements that will be fully funded by the project.

- Replacement of the existing three lane Millway Avenue to its new alignment from Highway 7 to Applemill Road and tapering back to match the existing alignment north of Applemill Road;
- Replacement of the existing Millway Avenue 26.0 metre right-of-way;
- Replacement of existing streetscape features;
- The proposed VMC Park;
- Relocation of all existing utilities as a result of the Millway Avenue realignment; and
- Temporary / permanent Passenger Pick-Up & Drop-Off (PPUDO) facilities.

The TYSSE project has advised the City that confirmation of financial contribution for municipal elements of the project above and beyond the base elements will be required. In addition, commitment on cost sharing elements and principles will also be required.

Construction staging plans related to the subway construction will necessitate the closure of Millway Avenue from Highway 7 to Portage Parkway by the middle of 2011. One of the first components of the VMC station construction staging is the need to relocate the existing Millway Avenue underground services to the new realigned Millway Avenue. Hence, confirmation of the new alignment and cross-section for Millway Avenue is required such that the TYSSE can complete the utility realignment design works and accordingly prepare the project for tender and award.

It should be noted that Millway Avenue is anticipated to be closed from Highway 7 to Portage Parkway from mid 2011 to approximately mid/late 2014.

The TYSSE has provided the City with an order of magnitude cost estimate for the required municipal contribution (elements above and beyond the base case) for the construction of the ultimate Millway Avenue design between Highway 7 and Applemill Road. The current estimated cost to the City (inclusive of detailed design, property and construction) will be approximately \$2.65 million.

A number of Millway Avenue design options were reviewed by staff based on the following criteria:

- Transportation objectives;
- Pedestrian realm;
- Facilitate development;

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#### Item 5, CW Report No. 40 – Page 4

- Constructability, land requirements; and
- Financial implications.

The TYSSE has indicated the project will incorporate a realigned and widened Millway Avenue as depicted in Attachment No. 2. The realigned Millway Avenue will tie into the existing alignment north of Applemill Road. A five lane cross-section with a new 33 meter ROW is being proposed. Based on the alternative design options evaluated, staff supports this design alternative as the preferred solution.

#### Millway Avenue – Applemill Road to Portage Parkway

Current property limitations exist between Applemill Road and Portage Parkway thereby not allowing the TYSSE project and/or the City to proceed with the ultimate five lane urban cross section configuration at this time. As the TYSSE project construction schedule will not be completed until 2014, opportunities may arise to amend construction contracts as required in the future to facilitate the ultimate Millway Avenue construction in this area. Accordingly, in order to minimize disruptions due to construction and stimulate development with the VMC area, staff will continue to explore opportunities to secure the required property via the development approvals process and with the TYSSE project.

#### VMC Park and Millway Avenue Streetscape

Additional costs for enhanced urban design and streetscape requirements along Millway Avenue and within the proposed VMC Park (adjacent to the subway station) will be included in the final costs attributable to the City.

#### Master Financial Agreement

A Master Financial Agreement will ultimately be required between the City and the TYSSE project and York Region Rapid Transit Corporation to establish final costs, cost-sharing principles, and repayment terms. It is anticipated that the process to prepare and execute this agreement will be similar to the process adopted by Council for the TYSSE Project Master Servicing Agreement. Schedules will be added to the agreement as required for each of the applicable projects (including design, property and construction). Staff will continue to work with the TYSSE project to finalize the terms and conditions associated with this agreement and will report back to Council once a final draft is available.

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

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

- The pursuit of excellence in service delivery;
- Planning and managing growth, and economic vitality; and
- The demonstration of leadership and promotion of effective governance.

Specific Strategic Plan Initiatives applicable to the recommendations made in this report include Vaughan's corporate priorities to:

- Establish city-wide master phasing and servicing allocation plans; and
- Support and plan high capacity transit at strategic locations throughout the City.

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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**Regional Implications**

The Region is a funding partner for the Toronto-York Spadina Subway Extension project.

**Conclusion**

Construction of the ultimate requirements for Millway Avenue between Highway 7 and Portage Parkway should be advanced in conjunction with the TYSSE project schedule. This will ensure minimal disruptions due to construction in the future and act as a catalyst for development activity in the VMC.

The costs associated with the infrastructure components of this work attributable to the City will be included for consideration in the 2011 Capital Budget deliberations.

A Master Financial Agreement with the Toronto-York Spadina Subway Extension Project and/or York Region Rapid Transit Corporation will be required in the future.

**Attachments**

1. Section of Millway Avenue at Subway Station Looking North
2. Millway Avenue Re-Alignment (Highway 7 to Applemill Road)

**Report prepared by:**

Eric Gupta, Project Manager - Spadina Subway Extension – Ext. 8433  
Michael Frieri, Manager of Engineering Planning & Studies – Ext. 8729

(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 SEPTEMBER 7, 2010**

Item 6, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**6**

#### **NEW RESIDENTIAL WASTE COLLECTION BY-LAW**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated August 31, 2010:**

##### **Recommendation**

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

1. That a new Waste Collection By-law be enacted; and,
2. By-law 350-94, as amended, be repealed.

##### **Contribution to Sustainability**

Through the City's Greening Vaughan waste collection programs and initiatives, a significant amount of waste is being diverted from landfill, thereby contributing to environmental sustainability. The proposed waste collection by-law is based primarily on the Greening Vaughan initiatives, and provides the legal footing required to mandate responsible waste management practices by the City's residents, including mandatory participation in the City's waste diversion programs.

##### **Economic Impact**

There is no economic impact associated with this report.

##### **Communications Plan**

With the exception of creating a maximum set-out limit of 13 items of residual waste, the proposed by-law will not have an immediate impact on those residents who participate in the City's waste diversion programs. The maximum set-out limit, or "upset limit", refers to the maximum number of residual waste items a resident can place out for collection on their designated collection day (3 free + 10 paid items). The collection programs, set-out requirements, and material types, have been in place for a number of years through the Greening Vaughan initiative. The proposed by-law simply formalizes the process.

Once enacted, staff will advise residents of the upset limit via the traditional avenues such as the City's web site, the Greening Vaughan web site, newsletters, and the collection calendar.

##### **Purpose**

To ensure the City's waste collection process and by-law is consistent with the initiatives and intent of Greening Vaughan program.

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

Notwithstanding that By-law 350-94 has been amended over the past 16 years, it does not adequately address the changes and initiatives that have been brought into place by the City's Greening Vaughan program. For example, by-law 350-94 is generally silent, or falls short, on defining waste prohibitions, owner responsibilities, waste limits, acceptable receptacle

.../2

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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requirements and fees associated for large appliance collection and additional residual waste items. It also does not take into account the City's Source Separated Organics (Green Bin) collection program.

The proposed by-law will not only reflect the changes brought forth by the Greening Vaughan initiative, but also incorporate clauses that are intended to rectify some of the challenges the City has experienced delivering such a comprehensive waste collection program in a large community.

From a resident's perspective, nothing will have changed, save and except that the City now has a legal avenue to pursue non-compliant set outs should "owners" be in contravention of the City's waste management program.

Some of the other changes in the proposed by-law include:

- Requiring residents to participate in the City's diversion programs for those receiving curbside municipal waste collection services
- Establishment of a maximum limit of 13 residual waste items (3 free + 10 paid). This is consistent with other municipalities' maximum set out limits for residual waste and will further encourage residents to participate in waste diversion programs offered by the City and York Region
- Identifying various materials that have been added to the collection programs over the past number of years, such as empty paint containers, plastics 1-7, etc.
- Confirming the frequency of collection for collectible waste materials (i.e. recyclables, residual wastes, leaf and yard material, large appliances etc.).
- Setting out clearer definitions of hazardous and non-collectible wastes
- Setting out clearer definitions of acceptable containers and acceptable waste materials

As was noted earlier, the only immediate change a resident may notice would be the maximum items of residual waste (set at 13 items) permitted curbside. The overwhelming majority of residents currently set out less than the allowable 3 item limit. As such, imposing a maximum limit will likely impact very few people. The intent of the 13 item residual waste limit is to ensure that when large amounts of residual waste are generated, they are dealt with through appropriate avenues such as private disposal bins and/or the Region's Community Environmental Centre located at 130 McCleary Court in Vaughan.

Although not an immediate impact to residents, the proposed by-law also incorporates anticipated (or possible) future waste management program changes. The Regional Municipality of York has, through its Environmental Services Committee (December 16, 2009), recommended the mandatory use of certified compostable bags in the Region's Source Separated Organics program commencing May 1, 2011. The Region, in concert with the area municipalities, are currently working to develop a comprehensive waste management plan concerning the mandatory use of compostable bags in the green bin program. The new by-law takes this change into account.

There is also a provision in the proposed by-law banning Electrics and Electronic Waste (WEEE) curbside, should the Region or the City wish to pursue that initiative.

Finally, the proposed by-law will provide designated City staff the ability to enforce the by-law should issues of non compliance arise.

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 6, CW Report No. 40 – Page 3

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

This report is consistent with the priorities previously set by Council and ties into the following Vaughan Vision 20/20 Goals and Objectives:

Goal: Service Excellence  
Objective: Lead and Promote Environmental Sustainability  
Objective: Pursue Excellence in Service Delivery

Goal: Management Excellence  
Objective: Demonstrate Leadership and Promote Effective Governance

#### **Regional Implications**

The City's waste collection programs are, to a large extent, driven by the materials accepted by the Region for processing or disposal. The proposed by-law will comply with those Regional requirements, and takes into account potential future changes the Region may make to its programs.

#### **Conclusion**

To ensure consistency with the City's Greening Vaughan initiative, a new by-law is required to confirm such things as collection frequency, organics collection, and charging for additional items. The proposed by-law will clearly identify resident responsibilities in terms of set out requirements, and participation in the City's waste diversion programs. It also will provide designated City staff with further mechanisms to enforce provisions of the by-law should there be issues of non-compliance.

#### **Attachments**

N/A

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

Brian T. Anthony  
Caroline Kirkpatrick



## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 7, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 7, 2010, as follows:

***By approving the following recommendation contained in the memorandum from the Commissioner of Engineering and Public Works, dated September 3, 2010:***

- “1. That the Request For Proposal No. RFP10-181, Energy Street Lighting, be awarded to Fellmore Electrical Contractors Ltd. of Concord, Ontario, in the amount of \$1,546,084.25., including HST;***
- 2. That staff be authorized to perform the conversion of the current high pressure sodium (HPS) street lighting to more energy efficient Light Emitting Diode (LED) street lighting up to the \$1.5 Million funding amount; and***
- 3. That the Mayor and Clerk be authorized to sign the necessary documents.”***

## **7                      AWARD OF RFP 10-181 – ENERGY EFFICIENT STREET LIGHTING**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated August 31, 2010:

### **Recommendation**

The Commissioner of Engineering and Public Works recommends that RFP 10-181 for Energy Efficient Street Lighting be brought forward to Council for authorization to award..

### **Contribution to Sustainability**

As part of the City’s “Green Directions” program, converting the current high pressure sodium (HPS), street lights to more energy efficient Light Emitting Diode (LED) street lighting, is one aspect of ensuring a more sustainable environment.

### **Economic Impact**

The submissions for RFP 10-181 closed on Wednesday, August 18 and accordingly, the submissions were not evaluated prior to the report submission deadline. As such, the economic impact is not yet known; however, the combined maximum funding for this project is \$1.5 Million, and this is an Infrastructure Stimulus Funding project. Once the proposals have been evaluated, the results will be presented in a separate report to Council.

### **Communications Plan**

As part of the project, the City will design and create the communications pieces for the public. There will be information about the project on the City’s web site, and there will be individual notices produced that will be delivered to all businesses and residents on the streets where the LED lights are to be installed. As part of the project, the proponent is responsible for ensuring these notices are delivered to those businesses and households at least one week in advance of the changeover.

### **Purpose**

To advise Council of the upcoming RFP award for energy efficient street lighting.

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 7, CW Report No. 40 – Page 2

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

As per Council's direction, a Request For Proposals was sent to selected companies for the supply and installation of energy efficient LED street lights. It is anticipated that approximately 1,400 existing HPS street lights will be changed over to LED energy efficient street lights through this program. The changeover will start in the City's industrial areas, and then move into the residential areas, as funds permit.

The RFP process uses a two envelope process and submissions are being evaluated in two parts. The first envelope will contain the proponent's technical submission. Proponents whose technical proposals do not meet the City's technical specifications will not be considered further. Those proponents whose technical submission meets the City's requirements will then be evaluated further, based on:

- |   |                |
|---|----------------|
| • Project management / completion time / work process | max. 20 points |
| • Experience of the LED manufacturer                  | max. 10 points |
| • Experience of the installer                         | max. 10 points |
| • End use of existing HPS fixtures                    | max. 10 points |
| • Product aesthetics                                  | max. 10 points |
| • Value added features                                | max. 10 points |

The second envelope will contain the prices only, and will make up a maximum of 30 points of the total possible 100 points.

Lumentech, the consultant used to evaluate the various lighting technologies used throughout the trial, and who prepared the draft lighting specifications, has been retained to assist staff complete the review of the technical submissions.

As this is part of the City's "Green Directions" initiatives, it should be noted that as part of the RFP submission, the proponent is required to outline, in detail, the proposed end use of the old HPS light fixtures and associated components removed under this project. As the City is committed to environmental sustainability, and supports the hierarchy of the 3R's, points will be assigned in the RFP evaluation process based on the proponent's plan to deal with the old HPS fixtures and components.

Once the submissions have been evaluated, an additional information report will be provided to Council with further recommendations.

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

This report is consistent with the priorities previously set by Council and ties into the following Vaughan Vision 20/20 Goals and Objectives:

- |            |   |
|------------|---|
| Goal:      | Service Excellence                                      |
| Objective: | Lead & Promote Environmental Sustainability             |
| Goal:      | Management Excellence                                   |
| Objective: | Enhance Productivity, Cost Effectiveness and Innovation |
| Objective: | Demonstrate Leadership and Promote Effective Governance |

#### **Regional Implications**

N/A

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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**Conclusion**

The changeover of approximately 1,400 HPS street lights to LED street lights is expected to take place under this contract; however, final numbers will be dependant upon the successful proponent's submission.

Once the proposals have been evaluated, an additional information item will be presented to Council with further recommendations.

**Attachments**

N/A

**Report prepared by:**

Brian T. Anthony, Director of Public Works, Ext 6116

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 8, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**8                      REQUEST FOR ADDITIONAL FUNDING – TENDER T09-285  
                            ROAD RESURFACING/ REHABILITATION  
                            EAST VAUGHAN – MAPLE AREA, VARIOUS LOCATIONS  
                            WARDS 1 AND 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated August 31, 2010:**

**Recommendation**

The Commissioner of Engineering and Public Works in consultation with the Director of Reserves and Investments recommends;

That additional funds in the amount of \$140,000.00 for Tender T09-285 be approved and funded from Capital Account EN-1818-09 Road Resurfacing/ Rehabilitation – East Vaughan, Maple Area, Various Locations (Infrastructure Stimulus Funded (ISF) project).

**Contribution to Sustainability**

The rehabilitation of roads will ensure that an acceptable level of service by the City's infrastructure is maintained for the health and well being of its citizens.

**Economic Impact**

Additional funding, in the amount of \$140,000.00, is being allocated to this specific project from the total budget approved in the 2009 Capital Budget. There are sufficient funds in the approved budget to pay the final project costs, and falls within the Infrastructure Stimulus Funding (ISF) for 2/3 subsidy, as approved by the Federal and Provincial Governments.

**Communications Plan**

Not Applicable.

**Purpose**

To obtain Council approval for additional funding required to complete final payment for previously approved Tender T09-285.

**Background - Analysis and Options**

Contract T09-285 Road Resurfacing/ Rehabilitation – East Vaughan, Maple Area, Various Locations, Capital Account EN-1818-09 was awarded by Council on September 21, 2009 in the amount of \$1,741,928.19 with a contingency allowance of \$174,000.00, plus applicable taxes, funded 2/3 from Infrastructure Stimulus Funding and 1/3 from Debenture Financing.

Due to the aggressive completion deadline in order to qualify for Infrastructure Stimulus Funding, Engineering Services staff were unable to complete an exhaustive quantity take off for tendering purposes. However, favourable tender prices were received as a result of the City's timely tendering of the ISF projects.

During construction, additional works that are within the scope of the ISF Program were encountered including:

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- removal and replacement of curb & gutter
- repair of driveways
- removal and replacement of sidewalks
- manhole and catchbasin adjustments
- base asphalt crack repairs

As a result of this work, the associated tender items exceeded the preliminary estimated amount, and resulted in additional costs of \$140,000.00. All work undertaken, was in accordance with Departmental Policies and Procedures.

The additional costs required to complete the above mentioned work is related to roadworks and can be funded within the approved 2009 Capital Budget EN-1818-09 as amended by Council on June 30, 2009, as part of the Infrastructure Stimulus Fund – Shovel Ready Projects.

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

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

- Pursue Excellence in Service Delivery;
- Enhance and Ensure Community Safety, Health & Wellness; and
- Lead and Promote Environmental Sustainability

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

#### **Regional Implications**

Not Applicable.

#### **Conclusion**

The funds requested are required to pay the contractor the cost of additional work required in the completion of this project. The cost and quantities involved have been verified by Engineering Services staff. It is therefore appropriate to approve the payment of the funds as requested.

#### **Attachments**

1. Location Map.

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

Gino Martino, B.A., C. Tech., Engineering Technologist - Capital, ext. 3151  
Justin Metras, C. Tech., Manager of Construction Services, ext. 3140

GM:mc

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

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Item 9, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**9 ALL-WAY STOP CONTROL – ROYALPARK WAY AND SUNDANCE COURT  
WARD 2**

The Committee of the Whole recommends:

- 1) That an all-way stop control be installed at the intersection of Royalpark Way and Sundance Court; and
- 2) That the following report of the Commissioner of Engineering and Public Works, dated August 31, 2010, be received.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control not be installed at the intersection of Royalpark Way and Sundance Court.

**Contribution to Sustainability**

Installation of unwarranted stop signs leads to undesirable driver behaviours and is not a sustainable practice. Drivers tend to speed up between stop signs to make up for a perceived loss in time, and they roll through stop signs as they are not challenged for right of way by cars from the side streets. This creates potential conflict for pedestrians expecting the car to stop and increasing the potential for rear-end collisions when following cars do not expect the car ahead to come to a complete stop.

**Economic Impact**

Not applicable.

**Communications Plan**

The Ward Councillor will inform the petitioners of Council's decision on this matter.

**Purpose**

To review the feasibility of implementing an all-way stop control at the intersection of Royalpark Way and Sundance Court, in response to the petition signed by the area residents.

**Background - Analysis and Options**

*At its meeting on June 29, 2010 Council directed:*

- "1. That the attached petition signed by the residents of Royalpark Way Court be received;***
- 2. That the request of the petitioners for allway stop sign at the intersection of Royalpark Way and Sundance Court be referred to Traffic Engineering staff for a report to the Committee of the Whole Meeting on August 31, 2010."***

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Royalpark Way is classified as a feeder roadway with a 23.0 metre right-of-way and an 11.5 metre pavement width. Sundance Court is a residential cul-de-sac with an 18.5 metre right-of-way and an 8.5 metre pavement width. The posted speed limit is 40 km/h on Royalpark Way. The existing stop control is located on Sundance Court. The area is shown in Attachment No.1.

#### All-Way Stop

Sundance Court is a cul-de-sac and has fourteen single-family detached dwellings. Staff have used the Average Vehicle Trip Rate as per the Institute of Transportation Engineers (ITE) manual to define the A.M. and P.M. peak hour trips on a weekday on Sundance Court. The results are summarized below:

Time Period	Average Trips Generation	Number of Trips Entering	Number of Trips Exiting
A.M. Peak	23 vehicles	6	17
P.M. Peak	13 vehicle	8	5

The Provincial All-way Stop warrant requires a minimum of 120 vehicles during the highest (am or pm) period to meet the warrant. The warrant would not be met at this intersection at any time, based on the number of trips indicated in the above chart. Stop signs are not intended to be used as a speed control device on the roadway. (Refer to Attachment No.1).

#### Accident History

Staff reviewed the collision history on Royalpark Way from Highway #27 to Vaughan Mill Road. There are no recorded vehicle collisions on this roadway from January 2007 through to December 2009.

#### Sign Investigation

Staff conducted a sign inventory on Royalpark Way and found that the proper signage (curve signs, reverse curve signs, SLOW tab signs, Maximum 40 km/h Begins sign, Maximum 40 km/h signs, and speed hump signs) have been installed on the roadway.

#### Speed Humps

There are four existing speed humps on Royalpark Way are located as follows:

- approximately 90 metres east of Sundance Court
- approximately 127 metres west of Panorama Crescent (west intersection)
- approximately 150 metres east of Panorama Crescent (east intersection)
- approximately 380 metres east of Panorama Crescent (east intersection)

These speed humps were designed and constructed through the development of the subdivision.

#### Radar Study

Staff conducted an AM and PM radar study on Monday, July 19, 2010 for the PM peak time period and Tuesday, July 20, 2010 for the AM peak time period. The study was completed on Royalpark Way 150 metres east of Sundance Court, during the peak time periods of 8:00 – 9:00 am and 4:00 – 5:00 pm. The results have been summarized below.

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##### AM Period

Direction	Average Speed	85 <sup>th</sup> Percentile Speed	Highest Speed
Eastbound	49 km/h	57 km/h	61 km/h
Westbound	45 km/h	52 km/h	61 km/h

##### PM Period

Direction	Average Speed	85 <sup>th</sup> Percentile Speed	Highest Speed
Eastbound	46 km/h	52 km/h	61 km/h
Westbound	45 km/h	52 km/h	61 km/h

The average speed on Royalpark Way range between 45 km/h and 49 km/h. The 85<sup>th</sup> percentile speed range between 52 km/h and 57 km/h. The recorded 85<sup>th</sup> percentile speed is the speed at which or below 85% of the motorists are travelling. The highest record speed was 61 km/h in both directions on this section of Royalpark Way.

##### Automatic Traffic Recorders (ATR's)

Utilizing the use of Automated Traffic Recorders (ATR's), staff collected speed and volume data from May 12, 2008 to May 16, 2008 170 metres east of Highway #27, and 320 metres east of Panorama Crescent (east intersection). The data covered a 24-hour time period which is summarized below.

##### 170 metres east of Highway #27

Direction	Average Speed	85 <sup>th</sup> Percentile Speed	Highest Speed	Average Daily Traffic
Northbound	41 km/h	48 km/h	60 km/h	582
Southbound	42 km/h	49 km/h	61 km/h	586

##### 320 metres east of Panorama Crescent (east intersection)

Direction	Average Speed	85 <sup>th</sup> Percentile Speed	Highest Speed	Average Daily Traffic
Eastbound	45 km/h	52 km/h	75 km/h	419
Westbound	42 km/h	50 km/h	73 km/h	405

The recorded average speeds on Royalpark Way range between 41 km/h – 45 km/h. The recorded 85<sup>th</sup> percentile speed (the speed at which 85 percent of the vehicles are travelling at or below) on Royalpark Way range between 48 km/h – 52 km/h. The highest speed that has been recorded on this section of Royalpark Way is 75 km/h for the eastbound traffic and 73 km/h for the westbound traffic. This location is in between two existing speed humps. The highest speeds have occurred over the same time periods everyday from 5:00 pm. to 9:00 pm.

Engineering Services staff sent a request to York Regional Police for increasing speed enforcement on this section of Royalpark Way at the time periods mentioned above. Typically, a feeder roadway accommodates up to 8,000 vehicles per day (source; Transportation Association of Canada, Geometric Design Guide for Canadian Roads). Our study indicates that Royalpark Way has 1,168 vehicles per day which is well within a feeder roadway capacity.



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

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

- Pursue Excellence in Service Delivery;
- Enhance and Ensure Community Safety, Health and Wellness; and
- Lead and Promote to Environmental Sustainability.

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

**Regional Implications**

Not Applicable.

**Conclusion**

Based on staff's review, it is recommended that all-way stop control not be installed at the intersection of Royalpark Way and Sundance Court.

**Attachments**

1. Location Map

**Report prepared by:**

Peter Trinh, Traffic Analyst, Ext. 3120  
Mike Dokman, Supervisor, Traffic Engineering, Ext. 3118

PT:mc

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

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Item 10, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**10**

**OFFICIAL PLAN AMENDMENT FILE OP.07.003  
ZONING BY-LAW AMENDMENT FILE Z.07.032  
JOSEPH AND WOLF LEBOVIC JEWISH COMMUNITY CAMPUS  
WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.07.003 (Joseph and Wolf Lebovic Jewish Community Campus) BE APPROVED, specifically to amend OPA #600 to redesignate the subject lands shown on Attachments #1 and #2 from "Low Density Residential" to "High Density Residential/Commercial" and "Valley Lands" as shown on Attachment #4, and include the following high density residential policies:
  - a) permit a maximum of 855 residential units, consisting of apartment units or retirement residence suites or a combination thereof, within a maximum of 4 residential buildings ranging in height from 6 to 8-storeys;
  - b) permit a maximum density of 1.355 Floor Space Index (FSI) on the subject lands;
  - c) permit institutional uses including; private schools and long term care facilities;
  - d) permit accessory ground floor uses geared towards seniors such as personal services, dining facilities and amenity areas for the use of residents residing within the residential units, the residence suites and long term care facility; and,
  - e) include policies to promote sustainable site and building development features.
2. THAT Zoning By-law Amendment File Z.07.032 (Joseph and Wolf Lebovic Jewish Community Campus) BE APPROVED, to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and OS1 Open Space Conservation Zone, to facilitate the following development of the tableland as shown on Attachment #5:
  - a) two apartment buildings on Quadrant "C", with the "North Building" having a maximum height of 8-storeys and 223 units, and the "South Building" having a maximum height of 6-storeys and 235 units, both with surface and underground parking; and,
  - b) two apartment buildings on Quadrant "D", with the "North Building" having a maximum height of 8-storeys and 258 units, and the "South Building" having a maximum height of 6-storeys and 139 units, both with surface and underground parking.
3. THAT the implementing Zoning By-law include the following:
  - a) institutional uses as outlined in By-law 1-88 which are permitted in all residential zones as-of-right as well as a long term care facility use on the subject lands;

.../2

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- b) a definition for a “Residence Suite” located within an assisted living seniors retirement residence, as follows:

“Residence Suite – Means a suite within an assisted living seniors retirement residence, in which sanitary conveniences are provided, and in which cooking facilities and the installation of cooking equipment shall not be permitted”;
  - c) accessory uses on the ground floor of the assisted living seniors retirement residence such as personal services and an eating establishment for the use of the residents;
  - d) a definition for a “Long Term Care Facility” located within an assisted living seniors retirement residence for use by seniors, as follows:

“Long Term Care Facility – Means an institution or a distinct part of an institution, which is licensed or approved to provide health care under medical supervision for twenty-four or more consecutive hours to two or more patients who are not related to the governing authority or its members by blood, marriage or adoption, and which shall be licensed under the Long Term Care Act”; and,
  - e) site-specific zoning exceptions to the RA3 Apartment Residential Zone identified in Table 1 of this Report.
4. THAT the Holding Symbol “(H)” shall not be removed from the subject lands zoned RA3(H) Apartment Residential Zone until such time as the following conditions are addressed to the satisfaction of the City:
- a) that Vaughan Council adopt a resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the City’s approved Servicing Capacity Distribution Protocol in effect at the time of site plan approval, for a maximum of 855 apartment units or less if seniors units are discounted where a building utilizes a common dining room and cooking facilities are not present in the individual units; and,
  - b) that a Site Development Application(s) for the subject lands is approved by Vaughan Council.
5. THAT the Owner shall pay to the City of Vaughan, a Woodlot Fee for each residential dwelling unit through the Site Plan approval process.

#### **Contribution to Sustainability**

This will be addressed in the future site plan application report.

#### **Economic Impact**

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

#### **Communications Plan**

On August 24, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. A notice was also included in the local and weekly newspapers being the Vaughan Citizen on August 23, 2007; Vaughan Weekly on August 29, 2007; and, Lo Specchio on August 31, 2007. Letters of concern were received by the Development Planning Department,

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which are discussed later in this report. The recommendation to receive the Public Hearing report of September 17, 2007, was ratified by Council on September 24, 2007.

On August 20, 2010, a notice of the Committee of the Whole meeting was sent to all individuals who appeared at the Public Hearing and to those requesting notification.

#### **Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. An Official Plan Amendment Application (File OP.07.003) specifically to:
  - a) redesignate the subject lands shown on Attachment #4 from “Low Density Residential” to “High Density Residential/Commercial” and “Valley Lands”;
  - b) permit a maximum of 855 residential units geared towards seniors, being either apartment units containing cooking facilities or retirement resident suites (not containing cooking units) or a combination thereof, within a maximum of 4 residential buildings;
  - c) permit accessory ground floor uses within the apartment buildings, such as personal service uses and a common dining facility intended for use by the residents.
  - d) permit institutional uses, including a long term care facility and private school.
2. A Zoning By-law Amendment Application (File Z.07.032) to amend By-law 1-88, specifically to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone and OSI Open Space Conservation Zone to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone, as shown on Attachment #4, together with the zoning exceptions identified in Table 1 of this report, to permit the proposed seniors residential development and institutional uses.

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

##### **Location**

The subject lands shown on Attachments #1 and #2 are located on the east and west sides of Thomas Cook Avenue, south of Lebovic Campus Drive, in Part of Lot 17, Concession 2, City of Vaughan. The 5.73 ha site represents Quadrants “C” (3.07 ha) and “D” (2.66 ha) of the Owners total land holdings (Attachment #3), which forms part of the overall Joseph and Wolf Lebovic Jewish Community Campus.

The current Master Plan for the campus is shown on Attachment #3. Quadrant “A” (Phase 1) has been approved for a community centre (under construction), a special needs facility (site plan approved) and a secondary school (existing). Quadrant “B” (Phase 2) is currently vacant, however, the applicant has submitted a site development application (File DA.07.018) to construct two buildings having the combined use of an elementary school/place of worship, which was approved by Council on November 1, 2008. The original Master Plan that was approved by Council on June 28, 2004, showed two elementary schools for Quadrant “C” and a special needs and long-term elderly care facilities for Quadrant “D”. As a result of this application, the potential uses proposed on Quadrants “C” and “D” have been expanded to include residential apartment units and seniors residence suites.

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#### Supporting Documents

The following supporting reports were submitted for review in consideration of the subject applications:

- i) Planning Rationale Report for Joseph and Wolf Lebovic Jewish Community Campus, prepared by Malone Given Parsons Ltd., dated May 16, 2007; Addendum to Planning Rationale Report dated April 19, 2010;
- ii) Servicing Analysis with Increased Population from High Density Developments Block 11, City of Vaughan, prepared by Schaeffers Consulting Engineers, dated July 10, 2009; Addendum titled Functional Servicing Brief dated April 19, 2010;
- iii) Project North Star Quadrant “C” and “D” Traffic Study, prepared by iTrans Transportation Planning and Traffic Consultants, dated May 2007; Addendum submitted April 19, 2010;
- iv) Sun/Shade Study Quadrant C and D Vaughan, Ontario, prepared by RWDI Consulting Engineers and Scientists, dated May 10, 2007; Addendum dated April 15, 2010;
- v) Pedestrian Wind Assessment Quadrant C and D, Vaughan, Ontario prepared by RWDI Consulting Engineers and Scientists, dated May 4, 2007; Addendum combined with the Addendum to the Sun/Shade Study, dated April 15, 2010;
- vi) Urban Design Guidelines, prepared by Ark Petroff, dated May 2007; Addendum to Urban Design Guidelines, dated April 2010; and,
- vii) Environmental Site Assessment, Phase I, prepared by Soil Engineers Ltd., dated July 2004; Addendum to Environmental Site Assessment, Phase I, dated May 12, 2010.

#### Official Plan

The subject lands are designated “Low Density Residential” by Official Plan Amendment #600. The “Low Density Residential” designation is predominately residential in character. Uses permitted in this designation include: detached houses; semi-detached houses; schools; parks and open space; small scale community facilities; small scale places of worship; institutional uses; private home daycare; home occupations; other accessory uses; and, local convenience commercial centres. The proposed high rise development does not conform to the Official Plan. The Official Plan Amendment application for the subject lands proposes to redesignate the property to “High Density Residential/Commercial” and “Valley Lands” to permit the development of 4 apartment buildings ranging in height from 6 to 8 storeys as shown on Attachments #5 to #7.

#### Zoning

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88, which does not permit the proposed high density residential development. The applicant is proposing to rezone the subject lands to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone to permit the 4 residential apartment buildings (geared towards seniors); long term care facility geared towards seniors; and, institutional uses permitted as of right in all residential zones. At this stage of the development process, the applicant cannot commit to the occupancy mix with respect to the number of residential units, residence suites or beds (in association with a long term care facility). There is also potential for a private school to be located on the lands. For this reason, all of the supporting documentation is based on the entire development being constructed with 855 residential apartment units. This was done to determine if the surrounding infrastructure could support 855 residential units, which would have a greater impact on the surrounding uses and infrastructure than the seniors residence suites, long term care facility (beds), private school or institutional uses. If so, converting a portion of the development to seniors residence suites or beds used for a long term care facility would also be supportable.

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##### Concerns Raised through the Public Hearing Process

Letters of concern were received prior to the September 17, 2007, Public Hearing meeting, and therefore, reference the original development concept which proposed four 8-storey buildings, potentially having 460 residential units for seniors living and the capacity for 816 beds for seniors in an assisted living/long term care facility development. The following concerns were raised with respect to the original proposal:

- The proposal for four 8-storey buildings with a very high density being erected in such close proximity to the already approved surrounding low density housing development;
- The proposed plan will detract visually from the community which is being developed and will depreciate the value of neighbouring homes;
- The intensity, height, form and scale of the proposed uses this far internal to the Block;
- The sensitivity of and consistency with adjacent lands in Block 11;
- The proposed development would be more compatible located along an arterial road, as opposed to an internal primary road; and
- The treatment along the southern property line in the area between the proposed buildings and single detached residential properties to the south.

As a result of the comments received in writing and concerns raised at the Public Hearing, the Owner revised the proposal, resulting in a reduction of height to the two, "South Buildings" located on Quadrants "C" and "D". The Owner also reduced the occupancy from 460 residential units and 816 beds, to a total of 855 residential units for seniors.

##### Land Use Policies/Planning Considerations

The Vaughan Development Planning Department has reviewed the Official Plan and Zoning By-law Amendment applications and supporting documentation including but not limited to a planning Justification Report, Urban Design Guidelines and conceptual plans, to redesignate and rezone the subject lands shown on Attachments #1 and #2, in light of the following land use policies:

##### a) Provincial Policy Statement

Since the approval of OPA #600 and the Block 11 Plan, the Province approved the Provincial Policy Statement (PPS) in 2005, which provides policy direction on matters of Provincial interest related to land use planning and development. The PPS includes policies that encourage the focus of new growth in urban areas. The applications to amend the Official Plan and Zoning By-law must be consistent with the PPS (2005). The PPS identifies that the subject lands are within a Settlement Area. The PPS policies relating to Settlement Areas state that these areas shall be the focus of growth and that Planning authorities shall identify and promote opportunities for intensification and land use patterns within Settlement Areas, which shall be based on, in part, densities and a mix of land uses which:

- i) efficiently use land and resources; and,
- ii) are appropriate for and efficiently use infrastructure and public service facilities which are planned and available and avoid the need for their unjustified and or uneconomical expansion.

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The PPS promotes a full range of housing types and densities to meet projected demographics and market requirements for the current and future residents by ensuring all forms of residential intensification to create a supply of housing. The proposed redesignation from “Low Density Residential” to “High Density Residential/Commercial” and “Valley Lands” meets the intent of the PPS with respect to the efficient use of land and infrastructure, and would provide a range of housing types that promote efficient land use and development patterns to support a livable and healthy community. The proposed development also promotes a mix of housing which differs from that which is currently available within the area.

The increased density proposed for the site would also make more efficient use of land resources and public investment in infrastructure and public service facilities currently provided within Block 11 and within the surrounding area.

The “Building Strong Communities” policies in the PPS state that sufficient land shall be made available through intensification and redevelopment and if necessary, designate growth areas to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time frame of up to 20 years.

The policies related to “Managing and Directing Land Use” state that healthy, livable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, recreational and open space uses to meet long-term needs; and, by promoting cost-effective development standards to minimize land consumption and servicing costs. The subject proposal will broaden the mix of residential uses in the area, which has been predominantly approved for low density residential development. It will also minimize land consumption and servicing costs as it allows more people to live in the area, which is already planned and serviced for urban growth.

The subject lands are within a Settlement Area as defined by the PPS. Bathurst Street is a local corridor recognized in both the City of Vaughan and Region of York Official Plans. The proposal makes efficient use of the land by increasing the residential density in close proximity to a corridor in a Settlement Area.

The PPS Settlement Area policies also require that “new development within designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for efficient use of land, infrastructure and public service facilities”. The subject lands are located within a designated growth area, being the Carrville Urban Village area, as established in OPA #600 and the United Jewish Association (UJA) campus lands in its entirety is situated immediately adjacent to approved high density development and an existing built up area.

The PPS also includes housing policies requiring Planning authorities to provide an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area, and promote compact form and a structure of nodes and corridors. The proposed high-density development will add to the housing types and density within the area. Infrastructure and public service facilities for this development have been provided as part of the larger development that is occurring within Block 11 and the overall Carrville Urban Village Area as well as through the development of Quadrants “A” and “B” of the UJA lands. The future residents and employees of the proposed development will also help support public transit initiatives. In light of the aging population which the proposed development will serve, the use of private automotive transportation will be reduced in comparison to a standard high density apartment development. Public transit may become a preferred alternative mode of transportation for the potential residents, resulting in less traffic infiltration and more efficient use of public transit. The proposed development is in accordance with the policies of the PPS.

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b) Provincial Places to Grow Plan

The Provincial Places to Grow Plan (2006) is a vision for the Greater Golden Horseshoe to 2031, and requires that a minimum 40% of a municipality's residential development must be located within the existing built up area by 2015, and that municipalities must develop intensification strategies and implement them through their Official Plan.

The Region of York completed the "York Region 2031 Intensification Strategy" as part of the Region's Places to Grow Conformity exercise in February 2009. This strategy requires local municipalities to use the Region's population and employment growth forecasts; identify and meet intensification targets; and, identify appropriate type and scale of development for residential growth and intensification areas, urban growth centres and intensification corridors. The City of Vaughan's 2009 Official Plan Update Study, "Directions on Where and How to Grow" document, recognized the greenfield areas of the Carrville Urban Village as one of the areas within Vaughan where additional units could be accommodated, to be implemented through the Vaughan Official Plan Update. The proposed development located in the Carrville Urban Village 2 area, is consistent with the intent of the Places to Grow Plan.

c) Region of York Official Plan

The Region of York reviewed the subject proposal and advised that the subject lands are designated "Urban Area" by the Regional Official Plan, and that the proposed Official Plan Amendment Application is consistent with the Regional Official Plan policies, to locate housing specifically geared to senior citizens in close proximity to human services, as well as, other community services and facilities (Section 4.3.13).

Under the York Region Transportation Master Plan Update endorsed by Regional Council on May 28, 2009, Bathurst Street was identified as a Rapid Transit corridor through this area.

The Region of York has reviewed all supporting documentation respecting the proposed Official Plan and Zoning By-law Amendment applications and has no outstanding concerns.

d) Vaughan Official Plan Amendment #600

The subject lands are located in Block 11 of the "Carrville Urban Village 2" area and are designated "Low Density Residential" by OPA #600 (approved in 2001). The Block 11 Plan (approved in 2003) further identified this site as Private Institutional. The "Low Density Residential" designation is predominately residential in character. Uses permitted in this designation include: detached houses; semi-detached houses; schools; parks and open space; small scale community facilities; small scale places of worship; institutional uses; private home daycare; home occupations; other accessory uses; and, local convenience commercial centres.

The official plan amendment application requests a redesignation of the property from "Low Density Residential" to "High Density Residential/Commercial" and "Valley Lands". The residential designation is intended to facilitate higher order retail, office and residential uses in a mixed use form, or as single use buildings, and recognizes that such uses would generate higher levels of activity supportive of transit services. Stacked townhouses, apartment buildings and commercial uses are permitted within this designation. OPA #600 also requires that such development transition in building scale from lower density housing forms. Buildings are to be sited close to the street rights-of-way, and commercial uses shall front directly onto the public sidewalk with parking located at the rear and on-street. OPA #600 permits a maximum density within the "High Density Residential/Commercial" designation of 150 uph (units per hectare).



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The proposed development concept responds to the surrounding community context. The adjacent lands to the north are part of approved Draft Plan of Subdivision 19T-95044 (North Bathurst Development Inc.) and were approved for single detached residential dwellings and a park; and the lands to the south were approved for low density residential uses as a part of Subdivision 19T-95062 (Woodvalley Developments Inc.) for single detached residential dwellings with lots backing onto the subject lands. The subject property is bound by valley lands to the west and east, and is bi-sected by existing Thomas Cook Avenue. Quadrants “A” and “B” of the developing Lebovic Campus to the east of the subject lands will provide community facilities to serve the future residents including a community centre, in close proximity to the subject lands.

The conceptual site design locates the two 8-storey buildings on the north half of Quadrants “C” and “D” respectively, as shown on Attachment #5. The 6-storey building situated in Quadrant “C” transitions down to 4-storeys, in order to address the concerns raised at the Public Hearing respecting the height of the proposed development in close proximity to approved low rise residential. The transition down in height from 6-storeys to 4-storeys is an attempt to mitigate the visual impact of the apartment dwelling on the residential lots abutting the subject lands to the south.

A Floor Space Index or FSI of 1.355 is proposed for both Quadrants (1.36 FSI for Quadrant “C” and 1.35 for Quadrant “D”). FSI is an alternative, more current way of calculating density than using the units per hectare measurement. Density based on FSI takes into consideration the mass and scale of the building. The FSI has been calculated based on a total site area of 57,352m<sup>2</sup>, and a proposed GFA for all buildings of 77,736 m<sup>2</sup>.

The application to amend the Official Plan to allow 4 residential apartment buildings geared towards seniors, provides an appropriate additional land use within a designated urban area.

#### Draft City of Vaughan Official Plan - April 2010

The newly released draft of the City of Vaughan Official Plan dated April 2010, designates Quadrants “C” and “D” “Mid-Rise Residential”. The “Mid Rise Residential” designation areas are generally located in intensification Areas and shall consist of priority residential buildings having a maximum height of 8-storeys and a density of 2.5 m FSI for each quadrant. This designation also permits public and private institutional building types. The proposed official plan amendment (File OP.07.003) would conform to the height and density established by the draft City of Vaughan Official Plan.

#### Proposed Development Concept

The proposed conceptual site plan shown on Attachment #5, divides the development into two quadrants, (“C” and “D”) which are physically divided by Thomas Cook Avenue and bound by valleylands to the east and west. Quadrant “C” contains 2 residential buildings. The 8-storey building located on the northern part of the quadrant is U-shaped with its main entrance on the east elevation. Access to the at-grade parking area and underground parking facility is achieved from Lebovic Campus Drive. The building is surrounded by landscaping with an internal courtyard. The 2<sup>nd</sup> building on Quadrant “C” is located on the southern half of the quadrant, with a maximum height of 6-storeys, transitioning to 4-storeys. The irregular-shaped building also has an internal courtyard with landscaping south of the building which will provide screening for the adjacent residential lots to the south. At grade parking for the southern building is provided at the southeast corner of Quadrant “C”. Underground parking is also contemplated.

Similarly, Quadrant “D” is to be developed with 2 buildings. The proposed 8-storey building is located on the northern half of the quadrant, slightly larger in size than the northern building proposed for Quadrant “C”. An external courtyard is located within the open area of the U-shaped building and parking is provided to the west of the building. The at-grade and

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underground parking is accessed by a driveway which extends onto lands currently owned by the City of Vaughan. These lands are currently subject of a land exchange between the City and the Applicant. The land exchange is required to provide direct alignment of the driveway with Lebovic Campus Drive. The southern building situated in Quadrant “D” is a 6-storey, U-shaped building with the main entrance located along the west elevation and centralized outdoor courtyard. The driveway access is situated south of the building at the southeast corner of Quadrant “D”.

The Owner is required to submit a future Site Development Application(s) for the proposed development, which will be considered in a future report(s) to the Committee of the Whole, should the subject Official Plan and Zoning By-law Amendment applications be approved.

### Proposed Zoning

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88, as shown on Attachment #2, which does not permit the proposed high density residential development. To facilitate the proposed development, as shown on Attachments #5 to #7, an amendment to By-law 1-88 is required to rezone the property to RA3 (H) Apartment Residential Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone (see Attachment #4). The following site-specific zoning exceptions to By-law 1-88 are required:

Table 1: Proposed Zoning Exceptions

<b>By-law 1-88 Standard</b>	<b>By-law 1-88 (Requirements of the RA3 Apartment Residential Zone)</b>	<b>Proposed Exceptions to By-law 1-88 (RA3 Apartment Residential Zone)</b>
Permitted Uses	Does not permit Seniors Residence Suites or a Long Term Care Facility, and accessory uses associated with the development.	Permits Seniors Residence Suites and a Long Term Care Facility, and accessory uses associated with the development.
Location of Driveway access	Driveway access is to be located completely within the subject lot (Quadrant “D” only).	Driveway access not located completely within the subject lot.
Maximum width of a Driveway Access	<u>Quadrant “D”</u> 7.5m Ingress/Egress driveway for “North Building”	<u>Quadrant “D”</u> 11.01m Ingress/Egress driveway access for “North Building”.
Minimum Lot Area per Unit	<u>Quadrant “C”</u> 67 m <sup>2</sup> /unit  <u>Quadrant “D”</u> 67 m <sup>2</sup> /unit	<u>Quadrant “C”</u> 54 m <sup>2</sup> /unit  <u>Quadrant “D”</u> 66.7m <sup>2</sup> /unit

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The proposed zoning exceptions are supportable and will contribute to create a development consistent with good urban design principles and compatible with the surrounding land use context. The Development Planning Department has no objections to the proposed exceptions to By-law 1-88.

The addition of the Holding Symbol “(H)” is required for the subject lands, and if approved, will be removed upon the identification and allocation of servicing capacity for the proposed 855 apartment units, and once final site plan approval is given by Council.

A definition for a “Residence Suite” is proposed for this development, which is defined as “a suite within an assisted living seniors retirement residence, in which sanitary conveniences are provided and in which cooking facilities and the installation of cooking equipment shall not be permitted.” The accessory uses, intended for the exclusive use of the residents of the buildings such as personal service shops and a common dining facility are proposed on the ground floor and must be recognized in the implementing zoning by-law.

A definition for a “Long Term Care Facility”, which is considered an institutional use has also been provided in the recommendation of this report.

The Toronto and Region Conservation Authority (TRCA) in comments dated September 3, 2008, and May 10, 2010, requires a 2.5 m buffer area abutting the west boundary along Quadrant “D”, and the east boundary along Quadrant “C” to be rezoned to OS1 Open Space Conservation Zone, as shown on Attachment #3.

An exception for driveway access has also been included as details of the land exchange are still being finalized. This exception may not be required, depending on the timing of approvals with respect to the land exchange.

#### Future Site Plan Approval

The lands as shown on Attachments #1 and #2 are subject to the City of Vaughan Site Plan Control policies outlined in By-law 170-2009. The proposed development requires the submission of a Site Development Application for review and approval by Vaughan Council. At the site development stage, details such as sustainability (site and building design features), landscaping, building elevations, amenity area, stormwater management, site circulation, site servicing, lot grading, an updated Noise Report, external lighting plan, and servicing will be reviewed. The proposed development Concept Plan (Attachment #5) shows the building footprints along Thomas Cook Avenue a primary road within Block 11. Enhanced building elevations will be required to ensure that high quality building facades will be developed along these street frontages.

#### Vaughan Engineering Department

The Vaughan Engineering Department has reviewed the applications and provides the following comments:

##### a) Sewage and Water Allocation

A Functional Servicing Report has been reviewed by the City Engineering Department. In accordance with the City’s Servicing Capacity Distribution Protocol as adopted by Vaughan Council on June 8, 2010, servicing allocation capacity for the proposed development of 855 residential units has not been reserved, nor has it been assigned potential future capacity at this time. If approved, a Holding Symbol “(H)” shall be placed on the proposed RA3 Apartment Residential Zone, to ensure that the development does not proceed until Council allocates servicing capacity. The condition for removing the Holding Symbol “(H)” will be Council’s approval of the required allocation and approval of a site development application.

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Should the ultimate development include seniors residence suites, formal servicing allocation by Vaughan Council will not be required for these living quarters, given the Region's Servicing Allocation Protocol for senior's residences.

The Engineering Department has indicated that a stormwater management report, site servicing plan, lot grading plan, an updated (detailed) noise report, and an external lighting plan will be required at the site plan approval stage.

#### b) Transportation and Traffic/Parking

The Transportation and Traffic Study/Parking Study submitted in support of the application was reviewed and approved by both the Region of York and the Vaughan Engineering Department. Small volumes of traffic will be generated by the proposed development and will not have significant impact on the traffic in the area. Further comments from the Vaughan Transportation Engineering Section will be provided at the site plan stage.

#### c) Environmental Site Assessment (ESA)

A current Phase 1 ESA (Environmental Site Assessment) report was submitted for review on May 18, 2010. The City of Vaughan Engineering Department, through the peer review process, has provided comments for the Phase 1 ESA. The applicant has responded to the comments and the City of Vaughan Engineering Department has indicated that final approval may be a condition of site plan approval through the Site Development Application.

#### d) Wind/Noise Study

The applicant has submitted wind and noise studies, which have been reviewed by the Vaughan Engineering Department and the Vaughan Development Planning Department. The Engineering Department has indicated that an updated Noise Report will be required at the site plan stage.

#### Vaughan Development Planning Department

An Urban Design Brief to determine conformity of the proposed development with the applicable Block 11 Urban Design and Architectural Guidelines was submitted by the applicant, and was approved by the Vaughan Development Planning Department. A Sun/Shade Study was submitted, which demonstrates the shadow impact of the proposed buildings relative to the surrounding lands. An addendum to the Sun/Shade Study also included information on the pedestrian Wind Assessment and was found to be acceptable by the Development Planning Department, as was the Edge Management Plan.

Conceptual elevations (Attachments #6 and #7) have been provided along with a conceptual site plan (Attachment #5), and have been reviewed by the Development Planning Department. Should Council approve the Official Plan and Zoning By-law Amendment applications, additional information will be required for review and approval through a Site Development Application. This will include but not limited to a fully dimensioned and labeled site plan; colour rendered and dimensioned elevations which present realistic views of the proposed building; sustainable site and building features; textures and colours; shadows; landscaping; building cross sections; streetscape elevations; a landscape master plan; existing vegetation assessment; tree preservation plan; and, sample building finish and cladding materials.

#### Vaughan Finance Department

The Vaughan Finance Department has indicated the Owner will be required to pay a woodlot fee for each residential apartment dwelling unit proposed on the site, which is payable at the site plan stage. In addition, development charges will be required, prior to the issuance of a building permit.

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#### Parkland Dedication

The Vaughan Real Estate Division has identified that as a condition of future site plan approval, the Owner will be required to pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act, and Vaughan's Cash-in-Lieu of Parkland Policy in effect at the time. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

#### Comments from Other Agencies

The York Region District School Board has indicated no objection to the proposed development.

Bell Canada and Canada Post has no comments at this time, but will be circulated through the site plan process.

#### Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to the approval of the proposed official plan and zoning application, provided the following conditions are addressed:

1. That the valleyland buffer area (2.5m) and valleyland open space blocks (adjacent to Quadrants "C" and "D") be redesignated and rezoned to an appropriate Open Space designation and zoning category which has the effect of prohibiting future development; and,
2. That the valleyland buffer, valleyland open space blocks be dedicated into public ownership, either to the TRCA or the City of Vaughan, free of all charges and encumbrances.

Condition #1 will be addressed through the implementing official plan and zoning by-law applications, if approved by Council. Condition #2 will be addressed through the future site development application process.

#### **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 Official Plan Amendment Application was considered by the Regional Development Review Committee. The subject site is designated "Urban Area" by the York Region Official Plan and is consistent with the in-force Regional Official Plan Policies that direct development to existing built-up portions of urban areas (Policy 5.2.4), and locating medium and higher density development adjacent to transit-intensive arterial roads (Policy 6.2.6).

The proposed Official Plan Amendment File OP.07.003 also conforms with the Region's recently adopted Official Plan. Although this Plan has not received Provincial approval, and therefore not in full force and effect, this Plan is Regional Councils' most recent direction on economic, environmental and community building policies. The proposed amendment will enable a development project that is designed to ensure accessibility to people of all ages, cultures and abilities (Policy 5.2.7) and will assist in ensuring "that by the year 2015 and for each year

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thereafter, a minimum of 40% of all residential development will occur within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe (Policy 5.3.1). The proposal comprises an urban form and design that is compact and transit supportive (Policy 5.4.5); and, will contribute to the Regional Corridor function as an urban mainstreet (Policy 5.4.28).

The Region of York Development Planning Department has no objections to the proposed Official Plan Amendment, but reserves the right to provide technical comments at the site plan application stage. To implement the proposed development of the site, the Region has recommended the following be required:

- An integrated and innovative approach to water management, to be water efficient, and minimize stormwater volumes and contaminant loads, and maximize infiltration through an integrated treatment approach (Policy 5.2.11).

It is also recommended that the development be required to be designed to achieve the following:

- 25% greater energy efficiency than the Model National Energy Code for Buildings (Policy 5.2.20.b);
- 10% greater water efficiency than the Ontario Building Code (Policy 5.2.21);
- 40% greater efficiency than the Model National Energy Code for Buildings (Policy 5.2.22.b);
- The development be designed to maximize solar gains and be constructed in a manner that facilitates future solar installations (i.e. solar ready) (Policy 5.2.26); and,
- Incorporate green building standards, such as LEEDS, ENERGY STAR, or other emerging technologies (Policy 7.5.10).

These sustainable site and building development features will be included as policies in the implementing Official Plan Amendment, should Vaughan Council approve the subject applications.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed the Official Plan and Zoning By-law Amendment Applications to permit the development of 4 residential apartment buildings ranging in height from 6 to 8-storeys, having a total of 855 units geared towards seniors living. The Official Plan Amendment to redesignate the subject lands from "Low Density Residential Area" to "High Density Residential/Commercial Area" and "Valley Lands", having a maximum of 855 apartment residential units and/or residential suites combined, is consistent with the PPS, the Growth Plan, the Region of York Official Plan and the City's Official Plan. The proposed official plan amendment is consistent with the existing land use context in the surrounding area and represents good planning.

The proposed rezoning of the subject lands from A Agricultural Zone and OSI Open Space Conservation Zone to RA3(H) Apartment Residential Zone with a Holding Provision and OS1 Open Space Conservation Zone, and the proposed zoning exceptions to By-law 1-88 are considered to be appropriate and will result in development that is compatible with the surrounding area. Accordingly, the Development Planning Department recommends that the proposed applications be approved, subject to the conditions included in this report.

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**Attachments**

1. Context Location Map
2. Location Map
3. Master Plan
4. Proposed Official Plan Redesignation and Zoning By-law Amendment Map
5. Conceptual Site and Landscape Plan - Quadrants "C" and "D"
6. Conceptual Elevations - Quadrant "C"
7. Conceptual Elevations - Quadrant "D"

**Report prepared by:**

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/LG

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

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Item 11, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**11**

**OFFICIAL PLAN AMENDMENT FILE OP.09.001  
TONY AND GERMANA GUGLIETTI  
WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.09.001 (Tony and Germana Guglietti) BE APPROVED, specifically to amend OPA #600, as amended by OPA #656, to redesignate the southerly 10 metre wide buffer area from "High Density Residential/Commercial" to "Valley Lands", in the manner shown on Attachment #3, and to include the following site-specific policies:
  - a) increase the maximum permitted density on the subject lands from 150 units per hectare to 282 units per hectare, for a total of 600 residential apartment units within 3 apartment buildings;
  - b) increase the maximum building height permitted on the subject lands from 10-storeys to 14-storeys or 43m, whichever is greater; and,
  - c) include policies to promote sustainable site and building development features.
2. THAT the Owner dedicate a strip of land along the Major Mackenzie Drive frontage for road widening purposes, to the satisfaction of Region of York, which shall be implemented through the site plan approval process.
3. THAT the Owner shall pay to the City of Vaughan, a Woodlot Fee for each residential dwelling unit through the Site Plan approval process.

**Contribution to Sustainability**

N/A

**Economic Impact**

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

**Communications Plan**

On March 27, 2009, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, as well as an extended polling area to include property owners within approximately 500m of the subject lands. The recommendation to receive the Public Hearing report of April 20, 2009, was ratified by Council on May 5, 2009.

- i) At the Public Hearing, Council expressed concerns regarding the original proposal which showed 22-storey buildings. Council requested that the heights of the buildings be reduced, the buildings be tiered to provide innovative and distinctive architecture, and that the site include a large landscaped amenity area that provides a human scale to the development with distinct connections to the adjacent (southerly) valley lands.



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In response to Council's concerns, the applicant revised the proposal, and reduced the building heights from 22-storeys, to a maximum of 14-storeys and tiered the buildings towards the rear of the property. The buildings have also been setback on podiums ranging in height from 4-storeys along Major Mackenzie Drive to 6-storeys at the rear of the site, to provide a more human scale to the development. In addition, a sidewalk is proposed to link the front yard of the site to Major Mackenzie Drive and provide a continuous pedestrian pathway to the outdoor amenity spaces central to site.

- ii) The Development Planning Department received a letter from two residents residing in the subdivision to the north (Block 12), expressing concerns regarding the traffic volume that may be generated from the proposed residential units and regarding the aesthetic impact of the proposed heights of the buildings relative to the greenery of the surrounding valley lands.

A Traffic Impact Study has been provided in support of this application and has been reviewed and commented on by the Region of York and the City of Vaughan. An Urban Design Brief has also been provided in support of the proposed development and has been reviewed by the City Staff to ensure that the development of the site will preserve and enhance the existing site and its relationship to the adjacent valley lands.

On August 20, 2010, a Notice for this Committee of the Whole Meeting was sent to all individuals requesting a notice or having appeared at the Public Hearing.

#### **Purpose**

The Owner has submitted an Official Plan Amendment Application (File OP.09.001) on the subject lands shown on Attachments #1 and #2 to amend OPA #600, as amended by OPA #656, to:

- a) increase the maximum density permitted on the property from 150 to 282 units per hectare, resulting in an increase in the number of apartment units permitted on the site from 325 to 600 apartment units (an additional 275 apartment units); and,
- b) increase the maximum building height from 10-storeys to 14-storeys.

The Owner has also submitted a related Zoning By-law Amendment application (File Z.09.003), which will be considered in a comprehensive report to a future Committee of the Whole Meeting.

The related Zoning By-law Amendment Application (File Z.09.003) proposes to amend By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone, RR Rural Residential Zone and OS5 Open Space Environmental Protection Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and OS5 Open Space Environment Protection Zone. The applicant has requested that the City proceed with only the Official Plan Amendment Application at this time, and that the Zoning By-law Amendment Application along with the required Site Development Application, proceed to a future Committee of the Whole meeting for consideration at a future date.

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

##### **Location**

The 3.14 ha property shown on Attachments #1 and #2, is located at 1331 and 1381 Major Mackenzie Drive, southeast of Dufferin Street and Major Mackenzie Drive, being Part of Lot 20, Concession 2, City of Vaughan. The surrounding land uses are shown on Attachment #2. The irregular shaped site is currently developed with 2 residential dwellings.

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#### Official Plan

The subject lands are designated “High Density Residential/Commercial” by OPA #600, as amended by OPA #656. OPA #656 (approved in 2007) redesignated the subject lands from “Medium Density Residential/Commercial” to “High Density Residential/Commercial”, and permits a total of 325 apartment units and ancillary ground floor commercial uses, (subject to the specific uses being defined in the zoning by-law) within two apartment buildings, not to exceed a maximum height of 10-storeys. The Official Plan Amendment Application proposes to increase the number of residential units from 325 units to 600 units (an additional 275 units), and to permit a maximum of 3 apartment buildings with a maximum building height of 14-storeys, to facilitate the development shown on Attachment #3.

#### Zoning

The property is zoned OS5 Open Space Environmental Protection Zone, RR Rural Residential Zone, and A Agricultural Zone, subject to Exception 9(779) which addresses zoning standards for the existing two residential dwellings on the subject lands. When OPA #656 was approved, Council also approved a corresponding Zoning Amendment Application File Z.05.040, subject to Council's approval of a Site Development Application, prior to the enactment of a Zoning By-law. A Site Development Application has not been approved for the originally proposed 10-storey development and therefore, the implementing zoning by-law was never enacted.

When the subject Official Plan Amendment application was submitted, the applicant also submitted a corresponding Zoning By-law Amendment Application (File Z.09.003) which proposes to rezone the subject lands to RA3 Apartment Residential Zone to facilitate the proposed high-rise residential development shown conceptually on Attachment #3. At this time, the applicant is proceeding with the Official Plan Amendment Application (OP.09.001) only. A technical report respecting the Zoning By-law Amendment Application (Z.09.003) along with a Site Development Application to implement the proposed development, will proceed to a future Committee of the Whole meeting for consideration, should Council approve the subject application.

#### Supporting Documents

The following supporting documents were submitted for review in consideration of the subject application:

- i) Planning Analysis, Tony and Germana Guglietti Official Plan and Zoning By-law Amendments, dated February 2009, prepared by Humphries Planning Group; and Addendum Report, dated October 2009; Sun/Shadow Study, prepared by Kirkor Architects dated March 16, 2009;
- ii) Urban Design Brief, 1331 Major Mackenzie Drive, Vaughan, prepared by Turner Fleischer, dated February 4, 2010 and Revised Urban Design Brief, 1331 Major Mackenzie Drive, Vaughan, dated May 19, 2010;
- iii) Functional Servicing Report, 1331 Major Mackenzie Drive, Vaughan, prepared by Schaeffers Consulting Engineers, dated January 2010;
- iv) Traffic Impact Study, Guglietti Property – Major Mackenzie Drive and Sir Benson Drive, City of Vaughan, prepared by Cole Engineering, dated March 9, 2010;
- v) Phase 1 Environmental Site Assessment, Proposed Residential Development 1331 and 1381 Major Mackenzie Drive, by Soil Engineers Ltd., dated January 28, 2010;
- vi) Phase 2; Environmental Site Assessment, Proposed Residential Development 1331 and 1381 Major Mackenzie Drive, by Soil Engineers Ltd., dated May 14, 2010;

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- vii) Letter of Opinion – Slope Stability Assessment, Proposed Residential Development, 1331 and 1381 Major Mackenzie Drive, by Soil Engineers Ltd., dated November 24, 2009;
- viii) Oak Ridges Moraine Conformity Report Update, 1331 and 1381 Major Mackenzie Drive, Block 11, prepared by Municipal Infrastructure Group, dated November 16, 2009.
- ix) Tree Inventory Plan, 1331 Major Mackenzie Drive, by Landscape Planning Limited, April 16, 2010

#### Land Use Policies/Planning Considerations

The Vaughan Development Planning Department has reviewed the Official Plan Amendment application to increase the density and height on the subject lands shown on Attachment #3, in light of the following land use policies:

#### a) Provincial Policy Statement

Since the approval of OPA #600 and the Block 11 Block Plan, the Province approved the Provincial Policy Statement (PPS) 2005, which provides policy direction on matters of Provincial interest related to land use planning and development. The PPS includes policies that encourage the focus of new growth in urban areas. The PPS identifies the subject lands as being located within a Settlement Area. The PPS policies relating to Settlement Areas state that these areas shall be the focus of growth and that Planning authorities shall identify and promote opportunities for intensification and land use patterns within Settlement Areas, which shall be based on, in part, densities and a mix of land uses which:

- i) efficiently use land and resources; and,
- ii) are appropriate for and efficiently use infrastructure and public service facilities which are planned and available and avoid the need for their unjustified and or uneconomical expansion.

The PPS promotes a full range of housing types and densities to meet projected demographics and market requirements for the current and future residents by ensuring all forms of residential intensification to create a supply of housing. The proposed increase in residential density is consistent with the intent of the PPS with respect to the efficient use of land and infrastructure, and would promote efficient land use and development patterns that would support a livable and healthy community. The increased density proposed for the site would also make more efficient use of land resources, and public investment in infrastructure and public service facilities currently provided within Block 11 and within the surrounding area.

The “Building Strong Communities” policies in the PPS state that sufficient land shall be made available through intensification and redevelopment and if necessary, designate growth areas to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time frame of up to 20 years. This application facilitates some intensification within the existing built up area of the City.

The policies related to Managing and Directing Land Use state that healthy, livable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, recreational and open space uses to meet long-term needs; and, by promoting cost-effective development standards to minimize land consumption and servicing costs. The subject proposal will broaden the mix of residential uses in the area, which has been predominantly approved for low density residential development. It will also minimize land consumption and servicing costs as it allows more people to live in the area, which is already planned and serviced for urban growth.

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The subject lands are within a Settlement Area as defined by the PPS. This portion of Major Mackenzie Drive is recognized in the City of Vaughan's new Draft Official Plan as a "Primary Intensification Corridor". The proposal makes efficient use of the land by increasing the residential density along a corridor in a Settlement Area.

The PPS Settlement Area policies also require that "new development within designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for efficient use of land, infrastructure and public service facilities". The subject lands are located within a designated growth area, being the Carrville Urban Village area, as established by OPA #600 and are near other lands approved for high density development in Block 11 and are within an existing built up area.

The PPS also includes housing policies requiring Planning authorities to provide an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area, and promote compact form and a structure of nodes and corridors. The proposed high-density development will add to the housing types and density within the Block 11 area. Infrastructure and public service facilities for this development have been provided as part of the larger development that is occurring within Block 11 and within the overall Carrville Urban Village Area. The future residents of the proposed development will also help support public transit initiatives. The proposed development is in accordance with the policies of the PPS.

#### b) Places to Grow

The Province's *Places to Grow* (2006) is a vision for the Greater Golden Horseshoe to 2031, and requires that a minimum 40% of a municipality's residential development be located within the existing built up area by 2015, and that municipalities must develop intensification strategies and implement them through their Official Plan.

The Region of York completed the "York Region 2031 Intensification Strategy" in February 2009. This strategy requires local municipalities to use the Region's population and employment growth forecasts; identify and meet intensification targets; and, identify the appropriate type and scale of development for residential growth and intensification areas, urban growth centres and intensification corridors. The City of Vaughan's Official Plan Update Study, "Directions on Where and How to Grow", provided growth forecasts for 2031 and recognizes areas within the Carrville Urban Village as potential areas where additional residential units can be accommodated. Vaughan's city wide intensification strategy is to be implemented through the Vaughan Official Plan. The proposed increase in density for this development located on Major Mackenzie Drive within the Carrville Urban Village 2 area, is consistent with the intent of the Places to Grow Plan.

#### c) Region of York Official Plan

The Region of York reviewed the subject proposal and advised that the amendment is consistent with the Regional Official Plan policies that: direct development to existing built up portions of urban areas; establish a range of residential and commercial land uses in a mixed use format; and, encourage locating medium and higher density development adjacent to transit-intensive arterial roads. The Region also noted that "this application is in keeping with the Region's adopted Official Plan and will assist in ensuring that by the year 2015 and for each year thereafter, a minimum of 40% of all residential development will occur within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe."

The Region has also indicated the proposed development should have an integrated and innovative approach to water management, be water efficient and minimize stormwater volumes

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and contaminant loads and maximize infiltration through an integrated treatment approach. The Region recommends it be designed to respond to the energy efficiency policies of the Regional Official Plan.

The Region noted that the adopted Regional Official Plan identifies Major Mackenzie as a “Regional Rapid Transit Corridor”, having a right-of-way of up to 45 metres. The Region has indicated Transportation Demand Management measures to reduce single occupancy automobile trips will be required and that this development should meet or exceed the Region’s Transit-Oriented Development Guidelines.

Details regarding both the water and transportation management will be addressed through the site plan approval process. The Region of York has indicated that additional comments will be provided at the site plan review stage.

#### d) Official Plan Amendment #600

The subject lands are located in Block 11 of the “Carrville Urban Village 2” area. The lands were originally designated “Medium Density Residential/Commercial” in OPA #600, and were redesignated to “High Density Residential/Commercial” by OPA #656, a site-specific amendment which permits a total of 325 apartment units and ancillary ground commercial uses within two apartment buildings to a maximum height of 9 and 10-storeys, respectively.

To facilitate the proposed development, the applicant has requested: an increase in the maximum number of units from 150 upha to 282 upha, resulting in an increase in the maximum number of units permitted on the site from 325 units to 600 units; and, an increase in the maximum building height permitted on the site from 10-storeys to 14-storeys.

The proposed development concept responds to the surrounding community context. The lands to the north are developed as a commercial plaza. The adjacent lands to the south are valley lands and the lands located further south of the valley lands are developed as a 6-storey seniors assisted living retirement residence. The lands to the west are also valley lands and the lands at the southeast corner of Major Mackenzie Drive and Dufferin Street are approved for future high density residential development (Attachment #2).

The subject application to amend the Official Plan to increase the density and height, provides for a broader mix of housing types, helps the City implement intensification policies and better utilize the existing infrastructure and services in the area, including opportunities to increase ridership on public transit.

#### Oak Ridges Moraine

The subject lands are located within the “Settlement Area” designation of the Oak Ridges Moraine and must conform with the Settlement Area provisions of the Oak Ridges Moraine Conservation Plan (ORMCP). In support of the original Official Plan Amendment OPA #656, documentation by the Municipal Infrastructure Group dated February 13, 2006, and a Natural Heritage Evaluation Proposed Redesignation by Ages Consulting dated February, 2006, were submitted to the Development Planning Department. These original reports were reviewed by the City and TRCA in 2006, and found to be acceptable for the development proposed at that time.

The subject Official Plan Amendment application to permit an increase in density and height must conform to the ORMCP and to OPA #600, which requires that a minimum of 10m be provided as an ecological buffer outside the development block adjoining a valley and stream corridor, as a public open space system. In response to these requirements, an updated report was prepared by the Municipal Infrastructure Group, dated November 16, 2009. This report, which concludes that the proposed development continues to conform to OPA #600 and the ORMCP, was reviewed by the City and TRCA.

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The required 10m wide buffer area is shown on Attachment #3. The TRCA in a letter dated June 22, 2010, requested that this buffer be: re-designated from “High Density Residential/Commercial” to “Valley Lands”; zoned to an Open Space Protection Zone; and, conveyed to the TRCA or to the City of Vaughan. The subject official plan application will re-designate the 10m wide buffer area to “Valley Lands”. The zoning of the buffer area will be addressed through the related Zoning Amendment Application (Z.09.003). Dedication to the TRCA or to the City of Vaughan of the 10m buffer will be addressed through a future site development application.

#### Proposed Development Concept

The proposed Conceptual Site Plan shown on Attachment #3, indicates the site will be developed in two phases. Phase 1 provides for the development of two, 14-storey apartment towers linked by a podium base. Driveway access, access to the underground parking garage and the majority of the landscaped amenity area will be developed as part of Phase 1. The third, 14-storey building will be developed as part of Phase 2. The existing dwelling will remain on the Phase 2 lands in the interim.

Access to the proposed development is from one central driveway at the intersection of Sir Benson and Major Mackenzie Drive. The site is intended to be screened from Major Mackenzie Drive by the existing berm and trees. The ultimate widening of Major Mackenzie Drive to 45m will necessitate the removal of the berm and the trees. Enhanced landscaping will be required between Major Mackenzie Drive and the internal driveway on the site. Sidewalk connections to Major Mackenzie Drive and pedestrian pathways are proposed. Large outdoor amenity areas are proposed between the buildings and the valley lands to the south.

The applicant submitted an Urban Design Brief in support of the proposed development to be reviewed in greater detail through the site plan process. The Owner must submit a Site Development Application to implement this development proposal, which will be considered in a future report(s) to the Committee of the Whole, should the subject application be approved.

#### Proposed Zoning

The subject lands are zoned RR Rural Residential, OS5 Open Space Environmental Protection Zone, and A Agricultural Zone, subject to Exception 9(779) by By-law 1-88, which does not permit the proposed high density residential-commercial development. To facilitate the proposed development, as shown on Attachments #3 to #5, an amendment to Zoning By-law 1-88 is required to rezone the property to RA3 Apartment Residential Zone, and to provide the necessary site-specific zoning exceptions. A report on the proposed zoning amendment application will be forwarded to a future Committee of the Whole meeting, along with a corresponding Site Development Application.

#### Site Plan Approval

The subject lands are proposed to be developed in two phases and will require Site Development Approval by Vaughan Council. The applicant has indicated that the subject development will be designed to LEED's standards. Details such as sustainability (site and building design features) will be examined through the Site Plan Approval Process. The Site Plan approval process will require the submission of an Architectural Site Plan, Landscape Plans and Details, Grading Plans, Erosion Control, Restoration and Edge Management Plans, Photometric Lighting Plan, Wind Protection Study, Noise Report, Existing Vegetation Assessment and Tree Preservation Plan, and Sun/Shadow Diagrams. Given the location of the site on the Oak Ridges Moraine, the future site plan will need to be conform to the Oak Ridges Moraine Conservation Plan and, in particular, the established limits of development and the policies of OPA #604. The vegetation buffer zone should include a mix of self-sustaining native canopy trees, understory and ground

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cover vegetation suited to the soil and site conditions adjacent to the existing Significant Valleyland. Detailed comments regarding the requirements the site design and the Landscape Plan requirements will be provided at the Site Plan approval stage of development.

Enhanced building elevations, sample building finishes and cladding materials will be required at the Site Plan approval stage to ensure that high quality building facades will be developed.

The Site Plan process will require future approvals from the City, the Region of York and TRCA. If the future Regional road widening along Major Mackenzie Drive can accommodate for it, the mature Maple trees located along the north property line should be retained with the development.

#### Vaughan Engineering Department

The Vaughan Engineering Department has reviewed the applications and provides the following comments:

##### b) Sewage and Water Allocation

The application was reviewed by the Engineering Department in accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on April 14, 2009, and servicing allocation capacity for the above noted development application had not been reserved nor assigned potential future capacity at this time. The City's Servicing Capacity Distribution Protocol was updated June 8, 2010, however, the breakdown did not include this development application and therefore servicing allocation capacity is currently not available to support the proposed development concept. The availability of servicing allocation capacity for this development application may be revisited when the City undertakes its annual review of the status of the available and unused servicing capacity and related Distribution Protocol. Any distribution of units for Block 11 shall be via the Block 11 Developers Group Trustee.

If Council supports the approval of the proposal Official Plan Amendment the future implementing Zoning By-law will include a Holding Symbol "(H)" on the proposed RA3 Apartment Residential Zone to ensure that the development of these buildings does not proceed until Council allocates servicing capacity. The condition for removing the Holding Symbol "(H)" will be Council approval of the allocation for the proposed 600 apartment units and site plan approval(s).

The Engineering Department has indicated that a stormwater management report, site servicing plan, lot grading, an updated (detailed) noise report, and an external lighting plan will be required at the site plan approval stage of the development.

##### b) Transportation

The Traffic Impact Study submitted in support of the application was reviewed by both the Region of York and the Vaughan Engineering Department.

Vaughan Engineering indicated that the March 27, 2010 Cole Engineering Traffic Study recommends a left turn lane to accommodate the expected outbound queuing traffic within the site and has requested that the final site plan for the subject development include the requested the 35 meter left turn lane, as mentioned in the report. Vaughan Engineering has also recommended that the applicant explore the feasibility of another access to Major Mackenzie Drive at the site plan approval stage of development.

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##### c) Environmental Site Assessment

The Phase 1 and Phase 2 ESA (Environmental Site Assessment) reports submitted in support of the application have been reviewed by the Vaughan Engineering Department. (Following the Peer Review to assess whether appropriate assessment work had been completed to identify all issues associated with the site.) The Peer Review requested additional information since the test boreholes were not sufficient to characterize the overall quality of the site. Additional assessment was recommended. The testing identified an elevated concentration of a contaminate and additional groundwater sampling was recommended. Based on the recommendations of the Peer Review Consultants report, the Vaughan Engineering Department does not support proceeding to Council until the Engineering Department has approved the additional assessments.

The applicant was advised that the peer review comments from Decommissioning Consulting Services Limited (DCS), dated June 25, 2010, requested the submission of additional information to satisfy the City of Vaughan of the environmental condition of the site. The Additional information was provided to the peer review firm on July 19, 2010, for further review. On August 17, 2010, the Vaughan Engineering Department advised that they were satisfied with additional assessments, and ESA clearance was provided.

##### Vaughan Development Planning Department

An Urban Design Brief was submitted by the applicant, which was reviewed and approved by the Vaughan Development Planning Department to address site access; provide a conceptual streetscape and master plan; identify the development phasing; the built form; building massing and articulation and identify the building design and building materials. Conceptual elevations have been provided along with a conceptual site plan which has been reviewed. The Development Planning Department is generally satisfied with the proposed development concept. Should Council approve the Official Plan, additional information will be required for consideration of the Zoning By-law Amendment and Site Development applications. This shall include a fully dimensioned and labeled site plan, colour rendered and dimensioned elevations which present realistic views of the proposed building, sustainable site and building features, textures and colours, shadows, landscaping, building cross sections, streetscape elevations, a landscape master plan, existing vegetation assessment, tree preservation plan and sample building finish and cladding materials and sun/shadow diagrams will also be required. The elevations will require Council approval through the Site Development approval process.

This project will be designed to LEED performance standards. The sustainability site design factors and features of this site will be discussed further in a future report on the Zoning Amendment Application (Z.09.003) and a future Site Development Application.

##### Cultural Services

Cultural Services has advised that an Archaeological Assessment has not been carried out for the subject lands and prior to the approval of any grading or soil disturbance on the vacant lands in subject development application, the Owner shall have a licensed archaeologist conduct a preliminary archeological evaluation of the entire area covered by this application. The archaeological assessment shall be submitted to the City and to the Ministry of Culture for review and approval. No development or grading shall occur on any site identified as being archeologically significant as a result of the archaeological evaluation carried out on the property until such time as protective and mitigative measures of all significant archeological sites have been fulfilled to the satisfaction of the Ministry of Culture and the City.



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##### Vaughan Finance Department

The Vaughan Finance Department has indicated that the Owner will be required to pay a woodlot fee of \$1000.00 for each residential apartment dwelling unit, which is payable at the site plan approval stage. In addition, development charges will be required, prior to the issuance of a building permit.

##### Parkland Dedication

The Vaughan Real Estate Division has identified that as a condition of future site plan approval, that the Owner will be required to pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act, and Vaughan's Cash-in-Lieu of Parkland Policy in effect at the time. The Owner shall pay 2% for the commercial component in accordance with Section 42 of the Planning Act. An appraisal is required, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

##### Comments from Other Agencies

The York Region District School Board has indicated no objection to the proposed development.

PowerStream has no objection to the proposed development.

Bell Canada may require an easement to service the subject property and has requested the opportunity to comment on the future site plan application.

Canada Post has no comments on the subject application but will provide comment on the future site plan circulation to include Canada Post's Mail Delivery Policy requirements for multi-unit buildings.

##### Toronto and Region Conservation Authority (TRCA)

In addition to the comments above regarding conformity with the ORMCP, TRCA has provided detailed comments regarding the development of the site which is located within the TRCA's Regulated Area and the Regional Storm Flood Plain for the East Don River. Permits are required from TRCA for any works on the subject lands under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses).

TRCA's Valley and Stream Corridor Management Program policies define the valley and stream corridor boundary and require a 10m buffer in land from the valley feature. No development is permitted within the boundaries of the valley and stream corridors. As part of the TRCA's review the previous of the Official Plan Amendment and Zoning Amendment applications for this site (OP.05.019 and Z.05.040), TRCA determine the stake top of bank on a site walk on March 29, 2006 and TRCA has confirmed that the required minimum 10 m buffer shown on the conceptual site plan is accurately illustrated. TRCA's comments further recommend that the East Don River Valley Corridor and the 10m ecological buffer be re-designated and the implementing zoning by-law rezone these lands into an open space zone which has the effect of prohibiting development and that the lands be dedicated into public ownership to either the TRCA or the City of Vaughan. This application proposes to re-designate the 10m buffer strip to "Valley Lands". The re-zoning of the 10m wide buffer area will occur through the processing of the Zoning By-law Amendment application. Dedication of the 10m buffer area into public ownership by either the TRCA or the City of Vaughan will occur through the processing of a future Site Development Plan application.

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TRCA recognizes that the subject lands are located on the Oak Ridges Moraine, within a Settlement Areas designation of the Oak Ridges Moraine Conservation Plan. Given the proximity of the site to the East Don River and key natural features and hydrologically sensitive features located within 120metres of the subject property including fish habitat, a permanent/intermittent watercourse, ORM woodlands and locally significant woodlands and Oak Ridges Moraine Conformity report was required for the site. A conformity report was prepared for the earlier applications as indicated above, and an updated report was reviewed by the TRCA. Based on the review of these reports, TRCA provided Ecology and Water Management Engineering comments for the site. TRCA has requested that the applicant address the comments outlined in TRCA's June 22, 2010, comment letter through the future site plan application, to explore and implement opportunities to increase infiltration on the site and to implement low impact development measures through the site plan. An updated Stormwater Management Report will also be required at the site plan stage to address TRCA's concerns regarding stormwater management. Additional information to address TRCA's requirements regarding increased infiltration; oil-grit separator; stormwater run off outfalls; and erosion and sediment controls will be required at the at the detail design stage of development.

#### **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 Planning Department provided comments dated July 7, 2010, as discussed above. The subject site is designated "Urban Area" by the York Region Official Plan and Major Mackenzie Drive is identified as a Local Corridor. The Region has advised the application is consistent with the Regional Official Plan policies and that the Region's comments regarding water management and Transportation Demand Management will be addressed through the site plan approval process. The Region of York will be the approval authority for the subject Official Plan Amendment should Council approve the application, since Regional Exemption from the approval of the Amendment for the development has not been requested by the Owner. The Region will also provide additional comments at the Site Development Application review process, to implement the proposed development of the site.

#### **Conclusion**

The Development Planning Department has reviewed the Official Plan Amendment (File OP.09.001) to redesignate the 10m wide buffer area from "High Density Residential/Commercial" to "Valley Lands"; increase the maximum permitted density from 150 upha to 282 upha; and, increase the maximum permitted height from 10-storeys to 14-storeys, as shown on Attachment #3. The Development Planning Department is of the opinion that the proposed application is consistent with the Provincial Policy Statement, the Growth Plan, the Region of York Official Plan and the City's OPA #600. The proposal is consistent with the existing land use context in the surrounding area, and represents good planning.

The related Zoning By-law Amendment Application (File Z.09.003) to facilitate the rezoning of the subject lands from RR Rural Residential Zone, OS5 Open Space Environmental Protection Zone and A Agricultural Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and OS5 Open Space Environmental Protection Zone, is required to implement the proposed development, however, will be considered in a comprehensive report to a future Committee of the Whole meeting along with a corresponding Site Development Application.

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In light of the above, the Development Planning Department recommends that the proposed Official Plan Amendment application be approved, subject to the conditions outlined in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan
4. Conceptual Elevations – North and South
5. Conceptual Elevations – East and West

**Report prepared by:**

Laura Janotta, Planner, ext. 8634  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/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 SEPTEMBER 7, 2010**

Item 12, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 7, 2010, as follows:

***By receiving the memorandum from the Commissioner of Engineering and Public Works, dated September 2, 2010.***

12

**SITE DEVELOPMENT FILE DA.10.056  
SUMMIT VIEW HOMES LTD.  
WARD 1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, 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.10.056 (Summit View Homes Ltd.) BE APPROVED, to permit eighteen (18) street townhouse blocks (Blocks 165, 168 to 173 inclusive, 175 to 181 inclusive, and 184 to 187 inclusive) comprising a total of 93 units, 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, and landscaping plan shall be approved by the Vaughan Development Planning Department; and,
    - ii) the final site grading and servicing plans, and acoustic and privacy fencing details, shall be approved by the Vaughan Engineering Department.

**Contribution to Sustainability**

The Owner advises that the following sustainable features will be included for the proposed development:

- i) energy efficient double glazed low E-argon vinyl casement windows;
- ii) energy efficient water saver shower head and toilet tanks;
- iii) natural gas forced air high-efficiency furnaces; and,
- iv) each unit will have a deciduous tree planted in the front yard to allow for natural cooling.

**Economic Impact**

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

**Communications Plan**

N/A

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#### **Purpose**

The Owner has submitted a Site Development Application (File DA.10.056) to facilitate the development of 93 street townhouse units within 18 townhouse blocks in Registered Plan 65M-4145, as shown on Attachments #3 to #11 inclusive.

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

##### **Location**

The subject lands shown on Attachments #1 and #2 are located on the west side of Weston Road, north of Major Mackenzie Drive, being Blocks 165, 168 to 173 inclusive, 175 to 181 inclusive, and 184 to 187 inclusive on Plan 65M-4145 (Plan of Subdivision 19T-06V07 - Belmont Properties Inc.), in Part of Lot 22, Concession 6, 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" by OPA #600. The proposed freehold street townhouse development conforms to the Official Plan. The subject lands are zoned RT1 Residential Townhouse Zone by By-law 1-88, subject to Exception 9(1291), which permits the proposed freehold street townhouse dwelling units. The proposed development complies with the Zoning By-law.

##### **Site Plan Review**

The Vaughan Development Planning Department has reviewed the proposed site plan, building elevations, and landscape plans, shown on Attachments #3 to #11 inclusive. The development proposal includes upgraded architectural detail such as stone foundations, brick rowlock on brick soldier headers with a keystone stucco surround around the windows, and bay windows with metal roofing. The rear elevations also include window mullions and garden doors. The Development Planning Department has reviewed the proposal and has no objections to the approval of the site plan. The final site plan, elevation plans and landscape plans must be approved to the satisfaction of the Development Planning Department. A condition to this effect has been included in the recommendation of this report.

The subject lands are located within the Block 40 South Plan, and are subject to Architectural Control. John G. Williams Ltd., Architect, who is the Control Architect for Block 40 South, approved the Siting and Grading Plan on June 11, 2010, and the Elevation Plans on May 6, 2010 and June 7 to 9, 2010.

The Vaughan Engineering Department has reviewed the proposal and has no objection provided that revised grading and servicing plans, and acoustic and privacy fencing details, are submitted for final approval to the satisfaction of the Engineering Department, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect has been included in the recommendation of this report.

#### **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

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**Conclusion**

The Vaughan Development Planning Department has reviewed Site Development File DA.10.056 in accordance with OPA #600, Zoning By-law 1-88, the Block 40 South Plan, comments from City departments and the area context. The Development Planning Department is satisfied that the proposed development for 93 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, subject to the recommendations in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Typical Elevations - Blocks 165, 168, 172, 175, 177, 179, 181, 184 & 186
5. Typical Elevations - Blocks 169, 170, 176, 178, 185 & 187
6. Typical Elevations - Blocks 171, 173 & 180
7. Landscape Plan - Blocks 165, 170, 171 & 178
8. Landscape Plan - Blocks 168, 169, 172 & 173
9. Landscape Plan - Blocks 175, 176 & 177
10. Landscape Plan - Blocks 179, 180 & 181
11. Landscape Plan - Blocks 184 & 185

**Report prepared by:**

Judy Jeffers, Planner, ext. 8645  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/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 SEPTEMBER 7, 2010**

Item 13, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**13**

**STREET NAME APPROVAL  
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-08V02  
ORLANDO & ANNA SILVESTRI  
WARD 2**

**The Committee of the Whole recommends that this matter be deferred to allow staff to review alternate street names.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the following street name for approved Draft Plan of Condominium File 19CDM-08V02 (Orlando and Anna Silvestri) as shown on Attachment #3, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Crown Royale Gate

**Economic Impact**

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

**Communications Plan**

N/A

**Background – Analysis and Options**

The subject lands shown on Attachments #1 and #2 are located on the west side of Simmons Street, south of Rutherford Road, in Lot 15, Concession 9, City of Vaughan.

The applicant has submitted a street name for approval. The proposed name will be for a private common element condominium road accessing four single-detached residential units in approved condominium plan 19CDM-08V02. The Planning Department for the Region of York does not have any objections to the proposed name.

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

**Relationship to Vaughan Vision 2020**

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

**Regional Implications**

The proposed street name is acceptable to the Region of York.

**Conclusion**

The Development Planning Department has no objection with the proposed street name for approved draft plan of condominium 19CDM-08V02.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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**Attachments**

1. Context Location Map
2. Location Map
3. Approved Site Plan for Draft Plan of Condominium 19CDM-08V02

**Report prepared by:**

Jack McAllister, Senior GIS Technician, ext. 8209  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/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 SEPTEMBER 7, 2010**

Item 14, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**14                      DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-10V004  
                                 MARKET LANE HOLDINGS INC.  
                                 WARD 2**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010:**

**Recommendation**

The Commissioner of Planning recommends:

1.        THAT Draft Plan of Condominium (Standard) File 19CDM-10V004 (Market Lane Holdings Inc.) BE APPROVED, subject to the conditions of approval set out on Attachment #1.

**Contribution to Sustainability**

The site is developed, and the proposal addresses the tenure of the property only, and therefore, there is no contribution to sustainability through this application.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

The Owner has submitted a Draft Plan of Condominium (Standard) application for the subject lands shown on Attachments #2 and #3, to convert the existing mixed-use commercial rental property to a mixed-use commercial condominium as shown on Attachment #4. The proposed draft plan of condominium is to comprise of 52 freehold commercial units, 1 residential unit (Unit #32, which is located on the second floor above Unit #30), and 1 new pylon sign for exclusive use by the Owner to rent or sell signage space to future tenants and owners and is identified on the condominium plan as Unit #33.

**Background - Analysis and Options**

The subject lands shown on Attachments #2 and #3 are located on the north side of Woodbridge Avenue between Clarence Street and Wallace Street, municipally known as 124 -140 Woodbridge Avenue, in the City of Vaughan. The surrounding land uses are shown on Attachment #3.

The applicant is proposing to convert the existing commercial complex which is comprised of 7 multiple level buildings from a rental property to a plan of condominium as shown on Attachment #4. The conversion in tenure changes the manner in which title to the property is held. The existing landscaping and parking on the applicant's property will be common elements to the condominium.

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The Owner has indicated that he would like the flexibility that a condominium ownership offers, specifically, the ability to sell a portion of the units and retain a portion for rent or lease, if required. The Owner plans to keep ownership of the entire complex and continue to rent or lease the units at this time.

#### Official Plan/Zoning

The subject lands are designated "Mixed Use Commercial" by OPA #240 (Woodbridge Community Plan), as amended by OPA #440, the Woodbridge Core Plan. A goal of OPA #440 is to strengthen the existing commercial stock through sensitive redevelopments and the preservation and restoration of historic buildings. A general policy and intention of the Woodbridge Core Plan is that the Woodbridge Historic Commercial Centre continue to fulfill a vital role in the Woodbridge Community as a unique focus of commercial, institutional and recreational services.

The proposed draft plan of condominium is a conversion of tenure from rental to freehold ownership with shared parking and landscaped areas and does not represent a decrease in the commercial retail base, but instead, fosters a healthier commercial base through unit ownership. The proposed draft plan of condominium conforms to the Official Plan.

The subject lands are zoned C4 Neighbourhood Commercial Zone by By-law 1-88, subject to Exception 9(348). The proposed draft plan of condominium does not change the current function of the site, nor does it propose any new buildings or uses, instead the only modification is in the manner in which the tenure is held. The proposed draft plan of condominium complies with Zoning By-law 1-88, except for a shortage in the number of required loading spaces from 4 to 1. The applicant will be required to provide 3 additional loading spaces, or alternatively, apply to the Vaughan Committee of Adjustment for approval of a Minor Variance, which must be in full force and effect, prior to the registration of the final condominium plan.

#### Existing Site Conditions

The Market Lane commercial complex currently utilizes 278 parking spaces, of which 101 spaces are located on City owned lands located to the east of the property, as shown on Attachments #2 and #3. An operating agreement registered on title allows the City owned lands to be used for parking, for the exclusive use of the shoppers and merchants (and their employees) of the Woodbridge Core area, and not for commuter parking. If and when the disposition of the municipal parking lot is determined, the 101 parking spaces currently utilized by Market Lane may not be available. Therefore, the 177 parking spaces on the property (Market Lane) and within the draft plan of condominium would exist to serve the site, and may result in the following parking deficiency:

Based on the current parking standards, parking is calculated as follows:

Market Lane Commercial GFA - 6469 m <sup>2</sup> @ 3.5 spaces/ 93 =	243 spaces
Parking Provided (not including municipal area) =	<u>177</u> spaces
Parking Shortage =	66 spaces

Vaughan has undertaken a city-wide parking review to determine the appropriateness of the current parking standards and to determine new standards for future development. As part of the review of the Woodbridge Core, the existing parking condition for Market Lane was surveyed. The survey concluded that 60% of the parking located in Market Lane was used at the expected peak occupancy time. Other surveys conducted later in March and April, resulted in slightly higher peak utilization of approximately 72%. In addition, the survey also indicated that the municipal parking lot is less utilized.

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The draft parking review report does propose a summary of parking standards for non-residential uses. The study identifies Market Lane as a Local Centre, and proposes a range of parking from 3 to 4.5 parking spaces; the applicable standard depends on criteria established in the parking study. Market Lane does not comprise of a supermarket, and has transit available, both factors which help reduce parking dependency. Using the minimum parking standard of 3 spaces proposed by the Parking Study for local centres parking would be calculated as follows:

Market Lane Commercial GFA - 6469 m <sup>2</sup> @ 3.0 spaces/ 93 =	194 spaces
Parking Provided (not including municipal area) =	<u>177 spaces</u>
Parking Shortage =	17 spaces

Based on the above, the site would be deficient 17 spaces, if and when the disposition of the City-owned land has been determined. If this should occur in the future, the applicant will be required to address the parking shortfall, or alternatively, obtain approval from the Vaughan Committee of Adjustment for a variance to the parking standard.

#### Garbage and Recycling Collection and Snow Removal

The collection of garbage and recycling, and the removal of snow will continue to be administered privately by the Owner/Condominium Corporation.

#### **Relationship to Vaughan Vision 2020**

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

#### **Regional Implications**

The application was circulated to the Region of York Planning Department for comment. As of August 10, 2010, no comments have been received by the City. Any conditions required by the Region will be included in the City's Condominium Agreement with the applicant.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium application, which conforms to the Official Plan and complies with the Zoning By-law, with the exception of a shortage of 3 loading spaces, which the Applicant must provide, or alternatively, obtain approval from the Vaughan Committee of Adjustment for a Minor Variance which must be in full force and effect prior to the registration of the final condominium plan. The Development Planning Department has no objection to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1.

#### **Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium 19CDM-10V004

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

Eugene Fera, Planner, ext. 8064  
Christina Napoli, Acting Senior Planner, ext.8483  
Carmela Marelli, Acting Manager of Development Planning, ext. 8791

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/LG

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

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**The Committee of the Whole recommends:**

- ## Recommendation

1. THAT Zoning By-law Amendment File Z.10.026 (1541677 Ontario Limited) BE APPROVED, to remove the Holding Symbol “H” on Block 5 of Registered Plan 65M-3872, zoned RA3(H) Apartment Residential Zone as shown on Attachment #2, to facilitate the development of a total of 496 condominium apartment units within three buildings, comprising Building “G”, 18-storeys and 203 units; Building “H”, 16-storeys and 213 units; and, Building “K”, 4-storeys and 80 units.

- a) that prior to the execution of the Site Plan Letter of Undertaking:

- b) the Site Plan Letter of Undertaking contain the following provisions:

- $\dots/2$

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- ii) garbage and recycling collection and snow removal for the condominium apartment buildings shall be privately undertaken and the responsibility of the Owner or respective Condominium Corporation(s);
- iii) a Structural Engineer shall provide certification to the Vaughan Building Standards Department at the time of Building Permit application that the underground roof slab has been designed to support all structures and plant materials; and,
- iv) the Owner shall satisfy all requirements with respect to noise attenuation and ensure it is in accordance with the noise attenuation features recommended by the Report entitled 'Noise Feasibility Study for Buildings 'G', 'H' and 'K', Thornhill City Centre, City of Vaughan', dated June 21, 2009, by MGC Engineering.

#### **Contribution to Sustainability**

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

- i) green roof (Building "K" and on the amenity building in between Buildings "G" and "H");
- ii) low flush toilets;
- iii) flow controls on faucets;
- iv) shower head aerators;
- v) re-use of rain water for landscape irrigation purposes;
- vi) low-e glass windows; and,
- vii) permeable paving.

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of 3 residential towers, ranging in height from 4 to 18 storeys, with a combined total of 496 residential units as shown on Attachment #3:

1. A Zoning By-law Amendment Application (File Z.10.026 - 1541677 Ontario Limited) to remove the Holding Symbol "H" on the subject lands zoned RA3(H) Apartment Residential Zone by By-law 1-88.
2. A Site Development Application (File DA.10.040 – 1541677 Ontario Limited) to facilitate the development of three apartment buildings, consisting of: an 80 unit, 4-storey building (Building 'K'); a 203 unit, 18-storey building (Building 'G'), and a 213 unit, 16-storey building (Building 'H'), as shown on Attachments #3 to #7.

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

##### Location

The vacant, 1.18 ha property shown on Attachments #1 and #2, is located at the southeast corner of New Westminister Drive and North Park Road, being Block 5 on Registered Plan 65M-3872, City of Vaughan. The surrounding land uses are shown on Attachment #2.

##### Official Plan and Zoning

On March 9, 2010, Vaughan Council approved Official Plan Amendment File OP.08.012 and Zoning By-law Amendment File Z.08.047 (1541677 Ontario Limited) to increase the maximum permitted density within the approved Liberty Development Master Plan (2004) from 1598 residential units to 1872 residential units (an additional 274 apartment units); and, increase the maximum number of permitted apartment buildings within the approved Liberty Development Master Plan (2004) from 7 apartment buildings to 9 apartment buildings. The implementing Official Plan Amendment (OPA #710) and Zoning By-law (By-law 134-2010) were adopted and enacted, respectively, by Council on June 8, 2010. Both OPA #710 and By-law 134-2010 have been appealed to the Ontario Municipal Board (OMB) by the adjacent easterly Condominium Corporation 1053 representing 50 and 60 Disera Drive, as discussed later in this report.

The subject lands are designated "High Density Residential" by OPA #210 (Thornhill-Vaughan Community Plan), as amended by site-specific OPA #621 and OPA #710, the latter which has been appealed to the OMB. The proposed site development conforms to the Official Plan, as amended. OPA #710 is subject to the approval of the OMB.

The subject lands are zoned RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" by By-law 1-88, and further subject to Exception 9(1153), which permits: reductions to the building setbacks, landscape strips, and parking ratios; an increase in the number of units and number of buildings permitted on the site; and, has applied a Holding Provision on the subject lands, pending servicing allocation by Council. The proposed development complies with the Zoning By-law, as amended. By-law 134-2010 is subject to the approval of the OMB.

Council allocation of sewer and water capacity for this development was assigned to the subject application (DA.10.040) through the City's Servicing Capacity Distribution Protocol in effect as of June 8, 2010. Council's resolution confirmed that sewage and water supply for a total of 274 residential units was allocated to the subject site plan application, subject to confirmation from the Region of York that the required upgrades to the Duffin Creek Water Pollution Control Plant are on schedule and servicing capacity is available. The Region provided confirmation in a letter dated June 21, 2010. The 274 units of capacity is in addition to the 223 residential units of capacity remaining for the site from the previously allocated 1,598 residential units, originally assigned to the Liberty Subdivision. Allocation is now available for all 496 units proposed by this site development application. A by-law removing the Holding Symbol "(H)" will be brought forward to a future Council meeting for enactment.

##### Ontario Municipal Board (OMB)

On July 12, 2010, the York Region Condominium Corporation 1053, representing 50 and 60 Disera Drive, appealed OPA #710 and Zoning By-law 134-2010, on the basis that the proposed increase in density and height will result in an increase in traffic congestion; an insufficient amount of parking for the area; excessive building heights and obstructed views; wind impacts; and, loss of privacy, and that these impacts have not been addressed through OPA #710 and By-law 134-2010.

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OPA #710 and By-law 134-2010 have been forwarded to the Ontario Municipal Board. A Hearing date has not yet been scheduled by the Board. The proposed development would conform to OPA #710 and By-law 134-2010, if they were full force and effect.

#### **Site Plan Review**

The site plan shown on Attachment #3, proposes a 4-storey, 80 unit apartment building (Building 'K'); an 18-storey, 203 unit apartment building (Building 'G'); and, a 16-storey, 213 unit apartment building (Building 'H') with landscaping, access and parking areas. The landscaping is shown on Attachment #4. The elevations illustrating the proposed building materials are shown on Attachments #5, #6 and #7. The entire site has been reviewed as one site plan, however, construction will take place in phases. A total of 637 parking spaces will be provided above and below grade.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscaping plan, and will continue to work with the Owner to finalize the details. The final site plan, elevations and landscape plan must be approved to the satisfaction of the Development Planning Department.

Garbage and recycling collection and snow removal for the condominium apartment buildings shall be privately undertaken and the responsibility of the Owner or respective Condominium Corporation(s).

The Vaughan Engineering Department is generally satisfied with the site servicing and site grading plans and the storm water management report. The final plans and report must be approved by the Engineering Department prior to the execution of the Site Plan Letter of Undertaking.

The TRCA has reviewed the Stormwater Management Report and Functional Servicing Report for the subject lands and is satisfied with the documents, and has no objection to the proposed application.

#### **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 has no concerns with the proposed site plan, and no Regional Site Plan Agreement is required.

#### **Conclusion**

The Site Development File DA.10.040 has been reviewed in accordance with site-specific OPA #621 as amended by OPA #710, By-law 1-88, the comments from City departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed development of a 4-storey, 80 unit apartment building (Building 'K'); an 18-storey, 203 unit apartment building (Building 'G'); and, a 16-storey, 213 unit apartment building (Building 'H'), with landscaping, access and parking areas as shown on Attachment #3, is appropriate and compatible with the existing and permitted uses in the surrounding area. Allocation is available for all 496 units proposed by this site development application, and a By-law removing the Holding Symbol "(H)" will be brought forward to the September 7, 2010, Council meeting. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to conditions contained in this report. Should the Site Plan



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Application be approved, the Site Plan Letter of Undertaking cannot be executed until the Ontario Municipal Board has approved site-specific OPA #710 and Zoning By-law 134-2010, which have both been appealed to the Board by an adjacent Condominium Corporation.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Buildings 'G' & 'H' – North and South Elevations
6. Buildings 'G' & 'H' – East and West Elevations
7. Building 'K' - Elevations

**Report prepared by:**

Laura Janotta, Planner, ext. 8634  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/CM

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 16, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 7, 2010, as follows:

***By receiving the memorandum of the Commissioner of Community Services, dated September 7, 2010.***

**16**

**AWARD OF RFP10-108  
BINDERTWINE PARK – DESIGN/BUILD OF (1) ARTIFICIAL TURF SOCCER FIELD &  
ASSOCIATED LANDSCAPE WORKS - WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated August 31, 2010:**

**Recommendation**

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

- 1) That RFP10-108 Design/Build of (1) Artificial Turf Soccer Field & Associated Landscape Works for Bindertwine Park be brought forward to Council on September 7, 2010 for consideration and approval.

**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 2, Objective 2.2:

- To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

**Economic Impact**

Capital project PK-6281-10, Artificial Turf Bindertwine Park was approved in the 2010 Capital Budget. The actual cost of the project will be established following evaluation of the proposal submissions. An annual operating cost of \$10,000 is required to maintain this artificial turf soccer field once completed.

**Communications Plan**

The Kleinburg Nobleton Soccer Club will be informed of Council's decision following the September 7, 2010 Council meeting.

**Purpose**

The purpose of this report is to seek Council approval to award RFP10-108 Design/Build of (1) Artificial Turf Soccer Field & Associated Landscape Works for Bindertwine Park.

**Background - Analysis and Options**

At its meeting of December 14, 2009, City of Vaughan Council approved Item 1, Report No. 10 of the Budget Committee which provided additional funding for the conversion of the Bindertwine Park soccer field to artificial turf.

During the 2009 capital budget cycle, the premium soccer field at Bindertwine Park was identified for a complete renovation for the following reasons: approximately two months of playing time .../2

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were lost due to unplayable (wet) field conditions and there is limited opportunity to compensate this lost playing time due to lack of other senior fields in the area. These factors compound the pressures experienced by the Kleinburg Nobleton Soccer Club. City of Vaughan Council approved \$386,250 in 2009 toward the total renovation of this natural turf premium soccer field.

The Kleinburg Nobleton Soccer Club initially proposed a partnership to convert the natural turf field at Bindertwine Park to artificial turf during the 2009 capital budget cycle (February 7, 2009). The commitment to the partnership was confirmed during a deputation before Budget Committee on November 10, 2009. The deputation refers to the growth of the Kleinburg Nobleton Soccer Club during the past 16 years and now serves a membership of 1295 (1074 of whom reside in the City of Vaughan). The deputation also indicated that several of their age groups are having to share fields or play on “patches of grass” and that the lack of fields compounded by the loss of two months of playing time at Bindertwine Park exacerbate the pressures experienced by the club. The Bindertwine soccer field is the only premium senior soccer field available for permit by the Kleinburg Nobleton Soccer Club and most years it is only playable in the months of July and August due to wet field conditions. Based on concerns of the excessive “down time” that the existing natural turf premium field experiences, the Kleinburg Nobleton Soccer Club Inc. has formalized a request to enter into a partnership with the City of Vaughan to contribute funds for the conversion of the existing field to an artificial turf soccer field at Bindertwine Park. The Kleinburg Nobleton Soccer Club has committed \$125,000 as a lump sum payment for the field conversion prior to the project being awarded by City of Vaughan Council.

RFP10-108 was issued on September 30, 2010 and was advertised in the Daily Commercial News, Biddingo, OPBA web site and the City web page. The RFP will close and was publicly opened on Monday, August 16, 2010.

The Evaluation Committee, which is comprised of staff from Parks Development, Building and Facilities, Recreation & Culture and Parks and Forestry Operations, will utilize the following evaluation criteria in order to fully evaluate the proposal submissions received.

- |   |     |
|---|-----|
| • Examples of Related Design/Build Work | 26% |
| • Design/Build Team Members Experience  | 20% |
| • Proposed Fees                         | 20% |
| • Quality of the Proposal:              | 4%  |

An additional 30 points has been allocated for the interview phase should this be required.

Staff will prepare a report after the bids have been evaluated for Council's consideration at the September 7, 2010 Council meeting.

#### **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.

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**Regional Implications**

Not applicable.

**Conclusion**

Upon award of RFP10-108, this project will commence within ten (10) working days from the Date of Notification of Award and should be completed in Spring 2011 (weather permitting).

**Attachments**

Not applicable.

**Report prepared by:**

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

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Item 17, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

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#### **2011 SCHEDULE OF MEETINGS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated August 31, 2010:

##### **Recommendation**

The City Clerk recommends:

1. That the 2011 Schedule of Meetings be adopted in accordance with the calendar set out as Attachment #1 to this report; and
2. That the City Clerk be authorized to amend the schedule by cancelling meetings that are not required, or changing the time and/or date of a scheduled meeting subject to posting such amendments on the City's website as soon as practicable.

##### **Contribution to Sustainability**

N/A

##### **Economic Impact**

N/A

##### **Communications Plan**

The 2011 Schedule of Meetings will be posted on the City's website.

##### **Purpose**

The purpose of this report is to submit for Council's approval the attached 2011 Schedule of Meetings for Council and its Standing Committees. Once adopted, the Schedule of Meetings will be the primary method of informing members of the public as to the time and dates of meetings of Council, its Standing Committees, and such ad hoc committees which may be established.

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

The Schedule of Meetings has been prepared in accordance with the recently adopted Committee Structure Report (Committee of the Whole Report No. 29, Item 3, adopted by Council on June 29, 2010) and anticipated amendments to the Council Procedural By-law to implement the new structure. The proposed schedule maintains the current modified three-week cycle of meetings and features a consistent approach to scheduling so that the City's two new Standing Committees (Priorities and Key Initiatives Committee and Finance and Administration Committee) will meet on Mondays, with Council and the various iterations of Committee of the Whole meeting on Tuesdays. To accommodate anticipated heavy workloads Committee of the Whole meetings in June, September and December have been scheduled to commence at 11:00 a.m. Statutory and significant faith days have been taken into consideration when preparing the 2011 Schedule of Meetings.

In accordance with Council direction every effort will be made to avoid the scheduling of Council meetings on days of religious or cultural significance that Council and staff are made aware of or which are requested by a specific religious group.

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#### **Item 17, CW Report No. 40 – Page 2**

##### **Variations to the Schedule**

Due to anticipated workloads, statutory holidays and significant faith days, variations to the base schedule are as follows:

January: One cycle of meetings is scheduled in January to accommodate the holiday season. This practice was established in 2005. The first Council meeting is scheduled on the fourth Tuesday of the month.

March: Meetings have been scheduled to accommodate for March Break.

June: Meetings have been scheduled to accommodate for the FCM Conference. To accommodate anticipated heavy workloads Committee of the Whole meetings in June have been scheduled to commence at 11:00 a.m.

July/August: In accordance with past practice no meetings have been scheduled in July and August.

September: Meetings have been scheduled to accommodate for the AMO Conference and Labour Day. To accommodate anticipated heavy workloads the Committee of the Whole meeting in September has been scheduled to commence at 11:00 a.m.

October: The Finance and Administration Committee has been scheduled on the same day as Priorities and Key Initiatives Committee to accommodate for Thanksgiving and will commence at 1:30 p.m.

December: To accommodate anticipated heavy workload Committee of the Whole meetings in December have been scheduled to commence at 11:00 a.m. The Finance and Administration Committee has been scheduled on the same day as Priorities and Key Initiatives Committee to accommodate for the holidays and will commence at 1:30 p.m.

The FCM Conference is scheduled for June 3 – 6, 2011 and the AMO Conference is scheduled for August 21 - 24, 2011. The September meetings of Committee of the Whole, Committee of the Whole (Closed Session), and Committee of the Whole (Public Hearing) have been scheduled to accommodate the AMO Conference.

##### **Relationship to Vaughan Vision 2020**

This report is consistent with the priorities previously set by Council, particularly “Demonstrate Leadership and Promote Effective Governance”.

##### **Regional Impact**

There is no Regional impact because no meetings have been scheduled for Wednesdays and Thursdays, the days on which Regional Committees and Regional Council meet.

##### **Conclusion**

The 2011 meeting schedule has been prepared in accordance with the Committee Structure (Item 3, Report 29), adopted by Council on June 29, 2010 and past practice. Statutory and significant faith days have been taken into consideration when preparing the 2011 Schedule of Meetings. In view of the foregoing, it is recommended that Council approve the attached 2011 meeting schedule.

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**Attachments**

1. 2011 – 12 Month – Schedule of Meetings

**Report prepared by:**

Adelina Bellisario, Assistant City Clerk

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

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Item 18, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**18                      APPROVAL OF EXPROPRIATION - SOUTH SIDE OF PEELAR ROAD  
PARTS 3 AND 4, PLAN 65R-31411  
HEARING OF NECESSITY REPORT  
WARD 4**

**The Committee of the Whole recommends:**

- 1)        That the recommendation contained in the following report of the Director of Legal Services, dated August 31, 2010, be approved; and**
- 2)        That the following deputations and written submission be received:**
  - a)        Mr. Antonio Di Benedetto, 141 Sharpercroft Boulevard, Downsview, M3J 1P6 and written submission; and**
  - b)        Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8.**

**Recommendation**

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

- 1.        THAT Council approve the expropriation of a permanent and a temporary easement on the lands on the south side of Peelar Road for the reasons set out in Attachment 2.**
- 2.        AND THAT a By-law be enacted to approve the expropriation and authorize the taking of all steps necessary to obtain the possession of the easements.**

**Contribution to Sustainability**

The construction of the culvert will provide for a sustainable natural environment and will address flood plain concerns of the TRCA.

**Economic Impact**

Should Council approve the expropriation, a Section 25 offer pursuant to the Act will be served on the owners, with payment in accordance with an Appraisal. The source of funding is included in Capital Project # EN-1728-08, Peelar Road Culvert Replacement.

**Communications Plan**

The owner will be advised of Council's decision and appropriate notices will be sent pursuant to the *Expropriations Act*.

**Purpose**

The purpose of this report is to provide Council with the Report of the Inquiry Officer on the Hearing of Necessity for its consideration and to seek approval for the expropriation.



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

In May 2009, Council enacted By-law 95-2009 to provide for the making of an application for Approval to Expropriate and to serve a Notice of Expropriation for a permanent and easement on the property on the south side of Peelar Road for the purpose of replacing a culvert under Peelar Road.

The owner requested a Hearing of Necessity and the Hearing was held on July 6, 2010.

The Inquiry Officer found the proposed taking is fair, sound, and reasonably necessary and is reasonably defensible in the achievement of the objective of the expropriating authority.

Once Council has approved the expropriation, staff will proceed with the steps identified in the *Expropriations Act*. An expropriation plan will be registered on title; a Notice of Expropriation will be forwarded. Then a Section 25 Offer to Purchase based on an Appraisal Report will be submitted to the owner.

#### **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.

#### **Regional Implications**

None

#### **Conclusion**

Council is both the expropriating and the approving authority. Section 8 of the *Expropriations Act* provides that the approving authority shall consider the report of the Inquiry Officer and shall approve or not approve the expropriation and shall give written reasons for its decision.

The expropriation may be approved for the reasons set out in Attachment 2.

#### **Attachments**

1. Location Map
2. Notice of Grounds
3. Report of Inquiry Officer

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

Heather A. Wilson  
Director of Legal Services

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

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 19, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**19**

#### **APPROVAL OF EXPROPRIATION 3930 AND 4020 MAJOR MACKENZIE DRIVE PARK AND EXTENSION OF LAWFORD ROAD WARD 1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Director of Legal Services, dated August 31, 2010, be approved; and**
- 2) That the confidential recommendation contained in the confidential memorandum of the Director of Legal Services, dated August 19, 2010, be approved.**

#### **Recommendation**

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

1. THAT Council approve the expropriation of the lands municipally known as 3930 and 4020 Major Mackenzie Drive for the establishment of a park and construction of an extension of Lawford Road and works ancillary thereto.
2. AND THAT a By-law is enacted to approve the expropriation and authorize the taking of all steps necessary to obtain the possession of those lands.
3. AND THAT the confidential recommendation in the memo dated August 20, 2010 of the Director of Legal Services is approved.

#### **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 2, Objective 2.2: To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

Goal 4, Objective 4.1.1: Develop an implementation plan for the initiatives described in the City's Active Together Master Plan through a phased and budgeted program.

Goal 3, Objective 3.2: Develop and sustain a network of roads that support effective and accessible public and private transit.

#### **Economic Impact**

Should Council approve the expropriation, a Section 25 offer pursuant to the Act will be served on the owners, with payment in accordance with an Appraisal and an agreement with the Block 40 Landowners Group. The source of funding is the Parkland Cash-in-Lieu Reserve.

#### **Communications Plan**

#### **Purpose**

The purpose of this report is to seek Council approval for the expropriation.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 19, CW Report No. 40 – Page 2

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

Council enacted By-law 63-2010 to provide for the making of an application for Approval to Expropriate and to serve a Notice of Expropriation on the properties at 3930 and 4020 Major Mackenzie Drive forming part of the lands shown on Attachment 1, for a park and the extension of Lawford Road and works ancillary thereto. Council is both the expropriating and the approval authority.

This expropriation is proceeding jointly with the York Region District School Board as the lands south of the proposed City park are being expropriated for a secondary school.

No request for Hearing has been received and Council may now proceed to approve the expropriation.

One of the three owners has requested a Hearing of Necessity on lands forming part of the school site, which will proceed in September. Approval of the expropriation of the other two parcels at this time will allow the expropriation to proceed so the Landowners Group can construct the road and required servicing to facilitate the construction of the school in a timely manner.

Once Council has approved the expropriation, staff will proceed with the steps identified in the *Expropriation Act*. An expropriation plan will be registered on title; a Notice of Expropriation will be forwarded. Then a Section 25 Offer to Purchase based on an Appraisal Report will be submitted to the owner.

#### **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.

#### **Regional Implications**

None

#### **Conclusion**

It is appropriate to approve the expropriation and to pass the required by-law at this time.

#### **Attachments**

Attachment 1 - Location Map

Attachment 2 – Confidential Memo – Mayor and Member of Council only

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

Heather A. Wilson  
Director of Legal Services

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

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

Item 20, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

20

### CITY OF VAUGHAN AWARD FOR HIGHER ARTS EDUCATION

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Chair of the Arts Advisory Committee, dated August 31, 2010:

#### Recommendation

The Chair of the Arts Advisory Committee recommends:

- 1) That the cash award for the annual City of Vaughan Award for Higher Arts Education bursary distributed to two Vaughan students pursuing post-secondary arts education programs be increased from \$1,000 to \$3,000 commencing in 2011.

#### Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

#### Economic Impact

The revised total annual cost of implementing the *City of Vaughan Award for Higher Arts Education* commencing in 2011 as outlined in this report will be \$6,000 comprising of two awards of \$3,000 per year. The annual cost of the program will be covered through fundraised monies totaling approximately \$31,000 collected from 2009-2010 by the Vaughan Arts Advisory Committee in conjunction with the R.A.V.E. (Recognizing Vaughan Arts Excellence) Awards.

#### Communications Plan

The promotion of the *City of Vaughan Award for Higher Arts Education* program will be through the distribution of the submission guidelines and application forms to Vaughan secondary schools, Greater Toronto Area universities, colleges and professional and commercial art schools. Information will also be posted on the City of Vaughan and Vaughan Public Libraries websites as well as websites of regional arts organizations.

#### Purpose

The purpose of this report is to request Council's approval to increase the cash amount of the *City of Vaughan Award for Higher Arts Education* from the original sum of \$1,000 per award to \$3,000 per award.

#### Background - Analysis and Options

On June 24, 2010, the Vaughan Arts Advisory Committee, with assistance from the Department of Recreation and Culture and the support of Council, hosted the second annual R.A.V.E. (Recognizing Arts Vaughan Excellence) Awards reception. This community celebration of excellence and achievement was developed as a formal vehicle to recognize the significant contributions of individuals, businesses and organizations that enhance the vitality of the arts in Vaughan. Awards were presented to eight winning recipients nominated from various categories within the disciplines of the Performing, Visual and Literary arts.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

#### Item 20, CW Report No. 40 – Page 2

In conjunction with the R.A.V.E Awards reception, awards were also presented to the first two recipients of the *City of Vaughan Award for Higher Arts Education* developed by the Vaughan Arts Advisory Committee. This program is an annual bursary program designed to assist the emerging talent of Vaughan students pursuing post-secondary education in the arts by distributing cash awards. The *City of Vaughan Award for Higher Arts Education* program was developed to encourage the pursuit of post-secondary education in the arts and provide cash assistance by recognizing outstanding student achievement and an intention to follow an arts career. The original program criteria, cash amounts and requirements were approved by Council in March 2010.

Over the past two years, the Vaughan Arts Advisory Committee launched a successful sponsorship campaign and additional services in kind to help offset some of the program and reception costs associated with implementing the 2009 and 2010 R.A.V.E. Awards, and secondly to fund the annual bursary program into the future. Approximately \$31,000 from the fundraised monies collected between 2009-2010 remains allocated to the bursary program. Hence, the *City of Vaughan Award for Higher Arts Education* evolved in tandem with the R.A.V.E. Awards; and both programs share the common objective of recognizing excellence and achievement in the arts.

A recent survey of other award granting bodies for post-secondary study, places Vaughan's \$1,000 cash award at a low level. The Vaughan Arts Advisory Committee feels raising the cash allowance to a more competitive \$3,000 would make Vaughan's offering attractive interested students, especially given the high costs of post-secondary education.

The Vaughan Arts Advisory Committee, at its meeting of August 5, 2010 the passed a motion recommending the increase of the cash awards for the bursary program from \$1000 to \$3000.

#### **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:  
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, and the necessary resources to implement this program have been allocated and approved.

#### **Regional Implications**

N/A

#### **Conclusion**

Increasing the cash value of *The City of Vaughan Award for Higher Arts Education* from \$1,000 to \$3,000 per award (\$6,000 in total expenditures annually) will better position the program and will provide a meaningful financial contribution to the emerging talent of Vaughan students pursuing secondary or post-secondary education in the arts. This enhanced initiative will profile the artistic achievements of Vaughan's student sector and reinforce the integral role art education plays in the City's cultural landscape. In association with the R.A.V.E. Awards, this bursary program will play a vital role in fostering the growth of artistic excellence and creative expression in the City of Vaughan, encouraging community engagement and sustainable partnerships.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 20, CW Report No. 40 – Page 3

**Attachments**

None

**Report prepared by:**

Councillor Sandra Yeung Racco, ext. 8342

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 21, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

21

#### **DELOITTE “IMPACT DAY” – SEPTEMBER 24, 2010**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Commissioner of Community Services, dated August 31, 2010:

##### **Recommendation**

The Commissioner of Engineering and Public Works and the Commissioner of Community Services, recommend that the City provide services in kind for the 4<sup>th</sup> annual Deloitte “Impact Day” to be held September 24, 2010.

##### **Contribution to Sustainability**

The staff at Deloitte indicated that they are committed to environmental stewardship. Each year across Canada, one day is set aside for all their employees to give back to the communities and perform a clean-up of various parks and open spaces in the communities where they have offices. Deloitte staff have held 3 previous “Impact Days” in Vaughan, with City providing services in kind for these events.

##### **Economic Impact**

The economic impact for this event is limited to the provision of staff and equipment to collect the debris that has been collected and cleaned up from the various parks, pond areas, and open spaces throughout the City. As this event is on a week day, there are no overtime costs. Estimated costs for Public Works and Parks & Forestry department staff involvement are approximately \$2,000. These costs can be absorbed in the existing departmental budgets.

##### **Communications Plan**

As this is not a City event, communications will be done through Deloitte to their staff about the event.

##### **Purpose**

To seek Council approval to provide services in kind for Deloitte’s 4<sup>th</sup> annual “Impact Day”.

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

For the past 3 years, Deloitte staff from the Vaughan office have dedicated one day annually to clean up various parks, open spaces and storm pond areas around the City. These “Impact Days” are part of their corporate philosophy of giving back to the community in which they work.

In previous years, staff from the Public Works Department and the Parks & Forestry Operations Department have been involved in this event through the provision of staff and vehicles to collect the debris that Deloitte staff gather from the various areas around the City. For 2010, Deloitte has again requested the City’s assistance with their event. They expect between 60-80 staff to be involved in this day-long clean-up, and have requested City staff and equipment to collect and dispose / recycle the materials they amass, as well as provide a staging area at the City’s Joint Operations Centre for the opening and closing ceremonies.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

#### **Item 21, CW Report No. 40 – Page 2**

While there is a significant environmental benefit from this large scale clean-up of public spaces, as well as aesthetic benefits of such works, it should be noted, that similar to the April “20 Minute Make-over” event, providing staff resources for events such as this does impact scheduled maintenance activities, and may result in some maintenance standards not being met for that day/week. For these reasons, not all requests of this nature can be accommodated. In this case, there has been 3 years prior involvement by the City, and the request can be accommodated by the two departments.

As the City has participated in providing services in kind to Deloitte previously, and they have again formally requested assistance with their 4<sup>th</sup> annual “Impact Day” event, it is recommended that the City once again provide services in kind for this event.

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

This report is consistent with the priorities previously set by Council and ties into the following Vaughan Vision 20/20 Goals and Objectives:

Goal: Service Excellence  
Objective: Lead & Promote Environmental Sustainability

#### **Regional Implications**

N/A

#### **Conclusion**

For the past 3 years, City staff have assisted with the annual Deloitte “Impact Day” event in the City of Vaughan. Deloitte has once again requested the City to provide services in kind for this event. As this request can be accommodated by the Public Works and Parks & Forestry Operations departments, it is recommended that the City provide the necessary services in kind for the 2010 event.

#### **Attachments**

N/A

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

Brian T. Anthony



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 22, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 7, 2010, as follows:

***By approving the following recommendation contained in the additional report of the City Clerk, dated September 7, 2010:***

***“1. That the present policy of insurance with Frank Cowan Company under RFP08-33 be extended to April 30, 2011 at a cost of \$1,470,615.00; and***

***1. That staff be authorized to issue another RFP early in 2011 for General Insurance and Risk Management Services for the period April 30, 2011 to April 30, 2012;” and***

***By receiving the confidential written submission of Ms. Barbra Anne Vaspori, Vice President, Jardine Lloyd Thompson Canada Inc., Suite 800, 55 University Avenue, Toronto, M5J 2H7, dated September 2, 2010.***

22

**CITY OF VAUGHAN GENERAL INSURANCE  
AND RISK MANAGEMENT SERVICES PROGRAM  
RFP 10-342**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated August 31, 2010:

**Recommendation**

The City Clerk in consultation with the Manager of Insurance and Risk Management, recommends:

1. That a report on the Evaluation Committee's recommendation regarding RFP 10-342 for the provision of General Insurance and Risk Management Services be submitted directly to Council.

**Contribution to Sustainability**

The provision of general insurance and risk management services is a key component of ensuring the financial stability of the organization.

**Economic Impact**

The economic impact of this matter will be addressed in the report conveying the Evaluation Committee's recommendations.

**Communications Plan**

N/A

**Purpose**

The purpose of this report is to advise Council that further information with respect to Insurance and Risk Management Services will be forthcoming and allow sufficient time for the Evaluation Committee to convene and review the submissions and to report on an outcome to the September 7, 2010 meeting of Council.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 22, CW Report No. 40 – Page 2

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

The City of Vaughan issued RFP 10-342 on June 28, 2010 requesting proposals for the City's General Insurance and risk Management Services Program. The RFP closed on August 9, 2010. Two submissions were received.

Due to the nature of the proposals submitted and the evaluation process that is required staff have been unable to provide a report to the Committee of the Whole. Accordingly, this report facilitates a report being brought forward directly to the Council meeting of September 7, 2010.

#### **Relationship to Vaughan Vision 2020**

The request is in keeping with Vaughan's vision of management excellence through the maintenance of the City's assets and infrastructure, its financial sustainability and its commitment to service excellence through the enhancement of community safety, health and wellness by the promotion of risk management initiatives.

#### **Regional Impact**

N/A

#### **Conclusion**

Once staff have had an opportunity to review the proposals, a further report will be submitted to Council with a recommendation.

#### **Attachments**

N/A

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

Joseph A.V. Chiarelli, Manager of Special Projects, Licensing & Permits –  
Insurance Risk Management

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 23, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 7, 2010, as follows:

***By approving that an all way stop with a crossing guard or the equivalent during school hours, be installed at the intersection of Coles Avenue/Hawman Avenue and Kipling Avenue;***

***By approving that appropriate staff send a letter to Superintendent Tony Cusimano, York Regional Police, advising that Kipling Avenue is not a through street; and***

***By receiving the following report of the Commissioner of Engineering and Public Works, dated August 31, 2010.***

**23 INTERSECTION OF COLES AVENUE/HAWMAN AVENUE AND KIPLING AVENUE  
PROPOSED TEMPORARY PEDESTRIAN SIGNAL  
WARD 2**

**The Committee of the Whole recommends:**

- 1) That this matter be deferred to the Council meeting of September 7, 2010 to allow staff to meet with the deputants, representatives of the West Woodbridge Homeowners' Association, the applicant and York Region staff, to address the safety concerns raised and that a report be brought back to the Council meeting of September 7, 2010;**
- 2) That the following deputations and written submissions be received:**
  - a) Mr. Allen Kershaw, 288 Veneto Drive, Woodbridge, L4L 8X8 and written submission;**
  - b) Ms. Carole Davies, 288 Veneto Drive, Woodbridge, L4L 8X8;**
  - c) Ms. Ann Grech, 14 Tasha Court, Woodbridge, L4L 8P2 and written submission dated August 29, 2010;**
  - d) Ms. Josie Fedele, 35 Albany Drive, Woodbridge, L4L 2X5, and written submission and on behalf of Ms. Anna Sirianni, 99 Hawman Avenue, Woodbridge, L4L 1S3 and written submission;**
  - e) Mr. Nick Pinto, West Woodbridge Homeowners' Association, 57 Mapes Avenue, Woodbridge, L4L 8R4; and**
  - f) Ms. Norma Basciano, 63 Coles Avenue, Woodbridge, L4L 1L8; and**
- 3) That the written submission of Mr. Raymond Grech, Why Not Solutions Inc., dated August 30, 2010, be received.**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

That a temporary pedestrian signal be approved approximately 10m north of the intersection of Coles Avenue/Hawman Avenue and Kipling Avenue, as a condition of the Road Occupancy Permit to be issued to the Applicant, Trimax Developments, for 7730 Kipling Avenue.

**Contribution to Sustainability**

The installation of a temporary pedestrian signal at this location will provide pedestrians a safe crossing area during construction of 7730 Kipling Avenue.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 23, CW Report No. 40 – Page 2

#### **Economic Impact**

There will not be an impact on the City of Vaughan as all the associated costs to install the temporary pedestrian signal shall be incurred by the Applicant.

#### **Communications Plan**

Engineering Services staff have been in communication with the West Woodbridge Homeowners Association regarding this matter. Council's decision on this matter will be communicated to the West Woodbridge Homeowners Association as well as the principal of Woodbridge Public School.

#### **Purpose**

To review the requirement to provide a temporary pedestrian signal at approximately 10m north of the intersection of Coles Avenue/Hawman Avenue and Kipling Avenue as a condition of the Road Occupancy Permit (see Attachment No. 1).

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

Engineering Services received a request for a Road Occupancy Permit from Trimax Developments as part of the construction of a new commercial/residential building on the southwest corner of Highway 7 and Kipling Avenue. The building will have a "zero setback", and as a result, the Applicant is seeking approval to temporarily close the western sidewalk on Kipling Avenue between Highway 7 and Coles Avenue to facilitate construction as well as place the construction trailer within the boulevard. The anticipated duration of construction activities that will require the closure of the sidewalk is approximately 12 to 18 months.

Given the importance of ensuring pedestrian safety, one of the terms and conditions of the Road Occupancy Permit will require that the Applicant provide a temporary pedestrian signal approximately 10m north of the intersection of Coles Avenue/Hawman Avenue and Kipling Avenue. A pedestrian signal will provide the most effective method of stopping vehicular traffic and allowing safe passage for pedestrians. In addition to providing a temporary pedestrian signal, the applicant will be required to install the appropriate pavement markings and signage to improve the overall visibility of the pedestrian crossing and assist local drivers.

The proposed signal location was reviewed by Traffic Engineering staff. The intersection was built with the two roadways, Coles Avenue and Hawman Avenue offset to one another. There is no sidewalk on the southeast corner. Kipling Avenue has an existing sidewalk on both sides from Coles Avenue/Hawman Avenue to Highway 7. It was determined that the most appropriate location for the temporary pedestrian signal would be on the north side of Coles Avenue and Hawman Avenue, approximately 10 metres north of the intersection. The Applicant will ensure that the installation of the temporary pedestrian signal, pavement markings and signs meet all Provincial standards and guidelines. The Applicant will also be required to construct a sidewalk connection and curb depressions on both sides of Kipling Avenue for accessibility.

The applicant has explored all options to have the construction trailer located at an alternate location, however, the only reasonable location for the trailer is on the west boulevard of Kipling Avenue (where it is currently placed).

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

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 23, CW Report No. 40 – Page 3

- Pursue Excellence in Service Delivery; and
- Enhance and Ensure Community Safety, Health & Wellness.

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

**Regional Implications**

Not Applicable.

**Conclusion**

Based on Engineering Services staff's review, it is recommended that a temporary pedestrian signal be approved approximately 10m north of the intersection of Coles Avenue/Hawman Avenue and Kipling Avenue, as a condition of the Road Occupancy Permit to be issued to the Applicant, Trimax Developments, for 7730 Kipling Avenue.

**Attachments**

1. Location Map

**Report prepared by:**

Jennifer Simpson, Utility Coordinator, ext. 3135  
Mike Dokman, Supervisor, Traffic Engineering, ext. 3118

JS:mc

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 24, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**24 OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT FILES: OP.08.016 AND Z.08.32  
167853 ONTARIO INC. (FORMERLY SKYLINE MARINA)**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of Councillor DiVona, dated August 31, 2010, be approved; and**
- 2) That the correct Zoning By-Law Amendment file number be identified as Z.08.062, in accordance with the memorandum of Councillor DiVona, dated August 25, 2010.**

**Recommendation**

Councillor Bernie DiVona recommends that:

WHEREAS the Vaughan Development Planning Department is processing applications to amend the Official Plan and Zoning By-law (Files OP.08.016 and Z.08.032) as submitted by 167853 Ontario Inc. (Skyline Marina) for a property located at 77 Eagleview Drive (at the southwest corner of Major Mackenzie Drive and Highway 400), to facilitate a redesignation and rezoning of the site for high density residential development;

AND WHEREAS on June 15, 2010, a New Business matter was brought to the attention of the Committee of the Whole by Ward 3 Councillor Bernie Di Vona:

“That staff give consideration to a request from the Vellore Woods Community Association to conduct an evening meeting relating to Skyline Marina.”

NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Official Plan and Zoning By-law Amendment Files OP.08.016 and Z.08.032 (167853 Ontario Inc. (formerly Skyline Marina)) be considered at a Special Committee of the Whole evening meeting commensurate with the first Committee of the Whole (Public Hearing) in January 2011, and that the City Clerk and Development Planning Department give notice of this meeting to the Applicant, the local area ratepayer associations, and any other individuals or groups having previously expressed interest in writing to be notified of future meetings respecting these applications.

**Contribution to Sustainability**

N/A

**Economic Impact**

There is no economic impact associated with this report.

**Communications Plan**

N/A.

**Purpose**

In response to a request by the area ratepayer association that Council hold an evening meeting.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 24, CW Report No. 40 – Page 2

**Background - Analysis and Options**

On June 15, 2010, a New Business matter was brought to the attention of the Committee of the Whole by Ward 3 Councillor Bernie Di Vona:

“That staff give consideration to a request from the Vellore Woods Community Association to conduct an evening meeting relating to Skyline Marina.”

**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.

**Regional Implications**

N/A

**Conclusion**

In response to a request by the area ratepayer association to hold an evening meeting for all interested parties to attend, it is recommended that an evening Special Committee of the Whole Meeting be held in January 2011 commensurate with the first Committee of the Whole (Public Hearing) Meeting.

**Attachments**

N/A

**Report prepared by:**

Councillor Bernie DiVona, ext. 8339

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 25, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**25**

**WATER FOUNTAINS AND AERATION DEVICES  
IN STORM WATER MANAGEMENT FACILITIES  
WARDS 2 AND 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 August 31, 2010:**

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. That staff proceed with an on-site technical feasibility assessment for the installation of energy efficient water fountains to be installed in the existing storm water management ponds located at the northeast corner of Rutherford Road and Napa Valley Avenue in Block 53, and at the northwest corner of Rutherford Road and Weston Road in Block 39; and,
2. That subject to sufficient funding being approved in the Public Works Department 2011 Water and Wastewater operating budget for the annual operating costs associated with each fountain, and the confirmation of the feasibility of the installations, the cost for the installations be funded from Capital Budget Project Number PW-2001-08; and,
3. That future candidate ponds for water fountain installation be identified and fountains installed through the development approvals process.

**Contribution to Sustainability**

While considering available water fountain models for this type of application, priority will be given to energy efficient units with minimal long-term maintenance and operational costs. Solar powered devices will also be considered along with limited daily hours of operation.

**Economic Impact**

The implementation, operation and maintenance of water fountains within storm water management ponds on a permanent basis will impact current and future operating and capital budgets.

Based on the results of the Block 10 Sugarbush Pond Water Fountain Pilot Project, the total capital cost to purchase and install one fountain unit is estimated at \$50,000. While the yearly operating and maintenance costs are estimated at \$18,000 excluding life-cycle replacement costs.

The Public Works Operating Budget will need to be increased by approximately \$25,000 per new fountain to provide for the associated annual operating, maintenance, storage and life-cycle costs. Funding will be requested through the 2011 Water and Wastewater Operating Budget process.

An economic adjustment factor has been applied to update the above noted cost estimates.

Approved Capital Project No. PW-2001-08 allocates initial funding in the amount of \$180,000 for the installation of water fountains/aeration devices in assumed storm water management facilities throughout the City.



## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 25, CW Report No. 40 – Page 2

#### **Communications Plan**

Residents / landowners immediately adjacent to the subject storm water management ponds will be notified by staff in advance of the water fountain installations.

#### **Purpose**

On June 23, 2008, Item 35, Report No. 36, of the Committee of the Whole was received by Council. This report (included as Attachment No. 1) presented the findings and conclusions of the City's Sugarbush Pond Water Fountain Pilot Project. The report also recommended that Council provide direction to staff with respect to the installation of electrically driven water fountains in the assumed storm water management ponds located at Rutherford Road and Napa Valley Avenue in Block 53 and at Rutherford Road and Weston Road in Block 39.

In response to the above noted report, Council adopted the following recommendations from the Committee of the Whole:

*"That this matter be referred back to staff for further investigation and to explore the opportunity to fine tune the criteria for determining the placement of water fountains in assumed storm water management ponds; and*

*That staff explore other cost effective measures for other aeration devices."*

The purpose of this report is to respond to the above noted Council resolution.

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

Subsequent to the preparation of the above noted report to Committee of the Whole in June of 2008, a recent desktop review of the City's current inventory of assumed storm water management ponds was completed by staff. The following criteria was reviewed, reaffirmed and subsequently used to re-assess which ponds may be good candidates for the installation of water fountains.

1. Aesthetic value/benefits;
2. Visibility in the community;
3. Overall public safety;
4. Depth of permanent water pool in the pond;
5. Existing silt build up in the pond;
6. Availability of hydro electricity to the pond area;
7. Feasibility of bringing a power supply to the pond site;
8. Accessibility for installation, operation and maintenance;
9. Potential disruption in water quality functionality of the pond;
10. Susceptibility to vandalism; and
11. Susceptibility to disturbance to neighboring residential areas due to increases in noise or other disruptive factors.

Additional details pertaining to the above noted criteria and the logistical and technical challenges associated with the installation of water fountains in existing / assumed ponds are provided in the Council meeting extract of June 23, 2008 (Item 35, Report No. 36, of the Committee of the Whole) included as Attachment No. 1.

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

#### **Item 25, CW Report No. 40 – Page 3**

Based on the results of the desktop review, it has been reconfirmed that the existing storm water management ponds located at the northeast corner of Rutherford Road and Napa Valley Avenue within the Woodbridge Expansion Area (Block 53) and at the northwest corner of Rutherford Road and Weston Road within Vellore Village (Block 39) are good candidate ponds for the installation of water fountains. Given both facilities have been operational for a number of years, staff will complete an on-site technical feasibility assessment of each pond in order to physically confirm existing conditions in and around the facility and before proceeding with the purchase and installation of fountains.

#### **Cost Effective Aeration Devices:**

Given the significant costs and limited application potential associated with operating electrically driven water fountains, more cost effective aeration devices such as wind mills, lake lung units or simply (wind driven) water agitator type units offer less expensive and more practical options for providing aeration to stagnant water.

These types of aeration devices only serve to maintain movement of the water in the pond but do not produce a spray of water like the water fountain. Once installed, they may remain in operation year round and need not be taken out during the winter season.

The most cost effective option for aeration to storm ponds is the use of wind driven agitator type units. A current estimate of the capital costs associated with the supply and installation of these units is approximately \$7,500. The annual operating cost is approximately \$1,800.

Wind driven aeration devices (agitators) may be installed and operated in storm ponds as required on a site-specific basis and where funding remains available and has been approved in accordance with yearly budget deliberations.

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

In consideration of the strategic priorities related to Vaughan Vision 2020, minimizing the placement of water fountains to visually enhance and promote the City of Vaughan in highly visible areas adjacent to arterial roads and/or within key district centre areas will assist with:

- Leading and promoting environmental sustainability;
- Enhancing productivity, cost effectiveness and innovation;
- Ensuring financial sustainability; and
- Maintaining assets and infrastructure.

The installation of water fountains in storm water management ponds is not consistent with the priorities previously set by Council, additional resources will need to be allocated and approved.

#### **Regional Implications**

There will be no Regional implications resulting from the adoption of this report.

#### **Conclusion**

It is anticipated the City will own and operate approximately 200 storm water management ponds in the next 20 years. Given the capital, operating and maintenance costs associated with water fountains, their use should be minimized and limited to installations in key district centre areas throughout the City.

The on-going operating and maintenance costs associated with water fountains may be minimized by selecting energy efficient and/or solar powered units, and by limiting daily hours of operation.

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From a technical perspective, the existing assumed ponds within the Woodbridge Expansion Area (Blocks 53) and Vellore Village (Block 39) are good candidates for the installation of water fountains. In addition, these ponds are highly visible to the surrounding residential communities, are located adjacent to Regional corridors, and will visually enhance the areas and promote the City.

Where possible and in order to further minimize initial capital cost exposure to the City, it is recommended that potential candidate ponds for water fountain installation be identified and installation be done through the development approvals process. Long term operating and maintenance costs will continue to increase as additional water fountains are installed throughout the City.

**Attachments**

1. Extract from Council Meeting Minutes of June 23, 2008

**Report prepared by:**

Saad Yousaf, Storm Drainage Engineer, Ext. 8251  
Michael Frieri, Manager of Engineering Planning & Studies, Ext. 8729

(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 SEPTEMBER 7, 2010**

Item 26, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**26**

**AWARD OF TENDER T10-014  
EAGLES LANDING PARK – WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated August 31, 2010:**

**Recommendation**

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

- 1) That T10-014, Eagles Landing Park, be awarded to Melfer Construction Inc. for the amount of \$503,660.60 (excluding H.S.T.); and,
- 2) That a total contingency allowance of 10% (\$50,366.06) be approved, within which the Director of Parks Development is authorized to approve amendments to the contract; and,
- 3) That the budget for Capital Project PK-6229-09 be increased by \$32,721 to allow for a full 10% contingency and funded \$29,449 from CWDC-Parks Development and \$3,272 from Taxation; and,
- 4) That inclusion of the matter on a Public Committee or Council agenda for additional funding for Eagles Landing Park is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002; and,
- 5) That a bylaw be enacted authorizing the Mayor and the City Clerk 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 2, Objective 2.2:

- To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

**Economic Impact**

Capital project PK-6229-09, Eagles Landing Park funding was approved in the 2009 Capital Budget. An annual cost of \$17,289.00 is required to maintain this park once completed. Staff have reviewed the list of previously approved active and recently closed Taxation and CWDC-Parks Development funded projects to determine available funding. The additional funding requested for this project is available from both funding sources.

**Communications Plan**

Not Applicable.

**Purpose**

The purpose of this report is to seek Council approval to award tender T10-014 – Eagles Landing Park.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

Item 26, CW Report No. 40 – Page 2

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

The project is for the construction of a neighbourhood park at Eagles Landing Park located at 180 Sir Benson Drive, East of Dufferin Street and North of Major Mackenzie Road in Maple. Capital project PK 6229-09 Eagles Landing Park (UV2-N6) funding was approved in the 2009 Capital Budget.

Construction funding was approved and includes the following in accordance with the master landscape plan: softball diamond; basketball court; junior and senior playgrounds; sodding; planting; site furnishing; asphalt pathways; metal fencing; rain garden; bioswales and shade structure.

The proposed work components were developed by Parks Development Department. The park is designed respecting the principles of CPTED (Crime Prevention Through Environmental Design).

The Bidders have been pre-qualified by the City of Vaughan as eligible Bidders to submit bids for this project. Tenders were closed and publicly opened on Friday, August 13, 2010 at 3:30 p.m. A total of Three (3) bid documents were received and the results are as follows:

<b><u>Contractor</u></b>	<b><u>Base Tendered (excl. HST)</u></b>
Melfer Construction	*503,660.60
Mopal Construction Ltd	*504,885.89
Forest Contractors Ltd	509,075.00

\* Corrected due to mathematical error

Staff noted that, given the total tendered price, the project budget is lacking the necessary funding to carry the necessary contingency funding. The total approved capital budget was \$563,300.00. Once Electrical Engineering, Storm Water Engineering, Geotechnical Engineering, and Land Surveyor fees, permit fees, play equipment, and reproduction costs are subtracted from the original total budget a total of \$521,306.46 remained for the construction component of the project. As such, an additional amount of \$32,721.00 plus H.S.T. is required to accommodate the contingency shortfall in order to expedite the project.

#### **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**

Not Applicable.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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**Conclusion**

The Parks Development and Purchasing Services Departments 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.

Should Council concur with the additional funding request, this action would be considered as an amendment to the Capital Budget. Pursuant to the Municipal Act, before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. Where a capital budget has been subject to a public meeting during the adoption of the approved capital budget and where additional funding is required to complete the approved works, inclusion of the matter in a staff report requesting additional funding on a Public Committee or Council Agenda is deemed sufficient notice pursuant to Section 2(1)(c) of bylaw 394-2002.

Upon award of this quote, this project will commence within ten (10) working days from the Date of Notification of Award and should be completed on or before June 30, 2011 (weather permitting).

**Attachments**

Not Applicable.

**Report prepared by:**

Vivien Lee, Landscape Architect, Ext. 3203  
Martin Tavares, Construction Coordinator, Ext. 3205  
Paul Gardner, Director of Parks Development, Ext. 3209

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 27, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

27

#### **AWARD OF TENDER T10-034 VENICE GATE PARK – NEIGHBOURHOOD PARK - WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated August 31, 2010:

##### **Recommendation**

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

- 1) That T10-034 Venice Gate Park, be awarded to Forest Contractors Ltd. for the amount of \$610,075.00 (excluding H.S.T.); and,
- 2) That a contingency allowance of \$61,000.00 be approved, within which the Director of Parks Development is authorized to approve amendments to the contract; and,
- 3) That the budget for Capital Project PK-6234-09 be increased by \$21,000 and funded \$18,900 CWDC – Parks Development and \$2,100 from Taxation; and,
- 4) That inclusion of the matter on a Public Committee or Council agenda for additional funding for Venice Gate Park is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002; and,
- 5) That a bylaw be enacted authorizing the Mayor and the City Clerk 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 Park Plan, Goal 2, Objective 2.2:

- To develop Vaughan as a City with maximum green space and an urban form that supports our expected population growth.

##### **Economic Impact**

Capital project PK-6234-09, UV1-N6 Venice Gate Park was approved in the 2009 Capital Budget. An annual cost of \$19,400.00 is required to maintain this park facility once completed. Staff have reviewed the list of previously approved active and recently closed Taxation and CWDC-Parks Development funded projects to determine available funding. The additional funding requested for this project is available from both funding sources.

##### **Communications Plan**

N/A

##### **Purpose**

The purpose of this report is to seek Council approval to award tender T10-034 Venice Gate Park.

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### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

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

The project is for the construction of the Venice Gate Park (UV1-N6) located East of Weston Road and North of Major Mackenzie Road in Maple. Capital project PK 6234-09 Venice Gate Park (UV1-N6) funding was approved in the 2009 Capital Budget.

Construction funding was approved and includes the following in accordance with the master landscape plan: mini soccer field; tennis court; fencing; amour stone seating walls; concrete footings for shade structure; playground area with senior and junior play precinct; asphalt pathway with lightings; site furnishings; bio swales; plantings and sodding.

The proposed park components were developed by Parks Development Department. The park is designed respecting the principles of CPTED – Crime Prevention Through Environmental Design.

The Bidders have been pre-qualified by the City of Vaughan as eligible Bidders to submit bids for this Project. Tenders were closed and publicly opened on Wednesday, August 11, 2010. A total of four (4) bids had been picked-up from the Purchasing Services Department and two (2) bid documents were received and the results are as follows:

<b><u>Contractor</u></b>	<b><u>Base Tendered Price (excl. HST)</u></b>	<b><u>Provisional Item (excl. HST)</u></b>	<b><u>Total Tendered Price (excl. HST)</u></b>
Forest Contractors Ltd.	\$579,115.00	\$30,960.00	\$610,075.00
Mopal Construction Ltd.	\$612,552.00	\$29,240.00	\$641,792.00

#### **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, Forest Contractors Ltd. is deemed to meet the requirements of the contract.

Should Council concur with the additional funding request, this action would be considered as an amendment to the Capital Budget. Pursuant to the Municipal Act, before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. Where a capital budget has been subject to a public meeting during the adoption of the approved capital

.../3



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budget and where additional funding is required to complete the approved works, inclusion of the matter in a staff report requesting additional funding on a Public Committee or Council Agenda is deemed sufficient notice pursuant to Section 2(1)(c) of bylaw 394-2002.

Upon award of the tender, this project will commence within ten (10) working days from the date of Notification of Award and should be completed on or before May 30, 2011 (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

(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 SEPTEMBER 7, 2010**

Item 28, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**28**

**NEW PROCEDURAL BY-LAW AND  
DEPUTY MAYOR BY-LAW**

**The Committee of the Whole recommends:**

- 1) That Clause #1 in the following report of the Commissioner of Legal and Administrative Services and the City Clerk, dated August 31, 2010, be approved:**
- 2) That the City Clerk bring forward a report relating to the adoption of the By-law to establish the office of Deputy Mayor to the December 7, 2010 Committee of the Whole meeting; and**
- 3) That the deputation of Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8, be received.**

**Recommendation**

The Commissioner of Legal and Administrative Services and the City Clerk recommend:

1. That notice be given pursuant to By-law No. 394-2002 of a proposed new Procedural By-law; and that the new by-law be brought forward for adoption at the beginning of the new term of Council; and
2. That a By-law to establish the office of Deputy Mayor, substantially in the form of the by-law set out at Attachment 2, be enacted.

**Contribution to Sustainability**

N/A

**Economic Impact**

N/A

**Communications Plan**

Notice of a proposed procedural by-law is to be provided to the public at least 10 days prior to the date the proposed by-law is to be considered by posting it on the City's web site. Members of Council will receive training on the new by-law as part of their orientation to the new term of Council which commences in December 2010. The City Clerk will prepare an office consolidation of the By-law and add instructions and commentary to assist readers in understanding any substantive changes from previous versions of Council's Procedural By-law.

**Purpose**

The new Procedural By-law incorporates changes resulting from the adoption of the report titled "Committee Structure and Acting/Deputy Mayor" (Committee of the Whole (Working Session) Report No. 29, Item 3, adopted at Council on June 29, 2010). The by-law has also been restructured to align its text with Council's current practices, and to incorporate procedural changes as a result of operating under the new committee structure.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

Item 28, CW Report No. 40 – Page 2

#### Background - Analysis and Options

At the meeting of June 29, 2010, Council adopted a new Standing Committee structure and established new parameters for the creation of Non-Statutory Advisory Committees and Task Forces. The City Clerk was directed to submit a report on changes to the Procedural By-law required to implement the modifications to Standing Committees and Non-Statutory Advisory Committees and Task Forces. The position of Deputy Mayor was also established through adoption of the report and the necessary by-law will be authorized through adoption of recommendation 2 above.

Below is a summary of the significant changes proposed in the by-law:

#### Standing Committee Structure

Committee of the Whole, Committee of the Whole (Working Session), Committee of the Whole (Closed Session) and Committee of the Whole (Public Hearing) will remain as they are. The Chair for these meetings will continue to be rotated monthly, though on an alphabetical basis.

The five Special Purpose Committees have been replaced with two Standing Committees which are the Priorities and Key Initiatives Committee and the Finance and Administration Committee. These two Standing Committees will meet regularly on a Monday within the current modified three-week cycle, with some variation to accommodate statutory holidays and significant faith days. The Chair of these Committees would be rotated every year, with Members being able to serve as Chair of the same committee only once per term.

The reduction in the number of Committees also provides some opportunity to advance the web posting of committee agendas to provide earlier information to Members of Council and the public.

#### Communications / Written Submissions

The agendas for each Committee will contain a new feature through which Committees will consider Communications (currently referred to as 'Additional Information') near the commencement of their meetings. This feature will enable committees to append communications to respective items listed on their agendas and dispose of those matters quickly when the only action required is receipt of the submission. It still provides for the particular item to be called should a Member wish the matter to be debated. This will make the current practice through which the City Clerk identifies certain items to be held for separate discussion to be clearly identified for Members of Council and the public. It also facilitates a new practice through which communications that have been placed on an agenda for a Committee, but are unrelated to an item on the agenda, can be formally received for the record (no further action being taken) or referred to staff for further consideration.

#### Committees other than Standing Committees

The proposed by-law will apply to other committees of Council unless they have adopted their own rules of procedure in special circumstances (such as the Committee of Adjustment, which is established under the *Planning Act*). Certain committees will be established by Council at the beginning of its term because there is a statutory requirement to appoint them (such as the Accessibility Advisory Committee).

Other committees and bodies, such as Task Forces, may be created where Council determines that it is in its best governance interest to do so. This group, now referred to in the by-law as 'Ad Hoc Committees', can only be created through the adoption of terms of reference complying with the form set out as an attachment to the by-law. These ad hoc committees would require formal

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

#### Item 28, CW Report No. 40 – Page 3

re-establishment by Council at the beginning of each term of Council (or subsequently). Ad Hoc Committees will be chaired by either a Member of Council or a member of the public as is identified in the Terms of Reference as being more appropriate.

#### *Ad Hoc Committee Notices and Reports*

In keeping with Council's commitment to full transparency and an informative public record, each Ad Hoc Committee will be required to give notice and to report on a similar basis to a Standing Committee. Each such committee would submit to its designated Standing Committee a report after each of its meetings, which will be noted in the Standing Committee's report to Council under the section titled 'Other Items Considered by the Committee'. This mechanism is being put in place so that the activity of the Ad Hoc Committee can be monitored by Council and by the public. Should a decision of Council be required on any matter given consideration by the Ad Hoc Committee, the Clerk will prepare a report which would be placed as an item on the Standing Committee agenda.

The final report of the Ad Hoc Committee at the conclusion of its mandate will be a Findings Report containing a transmittal letter, an executive summary, and any recommendations set out in detail.

#### Procedural and Administrative Changes

The following changes have also been incorporated into the proposed new Procedure By-law:

- a) The inclusion of a Purpose Statement (Section 1.1):

*"This procedural by-law establishes the principles and rules to be used for meetings of the Council of the City of Vaughan, for the Committees that report to it directly or indirectly, and for its local boards which have not adopted separate rules of procedure."*

- b) The inclusion of Principles (Section 1.2) that sets out rules by which the Procedural By-law is to be interpreted:

(1) *The rules set out in this Procedural By-law are to be interpreted in accordance with these principles and all applicable law.*

(2) *City Council is the decision making body and the decisions of Council are paramount in all matters within its authority. It is the role of Council's Committees to make recommendations to Council, but not to decide any matter unless specifically delegated to that Committee, so that the primacy of Council is preserved.*

(3) *These principles and rules facilitate the decision making of City Council and are to be liberally interpreted so as to administer meetings in a manner which,*

- a. Is respectful of all participants.*
- b. Balances debate with the need to make recommendations and decisions in a timely manner.*
- c. Establishes clear outcomes.*
- d. Provides for the hearing/consideration of input from interested parties in a pragmatic way.*
- e. Respects the statutory regime in which the City of Vaughan operates.*

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 28, CW Report No. 40 – Page 4

- (4) *The business of Council is to be conducted by all parties with respect and courtesy, even where there is vigorous debate or disagreement.*
- c) The inclusion of a “Councillors’ Resolution” as the vehicle through which Councillors may make recommendations to Council, providing to Members a distinctive form, separate from the Staff Report format.
- d) Committees may refer or defer matters without waiting for Council to consider the matter.
- e) Committees may not exercise decision-making powers or expend funds without explicit authority from Council.
- f) Resolution of issues of interpretation will be made with reference to the principles and rules of the by-law, and not to Roberts Rules of Order.

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

This report is consistent with the priorities previously set by Council, particularly “demonstrate leadership and promote effective governance”.

#### **Regional Implications**

A Deputy Mayor position is consistent with other municipalities in the Region (Richmond Hill and Markham).

#### **Conclusion**

It is recommended that Procedure By-law 400-2002 be repealed and a new Procedure By-law be enacted incorporating the changes adopted by Council and procedural and administrative changes, that for the most part reflect Council’s current practices. The amended Procedural By-law provides for an earlier posting of agendas for the benefit of Members of Council and the public and there will be a regular schedule of meetings.

It is also recommended that a by-law be enacted to formally establish the position of Deputy Mayor, being the Local and Regional Councillor who receives the most votes in the general municipal election.

#### **Attachments**

- 1) Proposed Procedural By-law – *to be available prior to the meeting*
- 2) Deputy Mayor By-law

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

Jeffrey. A. Abrams, City Clerk

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

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

Item 29, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

29

#### REVISED EMERGENCY RESPONSE PLAN

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Emergency Management Program Committee, dated August 31, 2010:

##### Recommendation

The Emergency Management Program Committee recommends:

1. That the Committee adopt the revised Emergency Response Plan; and
2. That the Committee recommends that Council enact a By-law to amend the Emergency Management Program and Plan By-law 348-04 Schedule B as amended.

##### Contribution to Sustainability

N/A

##### Economic Impact

There is no economic impact.

##### Communications Plan

The revised Emergency Response Plan will be posted on [www.vaughan.ca](http://www.vaughan.ca) and hard copies will be available in every Vaughan Public Libraries Branch. Copies of the plan will be circulated to all members of the Emergency Management Team, neighbouring municipalities and Emergency Management Ontario.

##### Purpose

The purpose of this report is to provide Council with the revised City of Vaughan Emergency Response Plan that incorporates recommendations from the Tornado After Action Report that were approved by Council on December 14, 2009.

##### Background - Analysis and Options

The *Emergency Management and Civil Protection Act* (RSO 1990) and Regulation 380/04 require that every municipality have an emergency response plan and that the plan is reviewed annually and revised as necessary. The Emergency Management Team in the post incident debriefing for the August 20, 2009 Tornado emergency, made nine recommendations to enhance the City's response capacity to emergencies.

Council approved the recommendations. Recommendations #1 and # 5 were to

1. *Revise the Emergency Response Plan to include*
  - a. *Building Standards Officer,*
  - b. *Parks and Forestry Officer,*
  - c. *Red Cross Officer*
  - d. *An IT Technician*
  - e. *Enhanced business cycle meeting procedures; and*
  - f. *Other revisions as deemed necessary*

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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5. *Revise the notification procedures to include notification and call back of designated scribes and runners.*

Both of these recommendations have been addressed in the Plan revisions. The 2010 version of the Emergency Response Plan includes the addition of the three Officer positions and the IT Technician positions. Specific Emergency Management Team members have been assigned the responsibility of notifying scribes and runners.

Other revisions made to the Plan are listed in Attachment 2.

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

This report is in keeping with the Vaughan Vision specifically

Strategic Goal: Service Excellence

Strategic Objective: Enhance and Ensure Community Safety, Health and Wellness.

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

**Regional Implications**

A copy of the City of Vaughan Emergency Plan will be provided to York Region Emergency Management, York Regional Police, York Region Emergency Medical Services, York Region Community and Health Services and neighbouring municipalities.

**Conclusion**

The Emergency Response Plan revisions address the recommendations made by the Emergency Management Team and Council to enhance the City's capacity to manage emergency situations.

**Attachments**

1. Emergency Response Plan
2. Emergency Plan Revisions Summary

**Report prepared by:**

Sharon Walker  
Manager, Emergency Planning  
Extension 6322

(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 SEPTEMBER 7, 2010**

Item 30, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**30     IMPACT OF BUDGETING FOR AMORTIZATION AND POST-EMPLOYMENT EXPENSES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance/City Treasurer, dated August 31, 2010:

**Recommendation**

The Commissioner of Finance/City Treasurer recommends:

That this report be received for information purposes.

**Economic Impact**

This report discusses amortization expenses and post-employment benefit expenses. Staff will provide further information to Council during the 2011 Budget discussions regarding the impact of current capital/reserve funding levels, and approaches to funding future replacement of tangible capital assets and post-employment benefits. Funding these future-oriented expenses will impact tax rates and user fees.

**Communications Plan**

N/A

**Purpose**

To provide Council with a report discussing the impact of excluding amortization expenses and post-employment benefit expenses in the 2011 budget, as per Ontario Regulation 284/09.

**Background - Analysis and Options**

All municipalities including the City of Vaughan prepared their 2009 Financial Statements under the new Public Sector Accounting Board Standards (PSAB), which require the reporting of the historical cost of the municipality's capital assets, the accumulated amortization and the annual amortization expense on the annual financial statements. Amortization (or depreciation) expense reflects the cost of using an asset over the life of the asset. Historically, the City of Vaughan (and other municipalities in Ontario) was not required to budget for amortization expense based on historical costs in annual budgets, but has rather budgeted for contributions to reserves and capital expenses based on analysis of short-term and long-term replacement cost, and affordability to the taxpayer. As a result of the City's policies, the City has accumulated significant reserves per capita relative to other Ontario municipalities.

In 2009, Ontario Regulation 284/09 – "Budget Matters – Expenses" was issued, not requiring municipalities to budget for these items and to continue excluding expenses for amortization, post-employment benefit expenses and solid waste landfill closure and post-closure expenses from budgets, however, the regulation does require that municipal staff prepare a report about the excluded expenses to council within 60 days of receiving the audited financial statements for 2009. The report must contain:

1. An estimate of the change in the accumulated surplus of the municipality at the end of the year resulting from the exclusion of any of the expenses listed.
2. An analysis of the estimated impact of the exclusion of any of the expenses listed on the future tangible capital asset funding requirements of the municipality.



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

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##### Requirement #1

In response to the first requirement, accumulated surplus is a balance sheet account included in financial statements, and is not normally dealt with in budget deliberations. The 2009 financial statements did reflect the full amount of amortization expense (\$54 million) and post-employment benefit expense (\$5.6 million) against the accumulated surplus (\$6.9 billion), as will the 2010 financial statements. Staff will be following up with Provincial staff to clarify this requirement.

The annual impact of budgeting for amortization expense and post-employment benefit expenses is discussed below under Requirement #2.

Finally, the City of Vaughan does not currently have any liability for solid waste landfill closure and post-closure expenses.

##### Requirement #2

In response to the second requirement, the City of Vaughan recognised the importance of long-range financial planning and an infrastructure funding strategy as far back as 1994, resulting in a substantial increase in both non-discretionary and discretionary reserves. It has been recognized and reported to Council that there is a funding gap between the funds that will be available for infrastructure replacement based on current funding of reserves and other capital funding, and the future funds that will be required.

In theory, accumulated amortization can be compared to accumulated discretionary reserves. Also, annual amortization expense can be theoretically compared to annual budgeted contributions to reserves and capital, and annual budgeted debt financing. The challenge with this comparison is that amortization is based on historical cost equally allocated over the estimated life of asset, whereas contributions to reserves and debt financing are more aligned to forecast future replacement costs, capital spending requirements based on multi-year forecasts, assessment of asset condition, available grant programs, etc.

The annual amortization expense reported on the City of Vaughan 2009 financial statement under PSAB is \$54 million. The asset classes comprising the majority of the \$54 million annual expense are Roads Infrastructure (annual amortization expense of \$22 million) and Water/Wastewater (annual amortization expense of \$17 million). The 2010 budgeted contributions from the operating budget to reserves and capital, as well as debt repayment, is \$30 million (not including a \$3 million transfer to Hospital reserve). Using an estimated 2010 amortization expense of \$55 million, the difference between \$55 million and the budgeted \$30 million could therefore, in theory, be interpreted as representing an infrastructure replacement funding shortfall of \$25 million.

Post-employment benefit expense reported on the 2009 financial statements was \$5.6 million. The 2010 Operating Budget includes a \$500,000 contribution to the Employee Benefits Reserve established for this purpose. Again, using an estimated 2010 post employment expense of \$6 million, the difference between the \$6 million and the budgeted \$0.5 million could therefore be interpreted as representing a funding shortfall of \$5.5 million. There would be a significant impact to property tax rates and user fees if the entire combined \$30.5 million (\$25 million for infrastructure replacement and \$5.5 million for post-employment benefit expense) were to be included as a budgeted expense in 2011.

The City of Vaughan has been proactively creating an inventory of assets, assessing their useful life, replacement costs and modelling alternative funding strategies. To begin to address the forecasted capital asset funding shortfall, the City has already implemented several initiatives. Policy limiting the use of cash accumulated in reserve funds, and policy regarding the transfer of annual operating surpluses has strengthened the City's discretionary reserve balances. Currently

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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underway is the City of Vaughan Financial Master Plan, which includes the phasing-in of multi-year budgets and analysis of future renewal requirements. Additionally, a Consolidated Six Year Water Financial Plan was completed in June 2010, with annual water rate increases, as the water rate moves to a full cost recovery position over ten years. A similar plan will be developed for the Wastewater system.

As part of the 2011 budget process, staff will provide further information to Council regarding the impact of excluding expenses for amortization and post-employment benefit expenses during the 2011 budget discussions.

#### **Relationship to Vaughan Vision 2020**

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

#### **Regional Implications**

Not applicable

#### **Conclusion**

Continuing the work relating to the Financial Master Plan, the development of multi-year budgets, and development and monitoring of consolidated six year water and wastewater financial plans will evolve into a future tangible capital asset funding strategy, a long term debt financing strategy and will provide the necessary data to support increases to reserve and capital contribution levels.

#### **Attachments**

N/A

#### **Report prepared by**

Barb Cribbett, CMA  
Commissioner of Finance/City Treasurer  
Ext. 8475

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 31, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**31            ALLWAY STOP CONTROL AT SUMMERIDGE DRIVE & COUTURE GARDENS/  
                 TREECREST DRIVE – WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated August 31, 2010:**

**Recommendation**

Councillor Sandra Yeung Racco recommends:

1. That an allway stop control be installed at the intersection of Summeridge Drive and Couture Gardens/Treecrest Drive; and
2. That the enacting bylaw be brought forward to the Council meeting of September 7, 2010.
- 3.

**Contribution to Sustainability**

N/A

**Economic Impact**

The cost to install the stop signs and stop bars are provided for in the current Operating Budget. The ongoing costs to maintain the signs and pavement markings would be incorporated into future Operating Budgets.

**Communications Plan**

N/A

**Purpose**

To address safety concerns and pedestrian crossing issues at the intersection of Summeridge Drive and Couture Gardens/Treecrest Drive, in response to area residents.

**Background - Analysis and Options**

On June 23, 2008 Council approved the Traffic Calming Plan for Summeridge Drive. As part of the plan, a traffic circle was planned to be retrofitted at the intersection of Summeridge Drive and Couture Gardens/Treecrest Drive. The traffic calming measures were constructed in 2009; however, as a result of subsequent changes to this intersection by the Developer, whereby a raised intersection was constructed as a traffic calming measure, the planned traffic circle could not be installed and was eliminated from the Traffic Calming Plan.

Since the installation of the traffic calming measures, the Traffic Calming Committee, as well as area residents, have approached my office requesting that a traffic control measure be placed at the intersection of Summeridge Drive and Couture Gardens/Treecrest Drive to replace the eliminated traffic circle. This intersection is the only intersection along Summeridge Drive, between Pleasant Ridge Avenue and Thornhill Woods Drive, and it is located mid-block between these two primary roadways. There are safety concerns as a result of vehicular speeds at this location as well as a lack of safe pedestrian crossings along Summeridge Drive between Pleasant Ridge Avenue and Thornhill Woods Drive. The installation of an allway stop control at this intersection will improve both driver and pedestrian safety at this intersection.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 31, CW Report No. 40 – Page 2

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

A-2 Promote Community Safety, Health & Wellness

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

**Regional Implications**

None

**Conclusion**

In response to concerns outlined by area residents it is recommended that an allway stop control be installed at the intersection of Summeridge Drive and Couture Gardens/Treecrest Drive.

**Attachments**

None

**Report prepared by:**

Cindy Furfaro-Benning, Council Administrative Assistant

Respectfully submitted,

Sandra Yeung Racco  
Councillor, Ward 4

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 32, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**32**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.10-018**

**OWNER: LIMESTONE GALLERY INVESTMENTS INC.**

**LOCATION: 3255 RUTHERFORD ROAD, UNIT #4**

**BLOCK 1, REGISTERED PLAN 65M-3696**

**WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-018, Limestone Gallery Investments 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 two awning signs and a canopy 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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 32, CW Report No. 40 – Page 2

**Regional Implications**

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

**Conclusion**

The applicant is proposing to install two awning signs and a canopy sign on the building face as shown on the attached drawings. The proposed signs are not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members are of the opinion that the intent and purpose of the sign by-law is being maintained.

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

**Attachments**

1. Site Plan
2. Sketch of Sign (New and Existing South-West Elevations)

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 33, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**33**

**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-019 & SV.10-030  
OWNER: ESTATE OF ARLENE BADNER  
LOCATION: 261 BOWES ROAD  
LOT 19, REGISTERED PLAN 7925  
WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-019, Estate of Arlene Badner, be REFUSED.

and

That Sign Variance Application SV.10-030, Estate of Arlene Badner, 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**

The applicant has applied for two separate Sign Variance Applications at different times to allow for two additional 3.4 sqm. (36 sqft.) wall signs to be constructed on the front elevation of the building.

**Background - Analysis and Options**

Bylaw Requirements (203-92, as amended):

6.1 (a) Except as may otherwise be permitted in this by-law, the maximum number of signs that may be erected shall be:

One (1) wall sign per exterior wall per business premises.

**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**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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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 additional 3.4 sqm. (36 sqft.) wall signs on the front building elevation as shown on the attached drawings. The By-law permits only one wall sign per exterior wall per business premises.

SV.10.019 3.4 sqm. Applied June 21/10 - "GOODYEAR" Sign

SV.10.030 3.4 sqm. Applied July 21/10 - "TRUCKWISE TIRE CENTRE" sign

Members of the Sign Variance Committee do not support the application SV.10.019 (3.4 sqm. "GOODYEAR" Sign) as proposed. In the Committee's opinion the proposed sign advertises a product that is available rather the business premises itself.

Members of the Sign Variance Committee have no objections to SV.10.030 (3.4 sqm "TRUCKWISE TIRE CENTRE" sign.) as the proposed sign appears to advertise a business entity with the business premises located on the subject land.

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

**Attachments**

1. Site Plan
2. Proposed Location of Sign (north and west elevations)
3. Existing 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 SEPTEMBER 7, 2010**

Item 34, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**34**

**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-020  
OWNER: MID ONTARIO DIESEL LTD.  
LOCATION: 2400 KIRBY ROAD  
LOT 31, 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 August 31, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-020, Mid Ontario Diesel Ltd., be REFUSED.

**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 ground sign having a height of 9.14m and a sign area of 16.5 sqm on a single sign face or 33 sqm for all faces combined on the subject property as shown on the attached drawings.

**Background - Analysis and Options**

Bylaw Requirements (203-92, as amended):

6.5 (d) No ground sign shall exceed a maximum height of 7.5m from finished grade level at the base of the supporting structure of the said sign.

8.1 (a) Except as otherwise permitted in Section 8.7 and 8.8, no ground sign shall be larger than 10.0 sq m in area on a single sign face, or 20.0 sq m of sign area for all faces combined.

**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.

**Regional Implications**

Region of York Engineering approval is required for the proposed signs.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 34, CW Report No. 40 – Page 2

**Conclusion**

The applicant is proposing to install a ground sign having a height of 9.14m and a sign area of 16.5 sqm on a single sign face or 33 sqm for all faces combined on the subject property as shown on the attached drawings.

The Sign Variance Committee does not support the application as proposed. In the Committee's opinion the proposed sign far exceeds the maximum requirements of the Sign By-law particularly as it relates to the agricultural area in which the subject property is located. Further, the proposed ground sign appears to advertize a product rather than the proposed service facility itself.

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

**Attachments**

1. Site Plan
2. Sketch of Sign

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 35, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

35

**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-021  
OWNER: 1051727 ONTARIO LTD  
LOCATION: 5289 HIGHWAY 7  
PART OF LOTS 5 – 9, CONCESSION 8  
REGISTERED PLAN 3762  
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-021, 1051727 Ontario Ltd., be REFUSED.

**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 8.9 sqm (96 sqft) 3<sup>rd</sup> Party Development Sign on the subject property advertising the sale of dwelling/lots located elsewhere within the City, as shown on the attached drawings.

**Background - Analysis and Options**

Sign By-law Requirements (203-92, as amended):

- 12.1 (1) (b) Such signs may advertise only the development on the lands in which the sign is located, and not the sale of lots elsewhere or the Realtor's, Developer's, or Landowners business in general.

**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.

**Regional Implications**

Region of York Engineering approval is required for the proposed sign.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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**Conclusion**

The applicant is proposing to install a 8.9 sqm. (96 sqft) 3<sup>rd</sup> Party Development sign on the subject property as shown on the attached drawings. The sign is proposed to be located on the south side of Highway 7 east of Kipling whereas the housing development is located 1.6 km north on east side of Kipling Avenue.

The City's Sign By-Law does not permit this type of 3<sup>rd</sup> party advertising. Members of the Sign Variance Committee are of the opinion that other than the permitted builders "A"- Frame Signs, all other development signs should be located on the lands being developed.

Members of the Sign Variance Committee do not support the application.

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

**Attachments**

1. Site Plan
2. Sketch of Sign

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 36, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**36**

**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-022  
OWNER: JOSEPH IERADI  
LOCATION: 197 WOODBRIDGE AVENUE  
LOT 7, REGISTERED PLAN 546  
WARD 2**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-022, Joseph Ieradi, be REFUSED.

**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 8.9 sqm. (96 sqft.) 3<sup>rd</sup> Party Development sign on the subject property advertising the sale of dwellings/lots located elsewhere within the City, as shown on the attached drawings.

**Background - Analysis and Options**

Bylaw Requirements (203-92, as amended):

- 12.1 (1) (b) Such signs may advertise only the development on the lands in which the sign is located, and not the sale of lots elsewhere or the Realtor's, Developer's, or Landowners business in general.

**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.

**Regional Implications**

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 36, CW Report No. 40 – Page 2

**Conclusion**

The applicant is proposing to install a 8.9 sqm. (96 sqft) 3<sup>rd</sup> Party Development sign on the subject property as shown on the attached drawings. The sign is proposed to be located on the north side of Woodbridge Ave. east of James Street, whereas the housing development is located 1.2 km north on east side of Kipling.

The City's Sign By-Law does not permit this type of 3<sup>rd</sup> party advertising. Members of the Sign Variance Committee are of the opinion that other than the permitted builders "A"- Frame Signs, all other development signs should be located on the lands being developed.

Members of the Sign Variance Committee do not support the application.

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

**Attachments**

1. Site Plan
2. Sketch of Sign

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 37, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**37**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.10-023**

**OWNER: COMFORT COMMUNITIES (PHILIP LANNI)**

**LOCATION: 10496 ISLINGTON AVENUE**

**LOT 37, CONCESSION 8, REGISTERED PLAN 9**

**WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-023, Comfort Communities (Philip Lanni), be APPROVED subject to the applicant submitting a revised site plan showing setbacks and sign location at property line and the former sign be removed from the property.

**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 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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 37, CW Report No. 40 – Page 2

**Regional Implications**

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

**Conclusion**

The applicant is proposing to install a ground sign on the subject property as shown on the attached drawings. The proposed sign is not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application subject to the applicant submitting a revised site plan showing setbacks and sign location at property line and the former sign be removed from the property.

Committee members are of the opinion that the intent and purpose of the sign by-law is being maintained.

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

**Attachments**

1. Revised Site Plan as required by the Recommendation.
2. Sketch of Sign

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 38, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**38**

**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-024  
OWNER: XPRESS BBQ  
LOCATION: 40 INNOVATION DRIVE  
BLOCK 1, REGISTERED PLAN 65M-4044  
WARD 2**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010, be approved, subject to adding Clause iii) as follows:**
  - iii) that consideration be given by staff to any further requirements of the substance of this application provided they are consistent with respect of other signage within the plaza; and**
- 2) That the deputation of Ms. Nadia Piccioletti, Rea Sign Group, 145 Haist Avenue, Suite No. 5 & 6, Woodbridge, L4L 5V1, on behalf of the applicant, be received.**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-024, Xpress BBQ, be APPROVED subject to the following:

- i) that the proposed south elevation graphics and colour theme for the sign box be similar to the east elevation graphics; and**
- ii) that no capsule sign be placed on the wall, but that it be incorporated in the wall sign.**

**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 wall sign on the south and east building face of the subject property as shown on the attached drawings.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 38, CW Report No. 40 – Page 2

#### **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.

#### **Regional Implications**

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

#### **Conclusion**

The applicant is proposing to install an additional wall sign on the south and east building face as shown on the attached drawings. The proposed signs are not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have no objections to the application subject to:

- i) that the proposed south elevation graphics and colour theme for the sign box be similar to the east elevation graphics; and
- ii) that no capsule sign be placed on the wall, but that it be incorporated in the wall sign.

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

#### **Attachments**

- 1. Site Plan
- 2. Revised Sketch of Sign
- 3. Proposed Sign Locations (2)

#### **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 SEPTEMBER 7, 2010**

Item 39, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**39**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.10-025**

**OWNER: GUGLIETTI BROS. INVESTMENT LTD (BRUNO MATTEO)**

**LOCATION: 8800 DUFFERIN STREET, UNIT 202**

**BLOCK 23, REGISTERED PLAN 2623**

**WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-025, Guglietti Bros. Investment Ltd. (Bruno Matteo), 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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 39, CW Report No. 40 – Page 2

**Regional Implications**

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

**Conclusion**

The applicant is proposing to install a wall sign on the building face as shown on the attached drawings. The proposed sign is not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members are of the opinion that the intent and purpose of the sign by-law is being maintained

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

**Attachments**

1. Site Plan
2. Location of Sign (south elevation)
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 SEPTEMBER 7, 2010**

Item 40, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**40**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.10-026**

**OWNER: GUGLIETTI BROS. INVESTMENT LTD (BRUNO MATTEO)**

**LOCATION: 8800 DUFFERIN STREET, UNIT 204**

**BLOCK 23, REGISTERED PLAN 2623**

**WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-026, Guglietti Bros. Investment Ltd. (Bruno Matteo), 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.

.../2

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 40, CW Report No. 40 – Page 2

**Regional Implications**

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

**Conclusion**

The applicant is proposing to install a wall sign on the building face as shown on the attached drawings. The proposed sign is not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members are of the opinion that the intent and purpose of the sign by-law is being maintained

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

**Attachments**

1. Site Plan
2. Location of Sign (east elevation)
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 SEPTEMBER 7, 2010**

Item 41, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

41

**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-027  
OWNER: AB SCIEX (JUDIE DORAK)  
LOCATION: 71 FOUR VALLEY DRIVE  
BLOCK 2, REGISTERED PLAN 65M-2854  
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-027, Ab Sciex (Judie Dorak), 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 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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 41, CW Report No. 40 – Page 2

**Regional Implications**

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

**Conclusion**

The applicant is proposing to install a wall sign on the building face as shown on the attached drawings. The proposed sign is not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members are of the opinion that the intent and purpose of the sign by-law is being maintained

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

**Attachments**

1. Site Plan
2. Exterior 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 SEPTEMBER 7, 2010**

Item 42, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**42**

**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-028  
OWNER: BENTALL LP (JOY RABIDEAU)  
LOCATION: 255 BASS PRO MILL DRIVE, UNITS 3 AND 4  
BUILDING 6, BLOCK 1, REGISTERED PLAN 65M-3696  
WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-028, Bentall LP (Joy Rabideau), 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 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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 42, CW Report No. 40 – Page 2

**Regional Implications**

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

**Conclusion**

The applicant is proposing to install a wall sign on the building face as shown on the attached drawings. The proposed sign is not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members are of the opinion that the intent and purpose of the sign by-law is being maintained.

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

**Attachments**

1. Site Plan
2. Sketch of Sign

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 43, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

43

**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-029  
OWNER: FIRST CAPITAL (YIFAT RINGEL)  
LOCATION: 9320 BATHURST STREET  
BLOCK 23, REGISTERED PLAN 65M-3918  
WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-029, First Capital (Yifat Ringel), be APPROVED for the Harvey's wall on the north elevation.

**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 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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 43, CW Report No. 40 – Page 2

**Regional Implications**

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

**Conclusion**

The applicant is proposing to install a wall sign on the building face as shown on the attached drawings. The proposed sign is not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members are of the opinion that the intent and purpose of the sign by-law is being maintained.

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

**Attachments**

1. Site Plan
2. Sketch of Sign

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 44, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

44

**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-031  
OWNER: DCMS GP (DUFFERIN-STEELES) INC.  
LOCATION: 1500 STEELES AVENUE WEST  
LOT 1, CONCESSION 2  
WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-031, DCMS GP (Dufferin-Steeles) Inc., be APPROVED subject to the proposed canopy sign be aligned with the canopy.

**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 and two ground signs 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**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 44, CW Report No. 40 – Page 2

**Regional Implications**

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

**Conclusion**

The applicant is proposing to install a wall sign on the building face as shown on the attached drawings. The proposed signs are not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application subject to the proposed canopy sign be aligned with the canopy.

Members of the Committee are of the opinion that the intent and purpose of the sign by-law is being maintained.

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

**Attachments**

1. Site Plan
2. Sign Location
3. Sketch of Signs (3)

**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 SEPTEMBER 7, 2010**

Item 45, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

45

**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-032  
OWNER: BATTCORP II HOLDINGS LTD.  
LOCATION: 681 CHRISLEA ROAD  
LOT 34, REGISTERED PLAN 65M-2588  
WARD 3**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-032, Battcorp II Holdings 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 wall signs 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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 45, CW Report No. 40 – Page 2

**Regional Implications**

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

**Conclusion**

The applicant is proposing to install wall signs on the building face as shown on the attached drawings. The proposed signs are associated with the re-branding of the service station. The proposed signs are not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members are of the opinion that the intent and purpose of the sign by-law is being maintained.

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

**Attachments**

1. Site Plan
2. Existing and Proposed Exterior Elevations (4)
3. Existing Canopy Elevations (2)
4. Existing and Proposed Carwash Elevations (2)
5. Existing and Proposed 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.)



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 46, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

46

**SIGN VARIANCE APPLICATION  
FILE NO: SV.10-033  
OWNER: YORK REGION STANDARD CONDO CORP.  
(JOSEPHINE PICA)  
LOCATION: 3175 RUTHERFORD ROAD, UNIT 81, YCC 1052  
WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010:**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-033, York Region Standard Condo Corp., (Josephine Pica), 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 wall signs 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.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 46, CW Report No. 40 – Page 2

**Regional Implications**

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

**Conclusion**

The applicant is proposing to install wall signs on the building face as shown on the attached drawings. The proposed signs are not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members are of the opinion that the intent and purpose of the sign by-law is being maintained.

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

**Attachments**

1. Site Plan
2. Proposed Sketch of Signs (3)

**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 SEPTEMBER 7, 2010**

Item 47, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**47**

**ZONING BY-LAW AMENDMENT FILE Z.10.017  
BELA KACSO/JOSEPH RADY-PENTEK & 350467 ONTARIO LIMITED  
WARD 4**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.017 (Bela Kacso/Joseph Rady-Pentek and 350467 Ontario Limited) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone and C1 Restricted Commercial Zone to C1 Restricted Commercial Zone and C7 Service Commercial Zone, to facilitate a future land exchange and consolidation in the manner shown on Attachments #5 and #6, subject to the following conditions:
  - a) that prior to enactment of the implementing Zoning By-law:
    - i) the Preliminary Functional Servicing Report be revised by the Owner to the satisfaction of the Vaughan Engineering Department; and,
    - ii) the Owner (350467 Ontario Limited) is required to reconfigure the site to bring it into compliance with Zoning By-law 1-88, Exception 9(283), which will require approval of a Site Development Application.

**Contribution to Sustainability**

The contribution to sustainability will be determined through the future site plan process.

**Economic Impact**

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

**Communications Plan**

On May 7, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, as well as, the Concord West Ratepayers' Association, the Beverley Glen Ratepayers' Association, and the Thornhill Woods Community Association. In accordance with City of Vaughan procedures, the Owner installed two notice of application signs on the property along Langstaff Road and Dufferin Street.

A letter was received from Mr. Lance Dutchak of 36 Marathon Avenue, indicating that he had no objections to the proposal in principle, pending that:

- a) steps are undertaken to acquire a strip of land along the north end of the subject properties for the purpose of constructing an exclusive right turn lane on Langstaff Road at Dufferin Street; and
- b) the daylighting triangle on the southwest corner of Langstaff Road and Dufferin Street be enlarged to accommodate the Langstaff Road widening.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

#### **Item 47, CW Report No. 40 – Page 2**

The above-noted comments are addressed in the Regional Implications section of this report.

The recommendation of the Committee of the Whole to receive the Public Hearing report of June 1, 2010, and to forward a technical report to a future Committee of the Whole meeting, was ratified by Council on June 8, 2010.

On July 27, 2010, a Notice of this Committee of the Whole meeting was circulated to individuals who requested notification of future meetings respecting this application.

#### **Purpose**

The Owner has submitted an application to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone and C1 Restricted Commercial Zone to C1 Restricted Commercial Zone and C7 Service Commercial Zone in the manner shown on Attachments #5 and #6, respectively. The intent is to maintain restricted commercial uses on the western portion of the lands, implement service commercial uses on the eastern portion of the lands, and facilitate a future land exchange and consolidation between the two respective property owners.

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

##### **Location and Site Context**

The subject lands shown on Attachments #1 and #2 are located at the southwest corner of Langstaff Road and Dufferin Street, being Parts 1-8 inclusive on Reference Plan 65R-31588, in Part of Lot 10, Concession 3, City of Vaughan.

The western portion of the lands, municipally known as 1531 Langstaff Road, is owned by 350467 Ontario Limited and has been occupied by a professional office use since 1980. The eastern portion of the lands, municipally known as 8484 and 8470 Dufferin Street, is owned by Bela Kacso/Joseph Rady-Pentek and currently used for residential (rental) purposes. The existing site plan is shown on Attachment #4, and the surrounding land uses are shown on Attachment #2.

##### **Official Plan**

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan). OPA #450 permits "Service Nodes" with a maximum area of 1.2 hectares to be located at the intersections of arterial and/or collector roads. The proposed rezoning of the eastern portion of the lands to C7 Service Commercial Zone (as shown on Attachments #5 and #6) would facilitate a 0.48 hectare Service Node located at the intersection of two arterial roads. Accordingly, the proposal conforms to the policies of the Official Plan on these lands.

The westerly portion (0.15 hectares) is owned by 350467 Ontario Limited. The proposed Zoning By-law Amendment Application would facilitate a land exchange between the respective property owners through a future Consent Application, which shall be approved by the Vaughan Committee of Adjustment. Through that application, the Owners would exchange an identical amount of land area (thereby ensuring the proposed C1 Zone lands are not considered to be an employment land conversion under the Provincial Policy Statement) to consolidate the respective ownerships through the newly created zones shown on Attachment #6. As the westerly landowners' property is currently zoned C1 Zone, and will remain as C1 Zone under the proposed land exchange and rezoning, the proposal conforms to the Official Plan on these lands.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

Item 47, CW Report No. 40 – Page 3

#### Zoning

The subject lands are currently zoned A Agricultural Zone and C1 Restricted Commercial Zone [Exception 9(283)] by By-law 1-88, as shown on Attachment #5. The proposal to rezone the lands to C1 Restricted Commercial Zone and C7 Service Commercial Zone, in the manner shown on Attachment #6, requires an amendment to Zoning By-law 1-88.

#### Existing C1 Zone

Site-specific Exception 9(283) for the existing C1 Zone permits only a professional office use on the western portion of the lands (1531 Langstaff Road), which is restricted to the existing building on site. The existing building shall not be enlarged; if destroyed, a new building may be used only for the same purpose, provided that the new building is no larger than the existing building. Exception 9(283) also stipulates that the minimum width of the joint egress/ingress driveway shall be 6m, and that no part of a driveway on the premises shall be nearer to any side lot line than 1m.

The existing site layout at 1531 Langstaff Road (shown on Attachment #4) does not comply with the requirements of Zoning By-law 1-88, Exception 9(283) (shown on Attachment #3), as follows:

- a) the minimum aisle width provided is 3.16m, whereas By-law 1-88 requires 6m;
- b) the minimum side yard from the driveway to the adjacent (westerly) lot line is 0m, whereas By-law 1-88 requires 1m;
- c) the rear manoeuvring areas on site are surfaced with gravel, whereas By-law 1-88 requires concrete or asphalt paving;
- d) the site has a 0m wide landscape strip along Langstaff Road, whereas By-law 1-88 requires 6m; and,
- e) one parking space is partially located within the Langstaff Road right-of-way dedication, whereas By-law 1-88 requires all parking to be located on site.

The Development Planning Department does not support the as-built conditions shown on Attachment #4. The site has been reconfigured without City of Vaughan approval, and does not comply with the approved zoning schedule shown on Attachment #3. The Development Planning Department is of the opinion that the above-noted deficiencies are not minor in nature, do not meet the intent of the Zoning By-law, and are not appropriate for development of the land. In particular, the 0 m landscape strip along Langstaff Road provides no buffer from the street, and is inconsistent with the surrounding area.

Accordingly, the Owner (350467 Ontario Limited) is required to reconfigure the site to bring it into compliance with Zoning By-law 1-88, Exception 9(283), prior to the enactment of the implementing zoning by-law, which will require approval of a Site Development Application.

#### Proposed C7 Zone

The easterly Owner (Bela Kacso/Joseph Rady-Pentek) will need to submit a future Site Development Application to redevelop the eastern portion of the lands in accordance with the C7 Service Commercial Zone uses and requirements. The following site-specific zoning exceptions are required to implement service commercial uses on the eastern portion of the lands:

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### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

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<b>Table 1: By-law Exceptions for C7 Zone</b>			
	<b>By-law Standard</b>	<b>By-law 1-88 C7 Zone Requirements</b>	<b>Proposed Exceptions to C7 Zone</b>
a.	Minimum lot frontage (Langstaff Road)	▪ 65m	▪ 60m
b.	Minimum lot area	▪ 8000m <sup>2</sup>	▪ 4583.17m <sup>2</sup>

#### Future Land Exchange

The proposed Zoning By-law Amendment Application will facilitate a land exchange between the respective property owners through future Consent Applications, which must be approved by the Vaughan Committee of Adjustment. Through these applications, the Owners would exchange an identical amount of land area to consolidate respective ownership of the newly created zones shown on Attachment #6. The existing and proposed land ownership shown on Attachments #5 and #6 is summarized below:

<b>Table 2: Existing and Proposed Land Ownership</b>			
	<b>Owner</b>	<b>Existing Land Ownership</b>	<b>Proposed Land Ownership</b>
a.	Bela Kacso/Joseph Rady-Pentek	▪ Parts 1, 3, 4, 6, 7 and 8 on Plan 65R-31588 (0.48 ha)	▪ Parts 4-8 inclusive on Plan 65R-31588 (0.48 ha)
b.	350467 Ontario Limited	▪ Parts 2 and 5 on Plan 65R-31588 (0.15 ha)	▪ Parts 1-3 inclusive on Plan 65R-31588 (0.15 ha)

#### Planning Considerations

The proposal to rezone the subject lands from A Agricultural Zone and C1 Restricted Commercial Zone to C1 Restricted Commercial Zone and C7 Service Commercial Zone will bring the lands into conformity with OPA #450, as well as the draft new City of Vaughan Official Plan, which continues to designate the lands "Prestige Employment". The rezoning will facilitate development of existing built-up portions of Vaughan's urban area, in accordance with the Provincial Growth Plan and the Region of York Official Plan. As the rezoning facilitates an identical land exchange between the respective property owners, the proposed C1 Zone lands are not considered to be an employment land conversion under the Provincial Policy Statement.

As discussed in the zoning section of this report, the Development Planning Department does not support the site layout for the existing C1 Zone (1531 Langstaff Road), shown on Attachment #4. The Owner (350467 Ontario Limited) must bring the site into compliance with Zoning By-law 1-88, Exception 9(283), and submit a Site Development Application for review.

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#### **Vaughan Engineering**

The Vaughan Engineering Department has reviewed Zoning By-law Amendment File Z.10.017, and is generally satisfied with the proposed rezoning, subject to minor revisions to the Preliminary Functional Servicing Report. In correspondence dated July 30, 2010, the Owners confirmed that the report will be revised to the satisfaction of the Engineering Department. A condition to this effect is included in the recommendation of this report.

The Engineering Department has indicated that the following reports and drawings are required as part of a future Site Development Application: a Stormwater Management Report, a Site Servicing and Grading Plan, a Noise Report, and an External Lighting Plan. During the site development process, the Engineering Department also requires that the Owner enter into an agreement pursuant to Subsection 51(25) of the *Planning Act* to satisfy such matters as the payment of development levies, the provision of roads and municipal services, landscaping and fencing.

#### **Toronto and Region Conservation Authority (TRCA)**

The Toronto and Region Conservation Authority indicated in their comments of June 30, 2010, that the subject lands are located within a Regulated Area of the Don River Watershed due to the presence of a wetland and drainage feature on the property. The TRCA has no objections to the proposed rezoning, however, a future Site Development Application must be forwarded to their attention for review and comment.

The Owners have submitted a Scoped Natural Heritage Evaluation (NHE), dated July 16, 2010, in response to the TRCA's comments. The NHE concludes that the existing wetland has limited ecological functions, and removal of this feature will not negatively impact the natural system. The NHE also identifies a single Butternut (*Juglans cinerea* - an endangered species) at the northeast corner of the property, which will need to be assessed by the Ministry of Natural Resources. The Owners are required to address the TRCA's comments during the future site development process.

#### **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 application was circulated to the Region of York for review. The Region has no concerns with the proposed rezoning, however, the following lands must be conveyed to York Region for public highway purposes through the future site plan process and prior to the execution of a Site Plan Letter of Undertaking, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor:

- a) a widening across the full frontage of the site where it abuts Langstaff Road, of sufficient width to provide a minimum of 18 m from the centreline of construction of Langstaff Road;
- b) a 20.0m by 20.0m daylight triangle at the southwest corner of Langstaff Road and Dufferin Street;
- c) an additional 2.0m widening, 70.0m in length, together with a 60.0m taper, for the purpose of an eastbound right turn lane at the intersection of Langstaff Road and Dufferin Street; and

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- d) a widening across the full frontage of the site where it abuts Dufferin Street, of sufficient width to provide a minimum of 22.5m from the centreline of construction from Dufferin Street.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment Application Z.10.017 (Bela Kacso/Joseph Rady-Pentek and 350467 Ontario Limited) in accordance with Provincial, Regional, and City Official Plans, By-law 1-88, comments from City Departments and external public agencies, and the area context.

The Development Planning Department is satisfied that rezoning the subject lands from A Agricultural Zone and C1 Restricted Commercial Zone to C1 Restricted Commercial Zone and C7 Service Commercial Zone, in the manner shown on Attachments #5 and #6, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Zoning By-law Amendment File Z.10.017, subject to the recommendations in this report. The rezoning will not recognize the as-built conditions on the current C1 Zone lands (1531 Langstaff Road), therefore the Owner (350467 Ontario Limited ) is required to bring the lands into compliance with the Zoning By-law, and submit a Site Development Application for review and approval, prior to the enactment of the implementing zoning by-law.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Zoning Exception 9(283)
4. Existing Site Plan
5. Existing Zoning and Ownership
6. Proposed Zoning and Ownership

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

Erika Ivanic, Planner 1, ext. 8485  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/CM

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



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**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 48, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**48**

**SITE DEVELOPMENT FILE DA.00.011  
FRANK S. NUNNARI & CARLO LOMBARDI  
WARD 1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, 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.00.011 (Frank S. Nunnari & Carlo Lombardi) BE APPROVED, to permit development of a 1½-storey, single detached dwelling on the southerly portion of the overall property (Phase 1), subject to the following conditions:
  - a) that prior to execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations and landscape plans shall be approved by the Vaughan Development Planning Department;
    - ii) the final site grading plan, stormwater management brief, and noise control study shall be approved to the satisfaction of the Vaughan Engineering Department;
    - iii) the Owner shall satisfy all requirements of York Region;
    - iv) the Owner shall satisfy the requirements of Heritage Vaughan in accordance with Heritage Permit HP-2007-008 and shall submit the following items to the satisfaction of the Vaughan Cultural Services Division: asphalt shingle sample, brick cladding sample, roughcast stucco sample, proposed trim colour sample(s), and wood bracket design schematics;
    - v) the implementing Zoning By-law (File Z.95.080) shall be enacted by Vaughan Council and shall be in full force and effect; the entire property shall be zoned R1 Residential Zone with an "H" Holding Symbol placed only on the northerly portion of the site (Phase 2), which will require approval of a future Site Development Application; and,
    - vi) the Consent Application required to sever the subject lands shall be approved by the Vaughan Committee of Adjustment, and shall be in full force and effect;
  - b) that the Site Plan Letter of Undertaking contain the following clause:
    - i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of

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the value of the subject lands, prior to issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

#### **Contribution to Sustainability**

The applicant has advised that the site development will preserve the following natural features:

- i) an undisturbed hedgerow of white cedar and sugar maples on the south side of the property;
- ii) a large Norway Maple with a 9 m spread and a Silver Maple with a 7 m spread along the Islington Avenue frontage;
- iii) natural vegetation along the west side of the property, adjacent to Highway No. 27; and
- iv) the slope leading to Highway No. 27 will not be affected by construction or drainage.

In regards to the building design itself, the applicant will be incorporating the following features:

- i) high efficiency showerheads, toilets, furnace, air conditioning unit, and other appliances;
- ii) high insulation levels in the roof and walls;
- iii) double glazed low-E argon windows;
- iv) low VOC paints;
- v) a geothermal heating and cooling system; and
- vi) a heat recovery and ventilation system.

The proposed single detached dwelling is located less than 1 km from the Kleinburg Core and in close proximity to various parks/open spaces in the Kleinburg area. Accordingly, residential development of the site promotes various modes of active transportation, including walking and cycling.

#### **Economic Impact**

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

#### **Communications Plan**

N/A

#### **Purpose**

The Owner has submitted a Site Development Application on the subject lands shown on Attachments #1 and #2 to permit the development of a 1½-storey, 248 m<sup>2</sup>, single detached residential dwelling as shown on Attachments #3 to #6, within the Kleinburg-Nashville Heritage Conservation District. The proposal will facilitate implementation of Zoning By-law Amendment File Z.95.080 (approved by Vaughan Council on June 28, 1999) and future severance of the subject lands into two residential lots. The southerly portion of the lands are the subject of this application (Phase 1).

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

##### **Location**

The 0.3466 ha subject lands shown on Attachment #1 are located north of Nashville Road, with  
.../3

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frontage on Islington Avenue through to Highway No. 27, municipally known as 10,674 Islington Avenue, in Part of Lot 25, Concession 8, City of Vaughan. The surrounding land uses are shown on Attachment #2.

#### Official Plan

The subject lands are designated "Core Area - Village Residential" by OPA #601 (Kleinburg-Nashville Community Plan), as amended by OPA #633. The lands are located within the Kleinburg-Nashville Heritage Conservation District and designated under Part V of the Ontario Heritage Act. The requirements of Heritage Vaughan are discussed in the site plan review section of this report.

OPA #601 and #663 permit single detached dwellings which encourage pedestrian-friendly development and are compatible with the Core Area's heritage character, building form, and surrounding residential areas and uses. The proposal conforms to the policies of the Official Plan, as well as the new draft Official Plan, which designates the lands "Low Rise Residential." The proposed dwelling facilitates intensification of the Kleinburg Core Area in accordance with the York Region Official Plan and Provincial Growth Plan.

#### Zoning and Site History

The subject lands are currently zoned A Agricultural Zone by By-law 1-88. On June 28, 1999, Vaughan Council approved Zoning By-law Amendment Application Z.95.080 to rezone the subject lands from A Agricultural Zone to R1 Residential Zone and resolved the following:

1. That the implementing by-law (Z.95.080):
  - i) rezone the subject lands to R1 Residential Zone;
  - ii) require a 9 m landscape strip along Highway No. 27; and
  - iii) identify building envelopes and/or setbacks, as determined through the site plan process.
2. That prior to enactment of the by-law, the applicant shall submit a site plan for approval by Staff, addressing building elevations and envelopes, a landscaping plan along Highway No. 27 and tree protection.
3. That servicing capacity for 2 units on the subject lands be reserved from the Kleinburg-Nashville municipal servicing works.

Pursuant to the above-noted conditions, the Owners submitted the subject Site Development File (DA.00.011) on February 11, 2000, to permit development of two single detached residential dwellings with a 9 m landscape strip along Highway 27, and the protection of mature trees along the southerly property limit and Islington Avenue. However, on May 8, 2007, the Applicant advised that only the southerly parcel (owned by Carlo Lombardi) would be the subject of this application (DA.00.011). Accordingly, the Development Planning Department recommends that the implementing zoning by-law rezone the northerly parcel to R1 Residential Zone with an "(H)" Holding Symbol, subject to Council approval of a future Site Development Application.

#### Site Plan Review

The proposed 1½-storey residential dwelling consists of a 4" rug brick face in a dark red/brown, with some roughcast stucco near the roofline, and a prefinished metal soffit fascia and gutter (shown on Attachments #5 and #6). The roof is comprised of asphalt shingles in a cedar shake

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look. The windows are enhanced with precast stone lintel, while soldier course provides detailing above the garage. The dwelling also includes a front porch with tapered square columns along the Islington Avenue frontage.

In accordance with the conditions approved by Vaughan Council for the implementing zoning by-law (File Z.95.080), the proposed building elevations and envelope complies with the R1 Residential Zone requirements. A 9 m landscape strip has been provided along Highway No. 27, and the Owners have submitted landscape plans to address tree preservation and planting on site. The landscape plans indicate that most of the existing vegetation is in good health and will be retained during site development, and that additional trees will be planted along Islington Avenue and Highway No. 27 (Attachment #4).

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plans and building elevations shown on Attachments #3 to #6, and will continue to work with the Applicant to finalize the details. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Development Planning Department.

#### Kleinburg-Nashville Heritage Conservation District

On May 16, 2007, Heritage Vaughan approved the proposed residential dwelling for the southerly portion of 10,674 Islington Avenue (Heritage Permit HP-2007-008). The Vaughan Cultural Services Division has reviewed the site plan and elevations, and is satisfied that the design is in keeping with the Kleinburg-Nashville Heritage Conservation District guidelines, subject to final approval of building materials and decorative feature design. A condition to this effect is included in the recommendation of this report.

#### Vaughan Engineering

The Vaughan Engineering Department has reviewed the site grading plan, noise control study, and stormwater management brief submitted in support of Site Development File DA.00.011. Servicing for one residential unit at the southerly portion of the site will be allocated during the Consent Application stage.

The Engineering Department is generally satisfied with the proposal, subject to minor revisions to the Site Grading Plan and Noise Control Study, and other engineering matters. Prior to the execution of the Letter of Undertaking, the final site grading plan, noise control study and stormwater management brief shall be approved to the satisfaction of the Vaughan Engineering Department.

#### Future Consent Application

The proposed Site Development Application and associated Zoning By-law Amendment Application facilitates severance of the subject lands into two residential lots, as shown on Attachment #3. The Owners submitted two previous Consent Applications (Files B029/04 and B056/06), however, the former application lapsed and the latter was closed, pending review of the subject application and enactment of the implementing zoning by-law. The Owners are required to submit a future Consent Application to sever the lands, which must be approved by the Vaughan Committee of Adjustment and shall be in full force and effect prior to execution of the Site Plan Letter of Undertaking.

#### Future Site Development Application

The Owner will be required to submit a future Site Development Application to facilitate the development of the northerly portion of the property, to address issues such as, but not limited to,

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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building form, massing and design, landscaping, and tree protection, together with any requirements of Heritage Vaughan, other City departments and external public agencies. The Development Planning Department recommends that the implementing by-law (File Z.95.080) place a Holding Symbol “H” on the northerly lot, which may only be removed from the property when Site Development Application is approved by Vaughan Council.

#### **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 application was circulated to York Region for review. The Region has provided requirements and conditions for the proposed Site Development Application, including redlined comments for the proposed site plan, submission of a Letter of Credit and Certificate of Insurance to York Region, and payment of the Region's development review fees. They advise that upon final review, York Region reserves the right to provide additional requirements and conditions of approval for the subject application.

York Region Water Resources has indicated that the subject site is located within the 25-year Wellhead Protection Area (WHPA) for Kleinburg Wells No. 3 and No. 4. All development within the subject property must adhere to the Wellhead Protection Policies of the York Region Official Plan.

York Region Water Resources has no significant concerns with respect to development impact on the municipal groundwater supply in the area, however, the existing water well and septic system on the property should be decommissioned in accordance with Ministry of the Environment Regulations. York Region Water Resources also recommends that the Owner conduct a subsurface investigation to identify any need for dewatering, and where applicable, submit a detailed dewatering plan prepared by a qualified person, to the satisfaction of York Region. Conditions to satisfy York Region requirements are included in the recommendation of this report.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Site Development Application DA.00.011 (Frank S. Nunnari & Carlo Lombardi) in accordance with Provincial policies, Regional and City Official Plans, By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed single detached residential dwelling is appropriate and compatible with the existing and permitted uses within the Kleinburg-Nashville Heritage Conservation District. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Rendered Front Building Elevation

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**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 48, CW Report No. 40 – Page 6

**Report prepared by:**

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/CM

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

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

1. THAT Zoning By-law Amendment File Z.09.039 (Ganz Realty Limited) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2 from C7 Service Commercial Zone to EM1 Prestige Employment Area Zone with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Site Development File DA.09.081 (Ganz Realty Limited) BE APPROVED, to permit the development of a 2-storey, 4,319.85 m<sup>2</sup> multi-unit employment building, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department; and,
    - ii) the final site grading and servicing plan, storm water management report, access, parking and on-site circulation shall be approved to the satisfaction of the Vaughan Engineering Department.

- i) locally sourced building materials;
- ii) the use of a light coloured roof to reduce the heat island effect; and,
- iii) the incorporation of technologies to reduce the amount of water use, and low “E” coated windows.

On March 26, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the West Woodbridge Homeowners Associations. To date, no written comments have been received by the Development Planning Department.

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### EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010

#### Item 49, CW Report No. 40 – Page 2

The recommendation of the Committee of the Whole to receive the Public Hearing report of April 20, 2010, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on May 4, 2010.

#### **Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachments #1 and #2:

1. A Zoning By-law Amendment Application (File Z.09.039) to rezone the subject lands from C7 Service Commercial Zone to EM1 Prestige Employment Area Zone with the site specific exceptions listed in Table 1 of this report; and,
2. A Site Development Application (File DA.09.081) to permit the development of a multi-unit, two-storey, 4,319.85 m<sup>2</sup> multi-unit employment building as shown on Attachments #4 to #6, inclusive.

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

##### Location

The subject lands are located at the northwest corner of Royal Group Crescent and Roybridge Gate, municipally known as 15 Royal Group Crescent, in Part of Lot 5, Concession 9, City of Vaughan. The surrounding land uses are shown on Attachment #2.

##### Official Plan

The subject lands are designated "Prestige Areas – Centres and Avenue Seven Corridor" Employment Area" by OPA #660 (Avenue 7 Plan), which permits retail, institutional, office, business and civic uses on the subject lands. OPA #660 also recognizes existing uses under a previously approved Official Plan Amendment. The lands are also subject to the "Prestige Area" policies under OPA #450, which permits a wide range of industrial, office, businesses and civic uses with no outside storage. The proposal to rezone the lands from C7 Service Commercial Zone to EM1 Prestige Employment Area Zone conforms with the Official Plan.

##### Zoning

The property is zoned C7 Service Commercial Zone by By-law 1-88, and further subject to Exception 9(1013), which does not permit the proposed employment uses. Therefore, an amendment to By-law 1-88 is required to rezone the site to EM1 Prestige Employment Area Zone. The following zoning exceptions to the EM1 Zone are necessary to implement the proposed site development as shown on Attachments #4 to #6, as well as an exception to the northerly C7 Zone site:

Table 1

	<b>By-law Standard</b>	<b>By-law 1-88 C7 Zone Requirement</b>	<b>Proposed Exception to C7 Zone</b>
a.	Minimum Rear Yard (north)	12 m	6.09 m



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b.	Minimum Parking Required for Employment Uses in multi-unit buildings containing more than 4 units	86 spaces	78 spaces
c.	Minimum lot area (northerly C7 Service Commercial lands)	8000 m <sup>2</sup>	5400 m <sup>2</sup>

The proposed reduction to the minimum rear yard and minimum number of parking spaces are minor in nature, will implement the proposed development of the subject lands with a two-storey, multi-unit employment building, and can be supported by the Development Planning Department.

By-law 1-88 calculates the minimum parking requirement for the proposed multi-unit employment building as follows:

Total Parking Required:  $4,295.8 \text{ m}^2 \times 2.0 \text{ spaces}/100 \text{ m}^2 \text{ GFA} = 86$  (including 1 Handicapped Space)  
Total Parking Provided: 78 spaces (including 1 Handicapped space)

The proposed development is deficient 8 parking spaces (9.3%). The reduction in parking is minor in nature, and the Development Planning Department is of the opinion that the proposed 78 parking spaces are sufficient to serve the proposed development of the subject lands.

The proposed reduction to the minimum lot area for the northerly lands zoned C7 Service Commercial, which currently form part of the overall lands owned by the applicant, are the result of this rezoning application. The Development Planning Department has no objection to the reduction in the lot area.

#### Site Plan Review

The proposed site plan is shown on Attachment #4. The vacant 0.65 ha site will be developed with a 4,295.80m<sup>2</sup> multi-unit employment building facing Roybridge Gate. The proposed building is situated at the centre of the site and served by two shared accesses; Roybridge Gate and Royal Group Crescent, respectively. Pedestrian connections from said streets to the building have been provided at the north and south ends of the property.

The landscape plan shown on Attachment #5 consists of coniferous and deciduous trees, shrubs and ornamental grasses, and includes a 6.0m landscape strip along Roybridge Gate and Royal Group Crescent. The applicant is also proposing landscaping and bike racks adjacent to the unit doors for use by the occupants of the building.

The proposed building elevations are shown on Attachment #6. The main façade of the building faces Roybridge Gate. This portion of the building consists of blue glazed glass, EFIS wall finish and aluminum cladding. The north and south elevations are similar in design, however, include decorative concrete block. The rear or west elevation consists primarily of the aforementioned decorative concrete block, with the addition of overhead doors at grade and blue glazed windows on the second floor.

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan, as shown on Attachments #4 to #6 inclusive. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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#### **Services**

The Owner has submitted a site servicing and grading plan and storm water management report, which must be approved to the satisfaction of the Vaughan Engineering Department, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

#### **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 applications were circulated to the Regional Transportation Services Department and they have indicated that they have no objections in principle to the proposed development.

#### **Conclusion**

The Zoning By-law Amendment and Site Development Applications have been reviewed in accordance with the policies of OPA #450, OPA #660, 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 from C7 Service Commercial Zone to EM1 Prestige Employment Area Zone to facilitate the development of a two-storey multi-unit employment building, is appropriate and compatible with the surrounding employment uses. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development Applications, subject to the conditions contained in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Contextual Site Plan
4. Site Plan
5. Landscape Plan
6. Building Elevations

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

Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/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 SEPTEMBER 7, 2010**

Item 50, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**50**

**SITE DEVELOPMENT FILE DA.10.062  
LEVIATHAN INVESTMENTS INC.  
WARD 1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, 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.10.062 (Leviathan Investments Inc.) to permit the development of the subject lands shown on Attachments #1 and #2 with one single U-shaped multi-unit building with a 2-storey office component in Units #7 and #8, shown on Attachments #3 to #6, BE APPROVED.

**Contribution to Sustainability**

The following sustainable features will be incorporated into the building design:

- i) the glazing system for all buildings will utilize a thermally-broken curtain wall system with low emissivity glass coating;
- ii) compliance with ASHRAE Standards;
- iii) insulated (R20) walls and roof;
- iv) all roof top units are screened from view by a continuous building parapet, which mitigates both sound emitted by the roof top units and visual exposure;
- v) locally manufactured exterior building materials; and,
- vi) light coloured roof finishes to cut down heat generated by the roof.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

To amend the original approved Site Development Application DA.08.027 (Leviathan Investments Inc.) from 2 multi-unit industrial buildings and a 3-storey office building (Attachments #7 to #11) to one single U-shaped multi-unit building with a two-storey office component in Units #7 and #8, as shown on Attachments #3 to #6.

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

##### Location

The subject lands are located on the east side of Cityview Boulevard, west side of Highway #400, and south of Teston Road, being Block 70 on Plan 65M-3903, in Part of Lot 25, Concession 5, City of Vaughan as shown on Attachments #1 and #2.

##### Official Plan

The subject lands are designated “High Performance Area” by OPA #600, and the proposed development conforms to the Official Plan.

OPA #600 states that “development will be characterized by visual attractiveness and a high standard of urban design applied to all elements of the public and private realm. Lands located at the interface with residential development to the west, north and south will be the subject of specific design measures to ensure the visual attractiveness of the streetscape, and compatibility and complementary appearance between the residential and employment areas.”

On September 21, 2009, Vaughan Council approved a Site Development Application File DA.08.027 (see Attachments #7 to #11) consisting of 3 buildings with a high standard of urban design and visual attractiveness, as well as outdoor amenity areas and pedestrian connections, as shown on Attachment #8.

The current proposal connects all of the buildings creating one U-shaped building and deletes the 2547.45m<sup>2</sup> three-storey stand alone office building and replaces it with a 1452.47m<sup>2</sup> two-storey office component within 2 units of the industrial building (Units #7 and #8).

##### Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1222). The revised proposal complies with By-law 1-88 and Exception 9(1222).

##### Site Layout/ Building Design

The proposed development includes one U-shaped one-storey multi-unit industrial building, with a two-storey office component in Units #7 and #8, as shown on Attachment #3. The previous Council approved site plan included 3 buildings, 2 of which faced Highway 400 (Buildings “B” and “C”), as shown on Attachment #7. Both Buildings “A” and “B” were multi-unit industrial buildings. A 3-storey freestanding office building (Building “C”) was proposed at the south end of the site, adjacent to the Highway 400 off/on-ramp.

The previous three proposed buildings were separated by enhanced landscaping and pedestrian connections, which provided visual interest and promoted walking. The revised landscape plan as shown on Attachment #8, continues to provide the original 3 pedestrian connections from Cityview Boulevard to the site, and provides landscape areas around the building, in particular around the south end of the building adjacent to the Cityview Boulevard and Highway 400 ramp.

##### Building Elevations

The proposed building elevations are shown on Attachments #5 and #6. The single U-shaped building is 7.69 metres in height to the top of the parapet for the multi-unit industrial portion of the building, and is comprised primarily of tan coloured architectural precast concrete and exposed aggregate finish. The materials used are similar to those previously approved, however, the stone base has been removed and replaced with a smooth finish, architectural precast concrete panel.

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Units #7 and #8 contain the proposed two-storey office portion of the building, as shown on Attachments #5 and #6. This part of the building stands at a height of 11.91 metres, and consists primarily of reflective glass and spandrel, with an architectural element at the top consisting of prefinished aluminum panels. Previously, Office Building “C” proposed a height of 18.7 metres and was a prominent freestanding building located adjacent to the Highway 400 off/on-ramp.

#### **Ontario Municipal Board**

On August 6, 2010, the applicant appealed the Site Development Application to the Ontario Municipal Board on the grounds that City of Vaughan Council failed to render a decision on the application within the Planning Act time frames (30 days). The subject application was submitted to the City on June 24, 2010. To date, an OMB hearing has not been scheduled to deal with the application.

#### **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 Vaughan Development Planning Department has reviewed the Site Plan Application in accordance with OPA #600, By-law 1-88, the comments from City Departments and external public agencies, the area context, and the previous Council approved Site Development File DA.08.027. The Development Planning Department supports the current proposal for a single, U-shaped multi-unit industrial building with a 2-storey office component in Units #7 and #8, as shown on Attachments #3 to #6.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Proposed Landscape Plan
5. Proposed Elevation Plan
6. Proposed Internal Elevation Plan
7. Approved Site Plan (September 21, 2009, Council)
8. Approved Landscape Plan (September 21, 2009, Council)
9. Approved Elevations – Building “A” (September 21, 2009, Council)
10. Approved Elevations – Building “B” (September 21, 2009, Council)
11. Approved Elevations – Building “C” (September 21, 2009, Council)

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

Margaret Holyday, Planner, ext. 8216  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791  
/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 SEPTEMBER 7, 2010**

Item 51, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**51**

**SITE DEVELOPMENT FILE DA.09.039  
BAIS TEFILLOH FRANKLIN  
WARD 5**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, 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.09.039 (Bais Tefilloh Franklin) BE APPROVED, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking, which shall be registered on title:
    - i) the final site plan, landscape plan, external lighting plan, urban design brief and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plan and stormwater management plan shall be submitted and approved by the Vaughan Engineering Department;
    - iii) the applicant shall provide a revised parking study to the satisfaction of the Vaughan Engineering Department; and,
    - iv) Minor Variance Application A217/07 shall be approved by the Vaughan Committee of Adjustment, and shall be in full force and effect;
  - b) that the following conditions shall be included in the Site Plan Letter of Undertaking:
    - i) that should the current owner of 142 Thornridge Drive, Bais Tefilloh Franklin or the owner of 148 Thornridge Drive, decide at any time to terminate the parking agreement, the owner of 142 Thornridge Drive shall be required to appear before the Committee of Adjustment to address the parking requirement; and
    - ii) that the current owners of 142 Thornridge Drive shall provide written confirmation to the City that should they sell or lease the property in the future it shall only be used for residential purposes, and the parking agreement with 148 Thornridge Drive would cease at that time.

**Contribution to Sustainability**

The Site Development Application does not contemplate any new building construction, however, new tree and shrub planting is being proposed in the front yard.

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#### **Economic Impact**

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

#### **Communications Plan**

On August 25, 2010, written notice was provided to individuals who had requested notification of the subject Committee of the Whole meeting.

#### **Purpose**

To obtain Site Plan Approval to permit a synagogue (currently occupying the site) on the subject lands shown on Attachments #1 and #2, within the existing single detached residential dwelling having a gross floor area of 299 m<sup>2</sup>, as shown on Attachments #3 to #5.

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

##### **Location**

The subject lands shown on Attachments #1 and #2, are located south of Centre Street and east of Bathurst Street, municipally known as 142 Thornridge Drive, in Part of Lot 29, Concession 1, City of Vaughan. The surrounding lands uses are shown on Attachment #2.

##### **Official Plan and Zoning**

The subject lands are designated "Low Density Residential" by OPA #210 (Thornhill Community Plan). The "Low Density Residential" designation permits institutional uses. The proposed site development conforms to the Official Plan.

The subject lands are zoned R1V Old Village Residential Zone by By-law 1-88. The use of a synagogue is considered an Institutional Use in Zoning By-law 1-88, which is permitted as-of-right in all Residential Zones. Minor variances will be required to be obtained from the Vaughan Committee of Adjustment to implement the site plan, if approved, as further discussed in the "Minor Variance" section of this report.

##### **Site Plan**

The site is currently developed with a single-detached residential dwelling situated in the centre of the site as shown on Attachment #3. The dwelling has a total gross floor area of 299 m<sup>2</sup>, and is currently being used as a synagogue. Site plan approval is required for the institutional use. No additional structures are proposed for the site (see existing building elevations on Attachment #5).

The site plan and landscape plan show the addition of landscaping in the front area of the property, around the proposed circular driveway, and adjacent to the building. The rear of the property is well screened with mature trees and hedges along the north, east and west sides of the property as shown on Attachment #4. The applicant has redesigned the front parking area to include a circular landscaped island in the centre of the parking area, as shown on Attachments #3 and #4.

The subject lands are required by By-law 1-88 to have a minimum of 33 parking spaces associated with an institutional use. Currently, the applicant has provided 3 spaces in the front yard on the proposed site plan, to be in keeping with the residential in the area. The applicant is addressing the deficiency of parking through a minor variance application as further discussed in the Minor Variance section of this report. The applicant has entered into a parking agreement between themselves and the adjacent westerly land owner at 148 Thornridge Drive, to provide for 14 additional off-site parking spaces on the private school lands.

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Currently, the site is constructed with a gravel driveway. The applicant has noted on the proposed site plan that the driveway will be paved with asphalt material as shown on Attachment #3. In addition, a walkway is to be constructed of permeable pavers along the east and west sides of the existing building.

The applicant has applied for a Minor Variance Application (File No. A217/07) to address the existing conditions of the subject lands being used as a synagogue. File A217/07 was previously adjourned "sine die" by the Vaughan Committee of Adjustment until a site plan was approved for the property. The required variances are discussed in the Minor Variance section of this report.

The Development Planning Department is generally satisfied with the proposed site plan and landscaping improvements shown on Attachments #3 and #4. The final site plan, landscape plan, external lighting plan and landscape cost estimate, must be approved to the satisfaction of the Development Planning Department. The Development Planning Department will register the executed Site Plan Letter of Undertaking on title to ensure that the clauses included in this report can be enforced in the future.

#### Minor Variances

The Owner has submitted an application for Minor Variance (File A217/07) to regularize the following as built variances for the existing synagogue:

	<b>By-law Standard</b>	<b>By-law 1-88 Requirements (R1V Old Village Residential Zone)</b>	<b>Proposed Exceptions to R1V Old Village Residential Zone of By-law 1-88 through Committee of Adjustment Minor Variance Application A217/07</b>
a.	Minimum Front Yard Setback to an institutional use	15.0m	12.19 m
b.	Minimum Interior Side Yard		
	i) Minimum westerly interior side yard	15.0 m	5.51 m
	ii) Minimum easterly interior side yard	15.0 m	1.65 m
c.	Minimum on-site parking	33 spaces	3 spaces
d.	To permit 14 parking spaces off-site	not permitted	to permit



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e.	Minimum Landscape Requirements:		
	i) Landscape Strip along a streetline	6 m	3.4 m
	ii) Landscape Strip abutting a Residential Zone (westerly)	2.4 m	0.0 m
	iii) Landscape Strip abutting a Residential Zone (easterly)	2.4 m	1.58 m

The site-specific variances are required to address the existing conditions, and to bring the subject lands into conformity with the Institutional Use requirements of By-law 1-88.

The reduction in the minimum required side yards are considered to be minor. The reduction is due to the requirement in Zoning By-law 1-88 that a setback of 15 m is required on all sides of a building for an institutional use. The variance is considered to be minor due to the existing conditions of which the synagogue is operating in an existing single detached dwelling.

The total number of parking spaces required for the subject lands is 33 spaces and are to be provided for on site. The subject lands are providing a total of 3 spaces on-site. The applicant has entered into a five year agreement (from July 30, 2010 to July 30, 2015) with the adjacent westerly land owner, Thornridge Dr. Childhood Development Centre Inc., located at 148 Thornridge Drive to allow the synagogue to utilize 14 parking spaces off-site for the synagogue use. The agreement limits the synagogue to the time of use and for the sole purpose of parking vehicles. The agreement also states that the synagogue may not sub-license any parking spaces. The Development Planning Department has included conditions of the parking agreement in this report which shall be included in the Site Plan Letter of Undertaking to be registered on title.

As noted above, the applicant can park cars on the private school lands in accordance with the following arrangement:

- i) 6:00 am to 8:30 am, Monday to Friday;
- ii) 7:00 pm to 10:30 pm, Monday to Thursday;
- iii) from 2:00 pm on each Friday until 10:30 pm on Sunday; and,
- iv) from 2:00 pm on the eve of each Jewish holiday until one hour following the conclusion of such holiday.

The reduction in the required 2.4 m wide landscape strip along the front street line and the easterly and westerly property lines, is considered minor in nature and is consistent and compatible with the surrounding development. Additional landscaping is being proposed in the front yard in keeping with the residential lots in the area.

The Owner has submitted a Minor Variance Application (A217/07) to the Vaughan Committee of Adjustment to address the above-noted variances. The variances, if approved, must be in full force and effect, prior to the execution of the Site Plan Letter of Undertaking.

Vaughan Engineering Department

The Engineering Department is currently reviewing the proposed site plan application. Site servicing and grading plans, storm water management plan and a revised parking study, must be submitted and approved to the satisfaction of the Vaughan Engineering Department.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 51, CW Report No. 40 – Page 5

**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 Site Development Application has been reviewed in accordance with OPA #210 (Thornhill Community Plan, By-law 1-88, and the area context. The Development Planning Department is satisfied that the existing development of the site for a synagogue is appropriate and compatible with the existing and permitted uses in the surrounding area, and permitted by the Official Plan and Zoning By-law. Accordingly, the Development Planning Department can support the approval of the Site Development Application, for the existing synagogue. The Owner will require variances to be approved by the Vaughan Committee of Adjustment, which must be in full force and effect, prior to the execution of the Site Plan Letter of Undertaking.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan

**Report prepared by:**

Mary Caputo, Planner 1, ext. 8215  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/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 SEPTEMBER 7, 2010**

Item 52, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**52**

**ZONING BY-LAW AMENDMENT FILE Z.10.022  
THE REGIONAL MUNICIPALITY OF YORK  
WARD 4**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved; and**
- 2) That staff bring back a Site Plan for the purpose of further landscaping.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.022 (The Regional Municipality of York) BE APPROVED, specifically to amend By-law 1-88, to permit the use of the subject lands shown on Attachments #1 and #2, for the temporary parking of cars and trucks associated with the adjacent land owner (UPS Canada), for a maximum period of three (3) years, expiring on October 1, 2013.

**Contribution to Sustainability**

The contribution to sustainability will be determined through the site plan process.

**Economic Impact**

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

**Communications Plan**

On May 21, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. 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 15, 2010, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on June 29, 2010.

**Purpose**

The Regional Municipality of York-Property Services Branch has submitted a revised Zoning By-law Amendment Application, specifically to amend By-law 1-88, to permit the use of the Region-owned lands shown on Attachments #1 and #2, for the temporary (maximum 3 years under the Planning Act) parking of cars and trucks associated with the adjacent land owner (UPS Canada), as shown on Attachment #4. The original proposal shown on Attachment #3, was received by Vaughan Council at the June 15, 2010 Public Hearing meeting, and included the existing stormwater management pond owned by the City. On August 23, 2010, the Development Planning Department received the revised proposal, which is the subject of this staff report, which does not include the City lands.

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 52, CW Report No. 40 – Page 2

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

##### Location

The vacant 1.77 ha subject lands are located at the northeast corner of Steeles Avenue West and Jane Street, in Part of Lot 1, Concessions 4 and 5, City of Vaughan. The surrounding land uses are shown on Attachment #2.

##### Site History: Original Proposal

In April of 2007, York Region and the City of Vaughan entered into a Memorandum of Understanding (MOU) with UPS Canada, to facilitate a land exchange among the parties. The MOU provided a process for the Region of York to acquire lands from UPS Canada, specifically the easterly portion of the existing UPS site, for the future development of the Steeles West Subway Station, namely the station entrance, a York Region bus terminal and new road infrastructure. In exchange, UPS Canada would have received all or a part of the Region and City owned lands shown on Attachment #3. In accordance with the MOU and the original proposal, the existing truck and employee parking area located on the easterly portion of the UPS site would have been temporarily relocated on the Region and City owned lands (Attachment #3).

##### Revised Proposal

After the submission of the Zoning By-law Amendment Application (File Z.10.022), the Region completed further design work and determined that the MOU was no longer required. As a result, the size of the subject lands has been reduced and does not include the existing stormwater management pond owned by the City. The revised proposal shown on Attachment #4 is required to permit a temporary parking lot on the Region owned lands, which will be used by UPS Canada, as a portion of their existing parking will be displaced by infrastructure requirements for the Spadina Subway Extension and the Steeles West Station. Existing UPS staff parking located on the northwest portion of their site will be displaced by the construction of an Emergency Exit Building, the approved East-West road which will provide access to the future commuter parking lot (1900 spaces) and the relocation of the existing UPS access onto Jane Street.

##### Zoning

The subject lands are zoned C1 Restricted Commercial Zone by By-law 1-88 and further subject to Exception 9(909), which permits a crematorium and columbarium on the property. A parking lot use is not permitted in the C1 Zone. Therefore, an amendment to By-law 1-88 is required to permit the use of the subject lands, for the temporary (3 year maximum) parking of cars and trucks associated with the adjacent land owner (UPS Canada).

##### Official Plan

The vacant subject lands are designated "Corridor" by OPA #620 (Steeles Corridor Plan: Jane to Keele), which permits a full range of uses, including high and medium density residential, prestige office employment, mixed use development and public and institutional. The Corridor designation also permits the continuation of existing uses approved under previous Amendments. Existing land uses throughout the OPA #620 area are expected to continue in the near term, and some may remain for the foreseeable future (Section 7.2 a). UPS Canada's corporate office and distribution warehouse is an existing use, approved under a previous Amendment and is permitted to continue. Therefore, the proposal to permit the use of the subject lands, for the temporary parking of cars and trucks associated with the adjacent land owner (UPS Canada) conforms to the Official Plan as it is a continuation of an existing and permitted use on a temporary basis in the form of a parking lot.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 52, CW Report No. 40 – Page 3

#### **Future Site Development Application(s)**

The Region has advised that a future Site Development Application will be submitted for the subject lands, once the plans for the east/west road have been finalized. The application will be reviewed to ensure appropriate site design, access, internal traffic circulation, parking, landscaping and grading. Opportunities for sustainable design, including CEPTD (Crime Prevention through Environmental Design) and LEEDS (Leadership in Energy and Environmental Design) will be reviewed and implemented through the future site plan approval process, if approved.

#### **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 has submitted the subject Zoning By-law Amendment Application.

#### **Conclusion**

The Zoning By-law Amendment application has been reviewed in accordance with the policies of OPA #620, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposal to permit the use of the Region owned lands, for the temporary parking of cars and trucks associated with the adjacent land owner (UPS Canada), for a maximum period of three (3) years, expiring on October 1, 2013 is appropriate and compatible with the existing and permitted uses in the surrounding area. This proposal is part of a plan to mitigate the potential impacts of construction for the Spadina Subway Extension on existing and future UPS Canada operations. Accordingly, the Development Planning Department can support the approval of Zoning By-law Amendment File Z.10.022, subject to the recommendation contained in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Original Proposed Conceptual Site Plan (June 15, 2010 Public Hearing)
4. Conceptual Site Plan

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

Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/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 SEPTEMBER 7, 2010**

Item 53, Report No. 40, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 7, 2010, as follows:

***By receiving the memoranda from the Commissioner of Planning, both dated September 2, 2010.***

*(Also refer to Item 1, Special Committee of the Whole, Report 39, and Items 1-6, Special Committee of the Whole, Report 42.)*

**53**

**OFFICIAL PLAN REVIEW – VOLUME 1**  
**CITY-WIDE POLICIES**  
**RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS**  
**FILE 25.1**  
**WARDS 1 TO 5**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved;**
- 2) That staff be directed to provide to Council, prior to its meeting of September 7, 2010, written responses to the questions raised by the deputant, Ms. Deb Schulte and others filed with the Clerk;**
- 3) WHEREAS Schedule "A" of the draft proposed Official Plan for the City of Vaughan (the "Draft OP") includes the 4.717 hectare property known municipally as 7601 Jane Street (the "Subject Lands") in the City of Vaughan within the boundaries of the "Vaughan Metropolitan Centre", making the Subject Lands subject to the policies of the draft proposed Vaughan Metropolitan Centre Secondary Plan (the "Draft Secondary Plan");**

**AND WHEREAS the Draft Secondary Plan includes only part of the Subject Lands within the Urban Growth Centre boundary and part of the lands are outside of the Urban Growth Centre boundary;**

**AND WHEREAS it is more appropriate from a comprehensive point of view for the Subject Lands to be developed as a single parcel,**

**AND WHEREAS it may be more appropriate for the Subject Lands to be designated entirely "Downtown Mixed Use" rather than only partially downtown mixed use;**

**AND WHEREAS the Subject Lands are a gateway site from the south to the Vaughan Metropolitan Centre and is on one of Vaughan's busiest corridors requiring intensive development;**

**AND WHEREAS the Subject Lands are located within walking distance of the proposed Metropolitan Centre and Highway 407 subway stations and the existing Jane Street bus stop (all within approximately 400m);**

**AND WHEREAS the Subject Lands have frontage on three existing roads (Maplecrete Road, Doughton Road and Jane Street);**

**NOW THEREFORE, be it resolved that staff be directed to consider the feasibility of the requested changes to the Draft OP and the Draft Secondary Plan and report to Council as part of a future report dealing with modifications to the adopted plan;**

- 4) That the following resolution be deferred to the Council meeting of September 7, 2010, to allow staff to provide input and identify ramifications to the new Official Plan:**

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 53, CW Report No. 40 – Page 2

**Whereas Metrolinx and York Region Transit have funded road widening from the New Metropolitan Centre to Weston Road in Phase I and Phase II from Weston Road to Helen Road (East of Islington); and**

**Whereas no funding has been provided to widen Highway 7 to accommodate Rapid Transit from Helen Road to Martin Grove Road; and**

**Whereas this section is already congested since the road reduces from seven lanes to four lanes in this section; and**

**Whereas this section also provides a major challenge in its widening in crossing the Humber River and the Railway tracks west of the Humber;**

**Be it therefore resolved that;**

**The intensification component in this section being from Bruce Street to Woodstream Boulevard be only allowed to proceed in conjunction with the road widening;**

- 5) That section 9.1.1.8 e) of the New Official Plan be amended as follows:**

**"orienting new development to maximize public access and views on to natural areas where appropriate";**

- 6) That section 7.3.2.7 b) of the New Official Plan be amended as follows:**

**"be oriented to maximize public access and views to such spaces where appropriate";**

- 7) That the following deputations, written submissions and map be received:**

- 1. Ms. Virginia McLaughlin, Helmhorst Investments Limited, Box 90, Richmond Hill, L4C 4X9 and map;**
- 2. Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8 and written submission;**
- 3. Mr. Stephen Roberts, 95 Bontoak Crescent, Vaughan, L4J 8S8; and**
- 4. Mr. Frank Greco, 10360 Islington Avenue, Kleinburg, L0J 1C0; and**

- 8) That the following written submissions be received:**

- 1. Chief Sharon Stinson Henry, Chippewas of Rama First Nation, 5884 Rama Road, Suite 200, Rama, L0K 1T0, dated July 26, 2010;**
- 2. Mr. Mark Yarranton, KLM Planning Partners, 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated July 28, 2010 and August 30, 2010, on behalf of Helmhorst Investments Ltd.;**
- 3. Mr. Michael J. Wren, Miller Thomson LLP, Scotia Plaza, 40 King Street West, Suite 5800, P.O. Box 1011, Toronto, M5H 3S1, dated July 29, 2010, on behalf of Roman Catholic Episcopal Corporation for the Diocese of Toronto;**
- 4. Mr. Dennis W. Wood, Wood Bull LLP, 65 Queen Street West, Suite 1400, Toronto, M5H 2M5, dated July 29, 2010, on behalf of SmartCentres and both dated August 5, 2010, on behalf of Calloway REIT (400 and 7) Inc.;**
- 5. Mr. Ronald K. Webb, Davis Webb LLP, 24 Queen Street East, Suite 800, Brampton, L6V 1A3, dated August 10, 2010 and dated August 19, 2010, on behalf of Schickedanz Bros. Limited;**

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6. Ms. Valeria Maurizio, Wood Bull LLP, 65 Queen Street West, Suite 1400, Toronto, M5H 2M5, dated August 10, 2010, on behalf of Seven 427 Developments Inc.;
7. Mr. James M. Kennedy, KLM Planning Partners, 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated August 13, 2010, on behalf of Melrose Investments Ltd., and dated August 30, 2010 on behalf of Humboldt Properties Ltd.;
8. Mr. Philip J. Stewart, Pound & Stewart Planning Consultants, 205 Belsize Drive, Suite 101, Toronto, M4S 1M3, dated August 16, 2010, on behalf of OPGI Management LP o/a Oxford;
9. Mr. Mike Everard, Augusta National Inc., Queens 400 Executive Offices, 178 Main Street, Unionville, L3R 2G9, dated August 23, 2010, on behalf of 2190647 Ontario Inc.;
10. Ms. Seanna Kerr, R.G. Richards & Associates, 4181 Sladeview Crescent, Unit 23, Mississauga, L5L 5R2, dated August 25, 2010, on behalf of FCHT Holdings (Ontario) Corporation;
11. Antonio & Egidia Di Benedetto, 141 Sharpecroft Boulevard, Downsview, M3J 1P6, dated August 23, 2010;
12. Mr. Todd Trudelle, Goldberg Group, 2171 Avenue Road, Suite 301, Toronto, M5M 4B4, dated August 27, 2010, on behalf of Imperial Oil Limited;
13. Don Watershed Regeneration Council, 5 Shoreham Drive, Downsview, M3N 1S4, dated August 27, 2010;
14. Ms. Sandra K. Patano, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated August 27, 2010, on behalf of Kau & Associates L.P.;
15. Mr. Ted Cymbaly, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated August 26, 2010, on behalf of Vaughan City Square;
16. Mr. Roy Mason, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated August 27, 2010, on behalf of Galnova (Remington) and DiPoce Management and dated August 27, 2010, on behalf of Alpa Lumber / DiPoce Management;
17. Mr. Michael Melling, Davies Howe Partners, The Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, both dated August 27, 2010, on behalf of Trinistar Corporation and Vaughan 400 North Landowners Group Inc. and August 31, 2010 on behalf of Block 27 Landowners Group;
18. Ms. Rosemarie Humphries, Humphries Planning, 216 Chrislea Road, Vaughan, L4L 8S5, both dated August 30, 2010, on behalf of Vaughan 400 Landowners Group and KK Holdings; and
19. Mr. Kurt Franklin, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated August 30, 2010, on behalf of L-Star Developments.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the draft City of Vaughan Official Plan, Volume 1 (April 2010) be amended in accordance with the recommendations set out in Attachment No.1 to this report;
2. THAT the revised version of Volume 1 proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 1 of the Official Plan; and that the plan reflect the changes approved by the Committee of the Whole at this meeting; and
3. THAT Section 10.1.1.5 of Volume 1 of the new Official Plan be amended to include policies related to the content of a Development Concept Report and Phasing Plan for Secondary Plans as outlined in this report.



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#### **Contribution to Sustainability**

Goal 2 of *Green Directions Vaughan*, the City's Community Sustainability and Environmental Master Plan, focuses on the new Official Plan to “ensure sustainable development and redevelopment”.

#### **Economic Impact**

The new Vaughan Official Plan establishes the planning framework for development throughout the City to 2031. The Official Plan, will have a positive impact on the City of Vaughan in terms of managing growth and fostering employment opportunities while fulfilling the City's obligations to conform to Provincial policies and meet Regionally imposed targets for residential and employment growth.

#### **Communication Plan**

The project status, analysis and results of the Official Plan review have been communicated to the public through an extensive engagement and consultation process.

A Public Open House was held on May 3, 2010 which provided an opportunity for the public to comment on the draft Official Plan and a Public Hearing was held on May 17, 2010. On consideration of the submissions at the May 17, 2010 Public Hearing Meeting, the Committee of the Whole adopted a resolution scheduling a Special Committee of the Whole Meeting for July 28, 2010, to consider a report and recommendations by the Commissioner of Planning following the review of the comments received during and since June 14, 2010 (the identified deadline for comment) on the new Official Plan. On July 28, 2010, the Special Committee of the Whole considered the report and recommendations of the Commissioner of Planning and deputations made at the meeting.

#### **Purpose**

To provide a follow up technical report and recommendations from the Commissioner of Planning in regard to additional comments received on the new City of Vaughan Official Plan (Volume 1) emerging from the July 28, 2010, Special Committee of the Whole meeting.

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

##### **Location**

The new Official Plan applies to all lands within Vaughan. The submissions received and summarized on Attachment No. 1 apply to the lands identified in each individual letter.

##### **City of Vaughan Official Plan**

The new Vaughan Official Plan will be produced in two volumes: Volume 1 will include City-wide policies and Volume 2 will contain the five secondary plans resulting from the focused area reviews (the North Kleinburg-Nashville, the Woodbridge Centre, the Yonge Steeles Corridor, the Vaughan Metropolitan Centre, and the West Vaughan Employment Area Secondary Plans) and a consolidation of approved area and site-specific policies and secondary plans which are being carried forward with the new Official Plan.

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#### Official Plan Designations

The draft Official Plan introduces a set of land use designations and policies applicable to lands throughout Vaughan. It includes an enlarged series of land use maps for each part of the City, enabling the reader to more clearly read and understand the detailed land use information presented thereon, including the maximum permitted heights and densities. More specific policies and designations will apply to areas identified in Volume 2, as set out in Schedule 14. This includes the retention of several previously adopted secondary plans, the focused area secondary plans (e.g. the Vaughan Metropolitan Centre Secondary Plan), and a number of area and site specific plans.

#### Zoning

The provisions of Zoning By-law 1-88 will remain in effect until they are updated or replaced by zoning consistent with the Official Plan including Volume 2. With approval of the Official Plan, it is anticipated that the preparation of a new by-law will be commenced to bring the City's Zoning By-law into conformity with the new Official Plan. A budget and work plan to include the zoning review in the 2012 budget will be prepared for consideration by Council next year.

#### Council Direction

On July 28, 2010 the Special Committee of the Whole adopted the following recommendation (in part):

- "1) That the draft City of Vaughan Official Plan, Volume 1 (April 2010) be revised in accordance with the recommendations set out in Attachment No. 1 of the report dated July 28, 2010 and Attachment No. 1 of the memorandum dated July 23, 2010 of the Commissioner of Planning;"

#### Additional Submissions Received and Recommendations

Subsequent to the Special Committee of the Whole meeting of July 28, 2010, additional submissions have been received by the City. The submissions generally fall into three categories: respondents reiterating their comments and identifying additional concerns about the policies and land use designations affecting their properties; additional information being provided in response to Staff's comments and recommendations in the July 28, 2010 Special Committee of the Whole report; and new submissions received after the July 28, 2010 Special Committee of the Whole meeting. The submissions have been recorded, reviewed and a recommendation provided in a manner consistent with PART B (Summary of Respondents Requests/Concerns and Staff Comments and Recommendations) of the Committee of the Whole Staff Report (July 28, 2010). The analysis is summarized on Attachment 1 to this report.

#### Period for Accepting Comment

The draft Official Plan was made available for comment on April 27, 2010 and Council, through its June 8, 2010 ratification of the Committee of the Whole recommendation, set June 14, 2010 as the final date for submissions. However, staff has continued to accept submissions and have endeavoured to respond to those submissions received before August 12, 2010. If additional submissions are received they may be addressed through the Region of York's approval process.

#### Submissions Review

Several objectives were used as the basis for analyzing the submissions made by landowners, public agencies, the development industry, residents and interest groups regarding the proposed Secondary Plans. In particular, to ensure that the new Official Plan principles were

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maintained, that senior level policy direction was conformed to (e.g. Regional Official Plan, Places to Grow), and that sound planning principles were adhered to. In addition, meetings were held with a number of respondents to clarify issues and discuss potential solutions.

Each submission was considered on its own merit and recommendations made on appropriate responses and actions. As a tool for the efficient and thorough review of submissions, a matrix was established to set out the content of the submissions and the recommended responses to each letter. The summary matrix forms the basis of Attachment No. 1 and presents information in tabular form as follows:

PART A: An index of correspondence for Part B identifying each response by item number, correspondence date, name and subject/location.

PART B: A summary of the response/concerns/requests and staff comments and the related recommended policy and mapping changes.

The summaries in PART B contain the following:

- The Item Number related to the number in the Part A Correspondence Index
- The Submission Date and respondent identification
- The correspondence content, as summarized by Staff
- Staff comment on the submission
- Staff recommendation on the submission.

The following approach was applied in the application of each of the summaries:

- Each submission was evaluated on its own merits, and provided with a response
- Multiple submissions pertaining to one property(s) or issue(s), from a person, firm or agent, could be combined to provide a single response
- Submissions pertaining to one property or issue, from more than one person, firm or agent, could be combined or have a single response
- Where a submission(s) and the Staff comment are the same as those considered in the July 28, 2010 Special Committee of the Whole staff report, the item in Part B of the original report has been referenced.

The summary will form part of the public record of the supplementary comments received on Volume 1, and will be forwarded to the Region of York in accordance with the approval process under the Planning Act.

#### Development Concept Report and Phasing Plan for Secondary Plans

To provide a context for coordinated development, and to demonstrate conformity with the policies of the Official Plan where a Secondary Plan is required, Staff recommends that policies be added to the Official Plan to provide a framework for the issues to be assessed where a Development Concept Report is required. The recommended policies are as follows:

- 10.1.1.5 To provide a context for coordinated development, and to demonstrate conformity with the policies of the Secondary Plan, each development application, in particular those applications intended to develop over a number of phases, shall include a Development Concept Report, providing a detailed description of the proposed development, and the manner in which it addresses the policies of the Secondary Plan. The Development Concept Report may form part of the justification for a development application as determined through a pre-consultation meeting with the Planning Department and address the following matters:

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- a. phasing of development, from initial construction to ultimate completion;
- b. achievement of the transit-supportive and pedestrian-oriented uses;
- c. how the development has regard for the land use and design policies of neighbouring municipalities where appropriate;
- d. height and massing of buildings;
- e. distribution of land uses, lot sizes and densities;
- f. relationship between streets and buildings, including how the proposed development and subsequent phases address any Secondary Plan policies respecting build-to lines;
- g. how the street-related retail uses are being provided in the current phase of the application;
- h. integration of development with transit services;
- i. pedestrian, bicycle, and vehicular circulation networks and integration with the City's Pedestrian and Bicycle Master Plan, as appropriate;
- j. parks and open space system;
- k. location, dimensions and character of publicly accessible private open spaces and pedestrian routes, showing their continuity and complementary relationship to adjacent public spaces, pedestrian routes and streets;
- l. general location, size and treatment of parking facilities and vehicular access points, including the potential for shared parking, parking ramps and loading facilities and access and identification of streetscape improvements and relationship to public sidewalks and pedestrian routes.
- m. signage, streetscape amenity elements, lighting and site furnishings.
- n. location, size and design of stormwater management facilities;
- o. identification and design of streetscape and pedestrian route improvements for the entire subject property including the area from the building face to the curb, with respect to the provision of street trees (including a double row of trees on major Avenues, where feasible such as, Highway 7, Steeles Avenue and Yonge Street), signage, street furniture, landscaping, street and pedestrian scale lighting;
- p. location of street-related uses and principal pedestrian building entrances to street frontages, and how the role of the public street and pedestrian movement along the street are supported;
- q. micro-climatic conditions, modifications or enhancements;
- r. cultural heritage resources, and proposed measures to conserve them;
- s. proposed measures to remediate and restore significant natural features and conditions, and to address other environmental matters, consistent with the City's Environmental Management Guideline;
- t. protection and enhancement of significant views and landscape focal points; and,
- u. energy conservation and other proposed sustainability features of the development.

10.1.1.6

In evaluating development applications throughout the Secondary Plan Area, the City shall consider:

- a. the support the proposed use provides to the operation of the local, regional and inter-regional transit network in both the short and long term;
- b. the ability of the existing transit network to support the proposed development;
- c. the availability of water and sewer services and related Regional Allocation Capacity;
- d. the suitability of the proposed stormwater management facilities;
- e. compatibility with adjacent approved land use designations in proximity to the proposed use;

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- f. compatibility of the proposal with the urban design policies and principles described in the Official Plan/ Secondary Plan and with the Zoning Bylaw.
- g. the proposed parking areas and access points;
- h. phasing may be addressed through the appropriate use of the policies of the Secondary Plan respecting the application of the Holding Symbol in the implementing Zoning By-law;
- i. identifies the expected financial requirements for such public infrastructure, and the appropriate financial contributions from benefiting landowners where applicable;
- j. the impact of traffic on adjacent existing and/or approved land uses, and the short and long –term impact of the proposed use on the operation of the regional and local road network;

10.1.1.7 In addition to the studies listed in 10.1.3.3, following the completion of a Development Concept Report and prior to the approval of any development application, the City may require the preparation of additional studies:

- k. community services needs assessment and delivery strategy;
- l. public art delivery strategy;

The City shall establish specific requirements for studies addressing the foregoing concerns with development proponents. The costs associated with the conduct of these studies shall be the responsibility of the landowners and be shared equitably among benefiting landowners on a pro-rata basis.

10.1.1.8 Within each block of the Secondary Plan, development applications should co-ordinate neighbouring development proposals in a mutually complementary fashion. Non-participating lands in the block shall be shown conceptually in the Development Concept Report and Phasing Plan.

10.1.1.9 Phases are to be based upon the existence of, or commitment to construct, the following infrastructure elements, where applicable:

- m. Components of the local and primary road network;
- n. bus-rapid transit;
- o. subway; and
- p. public and community services.

(add to Holding By-laws)

10.1.2.7 Where a Development Concept Report has been prepared per policy 10.1.1.5 the City may enact a Holding By-law if:

- a. the Development Concept Report, submitted in support of a development application has not been finalized to the City's satisfaction;
- b. the number and location of access points to the site are inadequate to function safely and efficiently; and,
- c. where development relies upon other matters occurring first, such as the consolidation of land ownership or completion of a development agreement, to ensure the orderly development of the project, and/or to secure funding and/or to equitably cost-share among benefiting landowners, for sewer, water, stormwater, roads, parks, community services and facilities, or outstanding application processing fees.

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#### **Transition Period**

In the period between the adoption and final approval of the Official Plan and Volume 2, the City will be operating with the existing official plan policies still in full force. It is expected that applications to amend the existing Official Plan and Zoning By-law 1-88 will continue to be submitted during this period. In evaluating these applications, conformity to the new Official Plan will be taken into consideration. The objective is to bring any such amendments into conformity with the intent of the new Official Plan and Secondary Plans. While not in force, the Official Plan and Secondary Plans represent the City's most contemporary expression of planning principles, developed over several years through extensive study and public consultation. This approach will help to ensure that the integrity of the new plan is maintained during the transition period.

Direction to finalize the new Official Plan for adoption on September 7, 2010 was received at the July 28, 2010 Special Committee of the whole meeting. As well, a resolution specifying that all applications for official plan and zoning by-law amendments, received between the adoption and final approval of the Plan by the Region of York, will be evaluated on the basis of both the existing and new Official Plan policies. This will help to ensure that the integrity of the new plan is maintained during the transition period.

#### **Relationship to Vaughan Vision 2020**

The new Official Plan is addressed under the objectives "Plan and Manage Growth and Economic Vitality".

#### **Regional Implications**

The new Official Plan has been prepared in consultation with the Region of York staff and is in conformity with the Region's Official Plan. The Plan relies on the population and employment forecasts of the Regional Official Plan, which was adopted in December 2009. The Regional Official Plan is currently awaiting approval by the Province. The City's Official Plan has been prepared to conform to the Regional Official Plan.

#### **Next Steps**

The recommended changes on Attachment 1 to the April 2010 draft of the new Official Plan (Volume 1) directed by the Committee of the Whole as a result of this report, will be incorporated into the final draft of the Official Plan. The Official Plan will be considered by Council on September 7, 2010. If adopted, the new Official Plan will be forwarded to the Region of York for their consideration and final approval.

#### **Conclusion**

At the Special Committee of the Whole meeting of July 28, 2010, and following the meeting, a number of additional submissions were received by the City in response to Volume 1 of the new Official Plan. Requests for changes to the plan primarily focus on specific areas of policy or specific lands which may be effected by a policy or a land use designation(s). Each submission was considered on its merits taking into consideration the principles of the new Official Plan, the need to ensure continuing conformity with senior level policy direction and adherence to sound planning principles.

It is recognized that there may be issues that will not be resolved to the satisfaction of some of the respondents upon the City's approval of the new Official Plan. This may result in appeals, which may ultimately proceed to the Ontario Municipal Board for adjudication. Post-approval negotiations may proceed during the Region of York's review process, with the opportunity for modifications prior to, and during any OMB proceeding.

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Therefore it is recommended that the draft City of Vaughan Official Plan, Volume 1 (April 2010) be modified in accordance with the recommendations contained in this report. It is further recommended that Staff proceed with revisions to the plan, incorporating the approved changes recommended herein and that the revised Official Plan be forwarded to Council for adoption at its September 7, 2010 meeting.

**Attachments**

1. Summary of Submissions, Staff Comments and Recommendations: Draft City of Vaughan Official Plan (Volume 1) April 2010.
2. Correspondence pertaining to the Draft City of Vaughan Official Plan (Volume 1) (Mayor and Members of Council ONLY).

**Report prepared by:**

Arto Tikiryan, Senior Planner, ext. 8212

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

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Item 54, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

#### **54            PROVISION OF ANIMAL SERVICES TO BRADFORD WEST GWILLIMBURY**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor, and the Director of Enforcement Services, dated August 31, 2010:**

##### **Recommendation**

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

1. That a by-law be enacted to authorize an agreement to provide Animal Services to the Town of Bradford West Gwillimbury based on a full cost recovery model and a financial benefit to the City which will positively impact the City's cost of providing animal services, and;
2. Should an agreement be reached, the 2011 and 2012 draft base operating budgets be adjusted to reflect the associated revenue and service obligations, including the addition of one full-time Animal Control Officer (proposed level E) and one leased vehicle.

##### **Economic Impact**

The economic impact of providing animal services to Bradford West Gwillimbury will not be fully known until the agreement is finalized later this year. However, Staff's intent is to ensure the City will receive a net positive financial benefit as a result of this agreement and reduce the overall costs of providing animal services to the City of Vaughan through sharing fixed costs, economies of scale, etc.

Based on preliminary discussions, it is estimated the addition of one full-time Animal Control Officer (proposed level E) and one additional vehicle (leased) will be required to service the needs of Bradford West Gwillimbury. Revenues received for this service will be structured to recover the full cost of providing the service and benefit the City of Vaughan favourably. It is premature at this stage to provide exactly how much of an offsetting benefit beyond the total cost recovery of the Bradford West Gwillimbury animal service will be realized. Under no circumstance will the City of Vaughan enter into an agreement that will subsidize or absorb any portion of Bradford West Gwillimbury animal service delivery costs (i.e. direct or indirect).

Due to the timing of the requirements and should an agreement be reached, the 2011 and 2012 draft base operating budget will need to be adjusted to reflect the associated revenue and service obligations, including the additions illustrated above.

##### **Communications Plan**

The Town of Bradford West Gwillimbury will be advised of Council's decision.

##### **Purpose**

To provide information and seek approval on a request from Bradford West Gwillimbury for the provision of animal services.

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

The City of Vaughan is planning on opening an animal Shelter and assuming responsibility for the provision of animal services on or about January 1, 2011.



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Staff are currently finalizing a contract to provide sheltering and animal services to the Township of King. Staff were approached in July by representatives of the Town of Bradford West Gwillimbury to determine if the City of Vaughan would consider providing animal services to that municipality. As Bradford West Gwillimbury also uses Kennel Inn as their current animal services provider, they require an animal services solution quite quickly.

Staff have held a preliminary meeting to obtain information on Bradford's animal situation and service expectations.

Based on the information provided, Bradford West Gwillimbury would account for approximately 15% of the total animal volume at the shelter and similarly in call volume. The Town would require a full time Animal Control Officer, the full cost of which would be fully recovered. It would also fund a percentage of all other costs associated with the Animal Shelter and provision of animal control. The contractual model will be full cost recovery, taking into consideration the agreement being finalized with the Township of King, the costing model used to develop other City user fees, a five year contract, with annual adjustments based on the number of animals put through the system.

The preliminary discussions would indicate that the City will see a cost benefit by entering into a contract. It is premature at this stage to provide exactly how much of an offsetting benefit beyond the total recovery of the cost of providing service to the Town will be realized.

There will be no agreement entered in to by the City of Vaughan that would require the City to absorb any portion of the Bradford West Gwillimbury animal service delivery costs (i.e. direct or indirect), or would not be of benefit to the City.

The City should not entertain any future requests for the provision of Animal Services until such time as the shelter is operating. The estimated combined number of animals from Vaughan, King and Bradford, are within the capacity of the shelter. To include other municipalities may place the City at risk of operating beyond capacity.

Staff are seeking authority to enter into an acceptable agreement to supply animal services to Bradford West Gwillimbury at no additional cost to the City of Vaughan.

#### **Regional Implications**

Not applicable.

#### **Conclusion**

The Town of Bradford West Gwillimbury is seeking an animal services provider and has requested the City of Vaughan negotiate with them. There is an opportunity to provide service to Bradford West Gwillimbury at no additional costs, and create an offset to some of Vaughan's animal services costs.

Accordingly, staff request that a by-law be enacted to authorize an agreement with Bradford West Gwillimbury.

#### **Attachments**

1. Letter from Bradford West Gwillimbury

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

Tony Thompson

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

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Item 55, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**55                      THORNHILL HISTORIC DISTRICT ROADS PROJECT**

**The Committee of the Whole recommends:**

- 1)        That the recommendation contained in the following report of Councillor Shefman, dated August 31, 2010, be approved;**
- 2)        That the petition submitted by Councillor Shefman be received;**
- 3)        That the deputation of Mr. Richard Hahn, 143 Brooke Street, Thornhill, L4J 1Z2 and written submission dated August 27, 2010, be received.**

**Recommendation**

Councillor Alan Shefman recommends that:

1. The guardrails installed as part of the recent road project at the intersection of Jane and Elizabeth Streets be removed as soon as possible.
2. That the steel guardrails proposed for Brooke Street and Thornridge Drive not be installed.

**Contribution to Sustainability**

N/A

**Economic Impact**

1. Some costs involved in removing the currently installed guardrails.
2. Cost savings as a result of not installing other guardrails in the area.

**Communications Plan**

Residents of the immediate area shall be informed of the decision of Council including the timing for removal and remediation of the stone bridges associated with the guardrail installation.

**Purpose**

1. To reconsider the installation of highway type steel guardrails in the centre of the Thornhill Historic District.
2. To address the serious pedestrian safety issue that is evident with the current installation of steel guardrails.
3. To restore and preserve the nature of the Historic District, especially at the intersection of Jane and Elizabeth Streets.

**Background - Analysis and Options**

1. As a result of the deterioration of the road network in the Thornridge Drive and Thornhill Village area and as a result of a number of flooding incidents over the last five years, a major road rebuilding and storm water project was initiated in the fall of 2009 continuing through to the end of July 2010.

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2. As the project was coming to completion massive steel guardrails were installed adjacent to the intersection of Jane and Elizabeth Streets. These streets are in the heart of the Historic District. Both streets have very limited traffic volumes and low speed limits due to their location. At the same time these streets are used by pedestrians and cyclists on a regular basis. There are no sidewalks in the majority of this area.
3. Residents of the area immediately responded with great distress when the guardrails were installed, stating a variety of concerns, especially noting their impact on the character of the area and the obvious overkill of placing barriers of that size at a location of limited traffic and very low speed limits.
4. On further consideration, residents also pointed out that the installation of the guardrails have significantly increased the risk of serious pedestrian injury as they are of such a height and the roads so narrow that a pedestrian would have no escape if a vehicle were to threaten them.
5. It has become clear that the design consultants for this project only considered the vehicular components in designing the roads and their features. They did not fully the broader issues, including pedestrian traffic and the nature of the Historic District.
6. At a time when the City of Vaughan proposed Official Plan is focusing on a people-scaled plan for the City with roadways being suggested that take into strong consideration both pedestrians and cyclists, this design was retrogressive in its design vis-à-vis the guardrails. This failure is even more profound when considering the fact that a portion of the project was located in a Historic District.

#### **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.

#### **Regional Implications**

None

#### **Conclusion**

1. The currently installed steel guardrails be removed immediately.
2. That no further guardrails be installed as part of this project.

#### **Attachments**

N/A

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

Debi Traub, Council Executive Assistant

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Item 56, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

#### **56      NATIONAL DEMONSTRATION OF STREET LIGHT OPTIMIZATION TECHNOLOGY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated August 31, 2010:

##### **Recommendation**

The Commissioner of Engineering and Public Works recommends:

That the staff commitment to participate in the National Demonstration of Street Light Optimization Technology program be confirmed by Council and that a further report be submitted to Committee of the Whole following the conclusion of the program.

##### **Contribution to Sustainability**

The City has approximately 24,000 fixtures in its network of street lights which consume electricity at a cost to the City of approximately \$1.5 million per year. Implementation of a system to be able to control/adjust lighting levels has the potential to allow the City to effectively manage energy utilized in street lighting. The potential reduction in energy cost would contribute to a reduction in green house gas emissions.

##### **Economic Impact**

Participation in the program would require some staff time and installation and removal of fixtures and equipment supplied to the City at no cost. Shipping of the equipment is paid for by the proponent of the program and not by the City. The City would incur a cost of approximately \$1500 to have its contractor install the 10 light fixtures supplied for the program and to remove them on completion. This cost can be absorbed in the approved 2010 Public Works Department Operating Budget.

##### **Communications Plan**

When a location for the program has been selected, area residents/business owners would be contacted to advise them of the program and potential lighting level adjustments. One of the desired outcomes of the program is public feedback regarding the use of the street light optimization technology. Accordingly, a communications program would be developed and implemented to solicit feedback. Information would be placed on the City's website where the public could read about the program and make comments, similar to the process implemented in obtaining public feedback for the energy efficient streetlight trial undertaken earlier this year in Kleinburg.

##### **Purpose**

To advise Committee of the opportunity to participate in the demonstration program and to confirm the City's participation.

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

Recently, the City received an invitation to participate in a program funded by National Resources Canada to encourage cities across Canada to participate in a demonstration of adaptive street lighting technology. The demonstration would take place over 2 or 3 months and would provide Vaughan with the opportunity to evaluate energy and operational savings potential in street lighting.

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There would be no cost to the City to participate other than a small amount of staff time and some nominal cost to install and remove street light fixtures and equipment supplied for the program. There are 20 kits available for municipalities.

National Resources Canada is supporting this project in collaboration with a firm called Streetlight Intelligence Inc. from Victoria, B.C to evaluate adaptive lighting control for effective light energy management, improved lamp performance as well as system wide communication for centralized asset management. The objective of the National Demonstration Program is to provide several Canadian municipalities the opportunity to experience first hand how this innovative technology works. The project features small turnkey installations in a number of municipalities across Canada for 2 or 3 months in each location.

We would not be charged for the equipment to be utilized in the program. City staff would be trained in the use of the equipment and would manage the trial. There is not a significant time requirement for this activity. The City's street light maintenance contractor would be used to install the fixtures and equipment supplied for the program and would remove the equipment at the end of the program. The cost of this activity based on the hourly rates in the City's contract is estimated to be no more than \$1500. This cost can be absorbed in the Public Works Department approved 2010 operating budget. The street light fixtures and equipment to be used in the program would be supplied and delivered at no cost to the City. Return shipping is also prepaid.

On conclusion of the program, the City will be required to provide performance data and qualitative responses to a series of technical and social questions related to the technology. At the end of the project, the collected information from all jurisdictions will be assembled by an independent consulting firm, at no cost to the City, into a report that summarizes the associated cost/opinions surrounding the technology.

Staff have discussed the program requirements with representatives both of Natural Resources Canada and Streetlight Intelligence Inc. This is a good opportunity to see first hand how the technology works and to assess its applicability in Vaughan's street light network. A report on the program and outcomes would be prepared by staff and submitted to a future Committee of the Whole meeting.

The program is intended to commence shortly and confirmation of the City's agreement to participate was required by the end of August. Accordingly, staff have signed and returned the participation acceptance form to the program organizers so as to not miss this opportunity.

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

Participation in this program relates directly to the priorities set forth in Vaughan Vision 2020 in particular the following:

Goal: Service Excellence

Objective: Pursue Excellence in Service Delivery

Objective: Lead and Promote Environmental Sustainability

Goal: Management Excellence

Objective: Enhance Productivity, Cost Effectiveness & Innovation

The necessary resources have been allocated and approved.

#### **Regional Implications**

None

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**Conclusion**

Participation in the National Demonstration of Street Light Optimization Technology is a good opportunity to experience and evaluate a new emerging technology that contributes to the reduction of energy consumption. The technology has potential to optimize the performance of the street lighting network while maintaining a high level of public safety. The cost to the City to participate is nominal and can be absorbed within the approved resources and budget of the Public Works Department.

**Attachments**

None

**Report prepared by:**

Bill Robinson, Commissioner of Engineering and Public Works, Ext 8247

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 57, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**57**

**ZONING BY-LAW AMENDMENT FILE Z.10.013  
DRAFT PLAN OF SUBDIVISION FILE 19T-10V03  
SITE DEVELOPMENT FILE DA.10.017  
DRAFT PLAN OF CONDOMINIUM 19CDM-10V01  
ELM THORNHILL WOODS (2010) INC.  
WARD 4**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved;**
- 2) That the applicant be requested to work with staff to ensure that significant tree planting takes place;**
- 3) That the memorandum of the Commissioner of Planning, dated August 31, 2010, be received;**
- 4) That the coloured elevation drawings submitted by the applicant, be received; and**
- 5) That the following deputations and written submission be received:**
  - a) Mr. Keith MacKinnon, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3A3, on behalf of the applicant; and**
  - b) Mr. Stephen Roberts, 95 Bentoak Crescent, Vaughan, L4J 8S8 and written submission dated August 31, 2010.**

**Recommendation**

The Commissioner of Planning recommends:

- 1. THAT Zoning By-law Amendment File Z.10.013 (Elm Thornhill Woods (2010) Inc.) BE APPROVED, to rezone the subject lands shown on Attachments #3 and #4 from A Agricultural Zone to RVM2 Residential Urban Village Multiple Dwelling Zone Two to facilitate the development of 52 freehold townhouse dwellings on a common element private road as shown on Attachment #7 with the site-specific exceptions identified in Table 1 of this report.**
- 2. THAT Draft Plan of Subdivision 19T-10V03 (Elm Thornhill Woods (2010) Inc.) shown on Attachment # 5, BE APPROVED, subject to the conditions set out in Attachment #1, to facilitate the creation of one(1) block.**
- 3. THAT Site Development File DA.10.017 (Elm Thornhill Woods (2010) Inc.) 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 including significantly upgraded rear elevations which shall be submitted by the Owner, landscape plan/details, tree inventory assessment, tree preservation and removal plan, lighting plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;**



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- ii) the final site servicing and grading plan, stormwater management report, traffic impact and site access study, and noise attenuation report, shall be approved by the Vaughan Engineering Department;
  - iii) the Owner shall provide the City with written confirmation that satisfactory arrangements for cost sharing for servicing have been made;
  - iv) the Owner shall pay to Vaughan as applicable, Special Service Area Development Charges in accordance with the City of Vaughan Development Charges By-law;
  - v) the Owner shall pay to Vaughan, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the City's Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-End Agreement;
  - vi) the Owner shall receive a Clearance of Archaeological Resource Concerns from the Ministry of Tourism and Culture (Archaeological Unit); and,
  - vii) the implementing subdivision (File 19T-10V03) shall have been registered and implementing zoning by-law (File Z.10.013) shall be in full force and effect.
4. THAT the Owner shall pay Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
5. THAT Draft Plan of Condominium (Common Elements) File 19CDM-10V01 (Elm Thornhill Woods (2010) Inc.) BE APPROVED, subject to the conditions set out in Attachment #2.
6. IT IS HEREBY RESOLVED THAT Site Development Application (File DA.10.017) is allocated sanitary sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 52 residential units, subject to the execution of a Site Plan Letter of Undertaking to the satisfaction of the City.

#### **Contribution to Sustainability**

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

- Permeable pavers for the walkway within the amenity area;
- Bioswales in the rear yards consisting of a 1m x 1m trench filled with clear stone wrapped with a filter blanket and grassed over;
- Energy efficient appliances;
- Low flush toilets;
- Energy star heating and air conditioning units;
- Energy efficient Low-E Argon windows;
- Additional insulation in the attics; and,
- Fully insulated basements.

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#### **Economic Impact**

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

#### **Communications Plan**

On April 16, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. Letters of concern were received by the Development Planning Department, which are discussed in the background section of this report. The recommendation to receive the Public Hearing report of May 11, 2010, was ratified by Council on May 18, 2010.

#### **Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachment #3 and #4:

1. A Zoning By-law Amendment Application (File Z.10.013) to rezone the subject lands from A Agricultural Zone to RVM2 Residential Urban Village Multiple Dwelling Zone Two to facilitate the development of 52 freehold townhouse units on a common element private road, with the required zoning exceptions identified on Table 1 of this report.
2. A Draft Plan of Subdivision Application (File 19T-10V03) to facilitate the creation of one block, under a single registered M-Plan, which would permit the application for Draft Plan of Condominium (Common Elements) File 19CDM-10V01.
3. A Site Development Application (File DA.10.017) to permit the development of 52 townhouse units as shown on Attachment #7.
4. A Draft Plan of Condominium Application (Common Elements, File 19CDM-10V01) to create common elements, including a private road, visitor parking, walkways, and landscaped amenity areas to serve 52-unit freehold townhouse units as shown on Attachment #6.

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

##### **Location**

The subject lands shown on Attachments #3 and #4 are located on the east side of Dufferin Street north of Summeridge Drive in Part of Lot 13, Concession 2, City of Vaughan. The 1.52 ha site has an 82.m frontage along Dufferin Street and is developed with a 2-storey frame building (to be demolished). The surrounding land uses are shown on Attachment #4.

##### **Concerns Raised through the Public Hearing Process**

Letters of concern were received prior to the Public Hearing meeting, which reference the original development concept which proposed 53 townhouse units, a driveway parallel to the east (rear) property line with parallel visitor parking spaces, and no outdoor private parkette. The following concerns were raised with respect to the original proposal:

- The access and driveway from Dufferin Street into the development will cause light disturbance into the backyards and rear windows of the existing homes along Gauguin Avenue;

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

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- Access from Dufferin Street offers an opportunity for vehicular traffic to avoid perceived delays at the signalized intersection of Dufferin Street and Summeridge Drive;
- The provision of two parking spaces per unit is not adequate;
- The Owner cut down trees without permission, which demonstrates their willful neglect for this valuable resource in the community;
- The adjacent Cober-Baker Mennonite cemetery, church and stable will lose its natural vista when the trees are removed for this development and the cemetery will lose its visual and noise buffer. Cemeteries are an atmosphere of peace and quiet;
- The property contains several large and old trees that appear to fit the Trees Ontario definition of a heritage tree. Namely those trees over 700 years old that represent or relate to something of cultural and historical significance. The trees in question are next to this pioneer Mennonite cemetery where the earliest known burial is 1839. There appear to be few trees over 100 years and there is at least one tree that appears to be a 200 year old oak tree;
- Protection of ecological systems and natural areas (e.g. trees) are encouraged by the Ontario Planning Act through the site plan process and negotiation with the developer. Since 5% park dedication is required, this should be used to protect a portion of the trees in negotiations with the developer rather than the traditional cash-in-lieu payment;
- The trees in this small woodlot absorb carbon and remove air pollutants;
- A townhouse development that retains many of the trees will result in lower heating requirements in the winter and lower cooling requirements in summer provided by the trees on the south and west sides;
- Trees will also provide effective noise attenuation as well as a visual buffer from Dufferin Street; and,
- The adjacent properties include a district park to the north that would benefit from a shady woodlot to the south. The trees would have a cooling effect and provide shade for park users.

As a result of the comments received in writing and concerns raised at the Public Hearing, the Owner revised the proposal, resulting in a reduction of 1 (one) townhouse unit, re-configuration of the site to include a private parkette, and has oriented the rear yards of the proposed townhouse units to back onto the rear yards of the existing residences fronting on Gauguin Avenue. With respect to concerns regarding the existing treed lot, the subject lands are not a designated woodlot, as such, there are no measures to protect the trees on the subject lands through the provisions of the Zoning By-law or Official Plan. The Development Planning Department, however through its review, has requested a tree inventory plan, and is discussing with the Owner the possibility of preserving existing trees where applicable. Also, to ensure there is no cut-through traffic between Dufferin Street and Summeridge Drive, the applicant is proposing to place an access control at the southwest corner of the property (Attachment #7). In addition, signs will be posted at both the Dufferin and Summeridge accesses warning of the access controlled gate, which can only be used by owners of the subject townhouse phase.

#### Official Plan

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600, which permits townhouse units with a net density between 17-40 units/ha. The proposed development has a net density of 34.2 units/ha and therefore conforms to the Official Plan.

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#### Zoning

The subject lands are currently zoned A Agricultural Zone and further subject to Exception 9(1210), which permits zone standards for a place of worship (File Z.04.012 Temple Kol Ami). The application was completed, but the subject lands were never developed with a place of worship, and were eventually sold to the current Owner.

The A Agricultural Zone does not permit the townhouse development proposal. The Owner submitted a Zoning By-law Amendment Application (File Z.10.013) to rezone the subject lands from A Agricultural Zone to RVM2 Residential Urban Village Multiple Dwelling Zone. The rezoning will permit the 52 townhouse dwelling units with the following exceptions:

Table 1

	<b>By-law Standard</b>	<b>By-law 1-88 RVM2 Zone requirements</b>	<b>Proposed Exception to the RVM2 Zone</b>
a.	Frontage on a Public Street, By-law 1-88)	No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public street.	No person shall erect any building or structure unless the lot upon which such building or structure is to be erected fronts upon a public street or a private common elements roadway.
b.	Minimum interior side yard (end unit)	1.2m for each end unit	0.85m for each end unit
c.	Minimum dimension for parking spaces	2.7m x 6.0	Visitor Lay-By Parking 2.5m x 7.3m (interior spaces) and 2.5 m x 6.7m (end spaces)

By-law 1-88 does not provide specific zoning requirements for townhouse dwellings units developed on a common element road, thereby resulting in the proposed exception to permit buildings to front onto a private common element road which is necessary to establish a Common Element Condominium Corporation. The proposed reductions to the interior side yard for end units and the reduced parking space dimensions are considered minor in nature and appropriate for the development of the subject lands. Accordingly, the proposed exceptions can be supported by the Development Planning Department.

#### Draft Plan of Subdivision, Draft Plan of Condominium and Site Plan Design

The proposed draft plan of subdivision shown on Attachment #5, consist of one (1) block fronting onto Dufferin Street. The proposed draft plan of condominium (Attachment #6) shows the proposed 52 townhouse lots and all common elements including, a private road, visitor parking spaces, walkways and landscaped amenity areas. The site plan (Attachment #7) consist of 52 townhouse units, which are served by a full movement access from Dufferin Street and a gated

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entrance in between the Phase 1 and Phase 2 developments. The private common element road creates a loop around townhouse Blocks “E” and “F” as well as the outdoor private parkette situated east of townhouse Block “E”. Visitor parking has been provided throughout the development along the private road. The Owner shall fulfill the conditions of approval for the draft plan of subdivision (19T-10V03) and draft plan of condominium (19CDM-10V01) as outlined in Attachments #1 and #2, respectively. The final site plan shall be approved to the satisfaction of Vaughan Development Planning Department, of which a condition to this effect has been included in the recommendation of this report.

#### Building Elevations

The Vaughan Development Planning is generally satisfied with the proposed building elevations for the 52 townhouse units as shown on Attachments #9 and #10. The building materials consist of red/brown masonry brick with a stone base and black/brown asphalt shingles. The Owner has submitted rear elevations (Attachment #11) which must be significantly upgraded to diversify the materials used on the rear elevation (precast stone base), articulate the roof-line, provide upgraded window mullions and sills, and garden doors. The Department will continue to work with the Owner to finalize the details of the building elevations. The final building elevations shall be approved by the Development Planning Department, a condition to this effect has been included in the recommendation of this report.

#### Landscape Plan

The landscape plan (Attachment #8) shows a mix of trees and shrubs in the front and rear yards of the proposed townhouse units and within the private parkette. The Development Planning Department is generally satisfied with the proposed landscape plan and will continue to work with the Owner to finalize the details. The Owner shall submit landscape details for the private parkette, a tree inventory assessment to ensure preservation of existing trees along Dufferin Street and a landscape buffer between the adjacent cemetery and church. The final landscape plan/ details, tree inventory assessment and lighting plan shall be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

#### Vaughan Engineering Department

The Vaughan Engineering Department has no objections to the proposal and provides the following comments:

1. Draft Plan of Subdivision:
  - a. Servicing Allocation: Council reserved water supply and sewage allocation for 53 townhouse units through the City's Servicing Capacity Distribution Protocol in effect as of June 8, 2010. As a result of comments respecting the site layout, the development was reduced by 1 unit and now proposes a total of 52 units. The Engineering Department recommends that Council resolve that Site Development Application DA.10.017 is allocated sanitary sewage capacity from the York Sewage Servicing System and Water Supply capacity from the York Supply System for a total of 52 residential townhouse units.
  - b. Noise Impact: The subject lands abut Dufferin Street, therefore the Owner shall submit a noise report for review and approval by the Vaughan Engineering Department. Vaughan Engineering requires all dwelling units that abut or front onto an arterial road be constructed with central air conditioning units. All required acoustic barriers, including landscape berms and/or fencing material and foundations abutting public lands shall be constructed completely on private lands and totally clear of any 0.3m reserves.

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2. Site Development Application:

- a. Access: The site is served by a full-movement ingress/egress driveway from Dufferin Street and will also have access to the 7.5m wide full-movement access on Summeridge Drive, also intended for use by the residents of the development to the south. An easement in favour of the subject lands for access to a right-of-way was granted through negotiations held at the Ontario Municipal Board (OMB) prior to the commencement of the scheduled OMB hearing. The final design details of the driveway access along Dufferin Street will be subject to the approval of the Region of York and details of the gated access from Summeridge Drive via the existing development to the south will be subject to the approval of the Vaughan Engineering Department.
- b. Parking: The required number of residential parking spaces for the townhouse units is 2 spaces/unit, plus 0.25 spaces/unit for visitor parking. Each townhouse unit will be developed with 2 parking spaces, one in the driveway and the other in the garage. The site plan shows a total of 19 visitor parking spaces located throughout the development (13 are required). The scattered arrangement of the visitor parking spaces will also contribute to traffic calming as on-street parking tends to encourage reduced driving speeds. The proposed development meets the minimum parking requirements of the Zoning By-law. The final parking layout and reduced parking stall dimensions are subject to the approval of the City of Vaughan Engineering Department.
- c. Servicing: The Owner has submitted servicing and grading plans and a storm water management report. The final drawings/report shall be approved to the satisfaction of the Vaughan Engineering Department.

Cultural Services

The Owner has submitted an Archaeological Assessment for the subject property, which shall be approved by Vaughan Cultural Services and the Ministry of Tourism and Culture (Archeological Unit), prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Vaughan Finance Department

The Vaughan Finance Department has advised that the Owner shall pay a woodlot fee for each townhouse dwelling unit proposed on site, which is payable at the site plan stage. In addition, development charges shall be paid, prior to the issuance of a building permit.

Parkland Dedication

The Vaughan Real Estate Division has advised that Cash-in-Lieu of Parkland dedication was included in the overall calculations for Block 10, and shall be paid at a rate of 5% or 1 ha per 300 units of the value of the subject lands through the site plan approval process (File DA.10.017).

Waste Collection/Snow Removal

Garbage and recycling pick-up and snow removal will be administered privately by the condominium corporation.

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#### **School Boards**

The York Region District School Board, York Catholic District School Board, and the Conseil Scolaire de District Catholique Centre-Sud have no objections to the proposed development and no conditions of approval.

#### **Canada Post**

Canada Post has no objections to the proposed development, and has provided conditions of approval, which have been included in Attachment #1.

#### **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 has completed its review of the proposed draft plan of subdivision, zoning by-law amendment, site development application and draft plan of condominium and has no objections to the development, subject to the conditions of approval outlined in Attachments #1 and #2.

#### **Conclusion**

The Draft Plan of Subdivision, Zoning By-law Amendment, Draft Plan of Condominium, and Site Development Applications have been reviewed in accordance with the Official Plan, By-law 1-88, comments from City Departments and external public agencies and the area context. The Development Planning Department is satisfied that the proposed development for 52 freehold townhouse units on a private common element road, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Draft Plan of Subdivision File 19T-10V03, Zoning By-law Amendment File Z.10.013, Site Development File DA.10.017 and Draft Plan of Condominium File 19CDM-10V01, subject to the conditions set out in Attachments #1 and #2, and in the recommendation section of this report.

#### **Attachments**

1. Conditions of Approval Draft Plan of Subdivision
2. Conditions of Approval Draft Plan of Condominium
3. Context Location Map
4. Location Map
5. Proposed Draft Plan of Subdivision and Zoning
6. Draft Plan of Condominium Common Elements
7. Site Plan
8. Landscape Plan
9. Typical Elevations (Blocks “A” and “H”)
10. Typical Elevations (Blocks “F” and “D”)
11. Typical Rear Elevation (to be upgraded)

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

Arminé Hassakourians, Planner, ext. 8368  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

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



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Item 58, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**58**

**ZONING BY-LAW AMENDMENT FILE Z.08.027  
ANNA DIBIASE  
WARD 1**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010:**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.027 (Anna DiBiase) BE APPROVED, specifically to rezone the subject lands from A Agricultural Zone to RR Rural Residential Zone (tableland) and OS1 Open Space Conservation Zone (valleyland) and to amend the existing site-specific Exception 9(639) to facilitate a future severance of the subject lands into two residential lots, each to contain one of the existing dwelling units as shown on Attachment #3; and, to provide the zoning exceptions as identified in Table 1 of this report, subject to the following conditions:
  - a) prior to the enactment of the implementing zoning by-law, a vegetation inventory and assessment report is required to the satisfaction of the Vaughan Development Planning Department;
  - b) the implementing zoning by-law shall be in full force and effect, prior to final approval of the Vaughan Committee of Adjustment Consent Application.

**Contribution to Sustainability**

In order to ensure the continued protection of the main valley feature located on the property, this area will be rezoned from A Agricultural Zone to an appropriate open space zone category (OS1 Open Space Conservation Zone).

**Economic Impact**

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

**Communications Plan**

On August 22, 2008, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands. The recommendation to receive the Public Hearing report of September 15, 2008, was ratified by Council on September 22, 2008.

One letter was received from an adjacent landowner, expressing concerns related to the encroachment of existing gateposts and driveways onto their property. The Development Planning received confirmation from the owner that they have since removed the gatepost and driveway off the adjacent landowners property.

On August 25, 2010, written notice was provided to individuals who had requested notification of the subject Committee of the Whole meeting.

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#### **Purpose**

The Owner originally submitted a Zoning By-law Amendment Application to amend Zoning By-law 1-88, specifically the A Agricultural Zone, subject to Exception 9(639) to facilitate the future severance of the subject lands into two lots, each to contain one of the existing dwelling units, as shown on Attachment #3, as well as exceptions as identified in Table 1 of this report.

Through the review of this application, the Development Planning Department determined that it is appropriate for the tableland portion of the subject lands to be rezoned from A Agricultural Zone to RR Rural Residential Zone which is a more appropriate zone for the existing single detached dwellings rather than the Agricultural Zone. In addition, the Development Planning Department concurs with the comments received from the Toronto and Region Conservation Authority (TRCA) which indicate that the main valley feature on the property should be rezoned from A Agricultural Zone to OS1 Open Space Conservation Zone, in order to ensure its long-term protection. As shown on Attachment #3, Part 1 is proposed to have a lot area of 15,615 m<sup>2</sup>, with a minimum lot frontage of 138.56 m on Teston Road and Part 2 is proposed to have a minimum lot area of 6,594 m<sup>2</sup> and a minimum lot frontage of 30.79 m on Teston Road.

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

##### **Location**

The subject lands shown on Attachments #1 and #2 are located south of Teston Road, west of Weston Road, municipally known as 4001 Teston Road, City of Vaughan. The 5.17 ha site currently contains two 2-storey single-detached residential dwellings. The site has 138.54 m of frontage on Teston Road and has a depth of 386.73 m. The property consists of 2.22 ha of tableland and 2.95 ha of valleyland.

##### **Provincial Policy Statement (PPS)**

The PPS is a provincial document used to enhance the quality of life for the citizens of Ontario as well as act as a guide to development patterns which support strong, livable and healthy communities, protect the environment, public health and safety and facilitate economic growth.

The PPS has been considered with respect to the proposed development. Section 1.1.4.1 indicates that “development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted”. The subject lands will not be redeveloped. The existing dwellings will remain intact and unaltered, and continue to use the current rural services, thus sustaining the land use in the area as well as remaining compatible with the surrounding land uses.

The PPS also requires the “efficient use of existing private communal sewage services and private communal water services” (1.6.4.1). The subject lands will remain serviced under the current private water and sewage services, thus making efficient use of the existing services available as well as promoting water conservation and water use efficiency also noted within the PPS.

##### **Places to Grow**

Places to Grow provides “a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in this region to 2031”. This document builds upon provincial planning initiatives in order to promote future economic prosperity in the Greater Golden Horseshoe.

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The subject lands are designated Greenfield Area (Section 2.2.7). Rural policies indicate that “municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlement areas to serve the needs of rural residents and area businesses”.

The proposed zoning amendment would adhere to the above noted policy in that the existing dwellings on the subject land would be severed to serve the needs of the current residents.

#### Region of York Official Plan

The Region of York’s Official Plan is a set of policies that will help guide “economic, environmental and community-building decisions affecting the use of land”. The main goal of this plan is to provide “a framework for coordinated planning with adjacent municipalities, as well as with other jurisdictions in the Greater Toronto Area”.

The subject land is located within the Urban Area under the Regional Structure and is also subject to the “Greenlands System” designation. One of the general objectives of the “Greenlands System” is “to require area municipalities to develop policies which protect and complement the Greenlands System identified in this Plan”.

The proposed Zoning By-law Amendment will maintain this Regional objective in that the existing dwellings will not be altered and no additional development will take place. The “Greenlands System” will therefore remain protected.

#### City of Vaughan Official Plan #600

The subject lands are designated “Urban Area” and “Valley Lands” by OPA #600. Permitted uses within the Urban Area include: executive housing; forestry; conservation; agricultural production; farming; and, secondary dwellings for farming. Section 5.9.1 of OPA #600 states that no buildings or structures are to be developed on any lands designated “Valley Corridor”, except in cases where development will allow for flood and erosion control and meet the standards of the Toronto and Region Conservation Authority.

The proposal consists of the existing single detached dwelling units to be located on separate lots (future severance application), and the existing valley lands to be zoned OS1 Open Space Conservation Zone, as stated by the Toronto and Region Conservation Authority. The proposed application conforms to the Official Plan.

#### Consent Policies of OPA #600

Consent Policies of OPA #600 states that “regard shall be given to the compatibility of the proposed size, shape and use of the lot to be created with the present and potential lots and uses in the adjacent areas”. This proposal will result in lots with single-family dwellings and will correspond with the future adjacent uses.

“Consent to sever a lot shall be permitted only when both the lot and the remaining parcel front on an existing assumed public highway”. “If the proposed lot or remaining parcel has frontage on a Regional or City road, any consent shall be subject to the requirements of appropriate Regional or City authorities. Both lots have existing access onto Teston Road and the Region of York has no objection to the proposal.

“Where existing developed lots have the potential for redevelopment on a more comprehensive scale, proposed severances which could block potential points of access or further fragment ownership of these lands, shall not be approved, pending study of the area and approval for an overall development plan in favour of a comprehensive plan of subdivision.” A more comprehensive plan in a form of a Block Plan for this area has been submitted, however, the Owners are non-participating, and further discussed below.

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#### Proposed Block Plan for Block 40/47

A Block Plan for Planning Blocks 40/47 was initiated by the Block 40/47 Landowner's Group in February of 2003, detailing land uses for the northern area of Blocks 40 and 47, north of Cold Creek Valley, to provide a comprehensive plan to provide guidance in the assessment of future development applications. The proposed Block Plan was revised as of April 2008 and is currently in circulation with City Staff. However, the Block 40/47 Landowner's Group recently met with City Planning, Engineering, and Parks Development Departments to propose a revised Block Plan (not yet submitted), which would exclude the subject Anna DiBiase lands on the basis she is a non-participating landowner and that the developable portion of the DiBiase lands is small and narrow and cannot be incorporated into the Block Plan layout. At the meeting, representatives of the Block 40/47 Landowners Group had no objections to the subject zoning application proceeding.

#### Zoning

The 5.17 ha site is zoned A Agricultural Zone by By-law 1-88 subject to Exception 9(639), as shown on Attachment #2. The site-specific exception 9(639) permits single family detached dwellings with a minimum lot area of 5 ha and a minimum lot frontage of 138m. This exception also permits a second dwelling on the subject lands, as shown on Attachment #3. The tableland portion of the lands will be rezoned to RR Rural Residential Zone. The proposed severance of the subject lands into 2 lots (Part 1 and Part 2 as shown on Attachment #3) will not comply with the minimum requirements of lot frontage and lot area for both proposed lots. In addition, further reductions to the interior side yard (to basement terrace and bench area), rear yard, rear yard setback to a pool and accessory landscaping features are proposed for Part 2. These exceptions are identified in Table 1 below.

Table 1:

<b>By-law Standard</b>	<b>By-law 1-88 Exception 9(639) (Agricultural Zone)</b>	<b>By-law 1-88 RR Zone</b>	<b>Proposed Lot: Part 1 RR Zone</b>	<b>Proposed Lot: Part 2 RR Zone</b>
Minimum Lot Area	50,000 m <sup>2</sup> (5.0 ha)	4000 m <sup>2</sup> (0.4 ha)	15,615 m <sup>2</sup> (1.56 ha)	6,594 m <sup>2</sup> (0.6 ha)
Minimum Lot Frontage	138 m	45 m	107.7 m	30.7 m
Minimum Interior Side Yard	9 m	4.5 m	5.1 m	7.2 m
Minimum Interior Side Yard to Basement Terrace and Bench area	9 m	4.5 m		1.5 m
Minimum Rear Yard	15 m	15 m		8.4 m
Minimum Rear Yard Setback to a Pool	1.5 m	1.5 m		1.0 m
Minimum Rear Yard Setback to Stairs, Fountain and Covered Gazebo	15 m	15 m		4.0 m

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#### Planning Considerations

The proposed zoning by-law amendment would facilitate the severance of the subject lands into two parcels in the manner shown on Attachment #3. The proposed lots would have minimum lot frontages of 107.7 m and 30.7 m and minimum lot areas (tableland) of 15,615m<sup>2</sup> and 6,594m<sup>2</sup> respectively and would require additional relief to setbacks as described in Table 1. The proposed interior side yard and rear yard setbacks are required from the proposed OS1 Open Space Conservation Zone. No new construction is proposed for Part 1. The applicant advises that a future swimming pool is proposed for Part 2, therefore relief from the required rear yard of 1.5m to 1.0m is required. The TRCA has no objection to this exception.

As a condition of approval from the Toronto and Region Conservation Authority (TRCA), the portion of the lands located south of the staked feature will be rezoned to OS1 Open Space Conservation Zone. The portion of the lands zoned OS1 Zone will remain in private ownership.

Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment Application as the two proposed lots would conform and comply with the requirements of the Official Plan and Zoning By-law, respectively, and result in residential lots and dwellings that are consistent and compatible with the existing and future surrounding development.

#### Committee of Adjustment

The Owner will be required to submit a Consent Application to the Vaughan Committee of Adjustment for the severance of the subject lands into 2 properties as shown on Attachment #3, if the subject zoning application is approved by Vaughan Council. As a condition of approval of the Consent Application, the implementing zoning by-law shall be in full force and effect. A condition to this effect is included in the recommendation of this report.

#### Servicing

The existing residential units will remain on the existing septic systems. The Building Standards Department has no concerns with the location of the on-site sewage system identified on Attachment #3.

#### Toronto and Region Conservation Authority (TRCA)

The TRCA has no objection to the proposed application, subject to area of the subject property south of the staked line on the survey prepared by Guido Papa Surveying Ltd., dated August 13, 2010, is zoned to an appropriate Open Space category to help ensure its continued protection. TRCA has indicated they are satisfied that the staked limit, as shown on Attachment #3, provides an appropriate buffer for the Open Space Zone as well as sufficient amenity space and buffering from existing residential uses (septic systems for both dwellings) and future residential uses (including an already approved, but not yet constructed terrace and pool for Part 2).

#### **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 Transportation Services Department has no objections with respect to this proposal.

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**Conclusion**

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.08.027 (Anna DiBiase) in accordance with the PPS, Places to Grow, the Regional Official Plan, OPA #600, By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the proposed development is appropriate and compatible with the existing uses in the area and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment Application, which will facilitate the future severance of the property into 2 parcels.

**Attachments**

1. Context Location Map
2. Location Map
3. Proposed Severance Plan

**Report prepared by:**

Margaret Holyday, Planner, ext. 8216  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/CM

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

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Item 59, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**59**

**SITE DEVELOPMENT FILE DA.10.046  
FABIO ALVIANI, GIOSEFFINA GRECO  
ALVIANI & ANDREA GRECO  
WARD 1**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved;**
- 2) That the coloured elevation drawings submitted by the applicant, be received;**
- 3) That the deputation of Mr. Frank Greco, 10360 Islington Avenue, Kleinburg, L0J 1C0, on behalf of the applicant be received; and**
- 4) That the written submission of Mr. Ken Schwenger, KARA, P.O. Box 202 Kleinburg, L0J 1C0, dated August 31, 2010, be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.046 (Fabio Alviani, Gioseffina Greco Alviani & Andrea Greco) BE APPROVED AS RED-LINED, subject to the following conditions:
  - a) the proposed Site Plan and Landscape Plan be amended as shown on Attachments #3 and #4 to reflect the following:
    - i) delete the proposed 6.0 m wide aisle located between Islington Avenue and Building "A"; this area shall be landscaped accordingly to comply with the Ontario Municipal Board (OMB) approved Zoning By-law 266-2009; and,
    - ii) label the required 2.5 metre wide landscape buffer area adjacent to the westerly property line, to be used for no other purpose than soft landscaping, as identified in the OMB approved Zoning By-law 266-2009.
  - b) the Owner shall post the required securities to the City of Vaughan in the form of a Letter of Credit, in accordance with the Minutes of Settlement and the Heritage Conservation Easement Agreement (HCEA) and that the obligations pursuant to the HCEA are met.
  - c) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) a Zoning By-law Amendment be approved, lifting the "(H)" Holding Symbol on the subject lands, once the Region of York confirms that adequate water supply and sewage treatment are available and the City has allocated same;
    - ii) the final site plan, building elevations, landscape plan, and detailed landscape cost estimate shall be approved by the Vaughan Development Planning Department and Cultural Services;

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- iii) the final site servicing, grading plan, stormwater management report and registration of the Record of Site Condition (RSC) shall be approved by the Vaughan Engineering Department;
  - iv) the Owner shall satisfy all conditions and requirements of Heritage Vaughan and the Cultural Services Department;
  - v) the Owner shall satisfy all conditions and requirements of the Toronto and Region Conservation Authority.
  - vi) the minor variances to implement the development shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.
2. THAT the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit whichever is higher in accordance with the Planning Act and the City's cash-in-lieu Policy.
3. THAT the Owner shall enter into an Agreement with the City of Vaughan and the Region of York, of which Agreement shall be registered on title, committing the Owner to:
- a) Not enter into any agreement of purchase and sale with end user(s) for the Subject Lands until such time as:
    - i) York Region has advised in writing that it is no earlier than twelve(12) months prior to the expected completion of the expansion of the Kleinburg Water Pollution Control Plant and the completion of the additional water supply works in the Kleinburg/Nashville Water Supply System; and,
    - ii) The Council of the City of Vaughan has assigned or reserved adequate water supply and sewage service capacity to the subject development.

#### **Contribution to Sustainability**

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

- erosion and sedimentation control;
- heat island effect for non-roof; and roof;
- light pollution reduction;
- indoor water use reduction;
- elimination of CFC's and halons;
- collection and storage of recyclables;
- regional material;
- carbon dioxide monitoring;
- increase ventilation effectiveness;
- low-emitting paints and coolings; and,
- thermal comfort, ASHRAE 55

#### **Economic Impact**

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



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#### **Communications Plan**

The related Official Plan and Zoning By-law Amendment applications OP.07.031 and Z.07.031 (10,360 Islington Avenue Inc. & Josie and Fabio Alviani) were subject to an Ontario Municipal Board hearing in 2009. In the decision dated, October 5, 2009, the Board Member D.R. Granger wrote the following:

“Many of the concerns expressed by the participants in opposition to the proposal are matters to be considered and resolved through the site planning approval process. The City confirmed it a normal practice to consider input from area residents prior to final site plan approval and in this case assured that KARA (Kleinburg & Area Ratepayers Association) and Ms. Lazzarino would be afforded that opportunity.”

Ms. Lazzarino and KARA were circulated the proposal on July 28, 2010. As of August 26, 2010, no written responses have been received from the Development Planning Department.

#### **Purpose**

The Owners submitted a Site Development Application (File DA.10.046) on the subject lands shown on Attachments #1 and #2, to develop one 3-storey building form within Buildings “A”, “B” and “C” for a multi-residential development consisting of 45 units. The existing “Redcroft” (Martin Smith) heritage house will remain and be preserved, as shown on Attachment #3.

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

##### **Location**

The subject lands are located on the west side of Islington Avenue, south of Nashville Road, municipally known as 10,360 and 10,384 Islington Avenue in the Village of Kleinburg, in Part of Lot 23, Concession 8 (Ward 1), City of Vaughan, as shown on Attachments #1 and #2.

##### **Ontario Municipal Board**

The Official Plan and Zoning By-law Amendment applications (OPA #703 and By-law 266-2009) were approved by the Ontario Municipal Board on October 5, 2009, through a settlement reached between all parties. The proposed site development conforms to the Official Plan, and complies with the site-specific by-law, except in two instances. The Development Planning Department and Building Standards Department have noted a discrepancy between the Board approved Zoning Schedule ‘E-1436’ (Attachment #6) and the proposed site plan and landscape plan, and have red-lined the Site Plan and Landscape Plan as shown on Attachments #3 and #4 respectively. The applicant proposes a 6.0 m driveway aisle at the southeast end of the site, between Building “A” and Islington Avenue. In addition, Zoning By-law 266-2009 provides for a 2.5 metre wide landscape buffer area adjacent to the westerly property line, to be used for no other purpose than soft landscaping. This area was not reflected on the site plan or landscape plan. As these revisions are not considered appropriate and not considered minor, the Development Planning Department recommends that these areas be red-lined to reflect the Ontario Municipal Board approved zoning by-law.

##### **Official Plan and Zoning**

The subject lands are designated “Village Residential” and identified as a “Strategic Site and Gateway” by OPA #601 (Kleinburg-Nashville Secondary Plan) as amended by OPA #633 and OPA #703. The subject lands are zoned RM2(H) Multiple Residential Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone by By-law 1-88 subject to Exception 9(1330) (By-law 266-2009). The Holding Symbol “(H)” provision cannot be lifting until servicing allocation is available for the development.

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The subject lands are located within the Kleinburg-Nashville Heritage Conservation District and were designated under Part V of the Ontario Heritage Act in 2003. The property at 10384 Islington Avenue contains the Martin Smith House (built in 1852) that was designated under Section 29 of Part IV of the Ontario Heritage Act in 1979 through By-law 55-79. The Ontario Heritage Act requires any proposed alterations, additions or demolitions of individually designated property or properties designated within a Heritage Conservation District (HCD) to be reviewed by Heritage Vaughan for a recommendation to Council. Heritage Permit approvals must be obtained by the property Owner in conjunction with all other necessary City permits or approvals. This will be discussed in greater detail in the Heritage Vaughan section of this report.

#### Site Plan Review

The Vaughan Development Planning Department has reviewed the proposed site plan, building elevations and landscape plan as shown on Attachments #3 to #5 to ensure these plans are consistent with the Board approved Official Plan and Zoning By-law documents. As noted earlier, the Development Planning Department cannot support the current site plan, and landscape plan as proposed, and have red-lined the plans to remove the 6.0m aisle and replace this area with the landscaping, and to include a 2.5 metre wide buffer area at the westerly limit of the property, as approved by OMB. A condition to this effect is included in the recommendation of this report.

The driveway entrance is located at the south end of the site. The site will be developed with an underground parking area for 65 spaces which shall be accessed by a garage entrance/exit located on the south elevation of Building "B", as shown on Attachment #3. 4 surface visitor parking spaces are provided at the south end of the site. The site will be serviced by private snow removal and garbage/recycling pick-up. The development plans shall be designed in accordance with the Vaughan Waste Collection Design Standards Policy, to the satisfaction of the Vaughan Public Works Department.

#### i) Landscape Plan

The landscape plan shown on Attachment #4 consists of a mix of coniferous and deciduous trees, ground plantings, and hard landscaping amenity areas. The Landscape Plan has been red-lined to remove the 6.0m aisle proposed at the southeast end of the site, as this is not consistent with Zoning By-law 188-2009 approved by the Municipal Board. The Development Planning Department is of the opinion that this is not a minor revision, and the site plan and landscape plans shall be red-lined to address this issue.

The limits of development have been established through negotiations with the TRCA. Through those negotiations and through the implementing zoning by-law, the applicant is required to provide a 2.5 metre wide landscape buffer area along the westerly limits of the property, which shall be used for no other purpose than soft landscaping (refer Attachment #6). This information has not been labeled on the site plan and landscape plans, and therefore these plans have been red-lined. The applicant shall revise the plans to label this 2.5 metre area on these plans and shall provide the landscape details on the landscape plan. The Vaughan Development Planning Department along with the Cultural Services Department will continue to work with the Owner to finalize the details of the landscape plan. The final landscape plan/details and landscape cost estimate must be approved to the satisfaction of the Vaughan Development Planning Department and the Cultural Services Department.

#### ii) Building Elevations

The proposed building elevations are shown on Attachment #5. The building materials consist of brick veneer, stone sill around the window frames and black metal railings and roof, in keeping with the materials used on the existing "Redcroft" (Martin Smith) heritage house on the site. The

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final elevations must be approved to the satisfaction of the Vaughan Development Planning Department and the Vaughan Cultural Services Department. Comments from Heritage Vaughan on the building elevations are provided later in this report.

#### Building Standards Department

The Building Standards Department have identified the following variances on the site plan:

- i) the proposed front yard setback to Building “A” at the main entrance is 16.52 whereas 17.2m is required; The Development Planning Department can support this minor change as the original setback at this location was 15.4 m to a balcony which has been removed;
- ii) the proposed 4 surface parking spaces have been relocated on the site plan, further west, south of Building “A”, whereas Schedule “E-1458” (Attachment #6) shows these spaces being located to the east of Building “A” adjacent to the requirement 6.0 m wide landscape strip. The Development Planning Department can support the relocation of the 4 parking spaces to the east, subject only to the removal of the 6.0 m wide aisle, as red-lined on Attachments #3 and #4.
- iii) the 2.5 metre landscape buffer area abutting the new property line has not been identified on the site plan and landscape plan; the Development Planning Department require that these areas be labeled on the site plan and landscape plan and have red-lined these plans accordingly;
- iv) no encroachments are permitted into the 4.5 m rear yard setback other than eaves and gutters. The owner shall ensure that any patios abutting this area are at grade level only. Any elevated patios would be considered encroachments and will not be supported by the Development Planning Department as this is not considered a minor revision.
- v) the total amenity area of 2755m<sup>2</sup> is required; the Building Standards Department requires these areas to be identified at the time building permit application.

The Development Planning Department has reviewed these variances and consider the 16.52 m front yard to the main entrance acceptable, as well as the relocation of the 4 surface parking spaces, subject to the removal of the 6.0 m aisle, as red-lined on Attachments #4 and #5. The Owner will be required to obtain approval for these 2 variances from the Vaughan Committee of Adjustment, which shall be final and binding, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

#### Heritage Vaughan

The related Heritage Permit application (HP.2008.024) was forwarded to the Heritage Vaughan Committee meeting of July 21, 2010. The Committee recommended minor changes be made, and that the Owner submit samples of the materials used subject to approval by the Cultural Services Staff.

The following recommendation was approved at the Heritage Vaughan Committee of July 21, 2010:

- “1. That Heritage Vaughan approve the submitted Conservation Plan for the Martin Smith House received by Cultural Services on July 6, 2010, subject to the following revisions/amendments to the Plan:

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- i) The final Conservation Plan state in its objectives that the Standards and Guidelines for the Conservation of Historic Places in Canada will be followed by the applicant/architect.
- ii) The final Conservation Plan include the following requirements/amendments:
  - Mortar colour and mortar profile is to be matched in all restoration work to the exterior brick;
  - Existing brick is to be retained wherever possible;
  - Any new brick must match existing;
  - Only the joints that are in poor condition should be repointed;
  - Front elevation shutters are to be reinstalled;
  - Emphasize the retention of all original materials and elements where possible;
  - Emphasize that all window openings, size and location are to remain the same;
  - Describe what will be done with the door paint sample;
  - Historic plaque and hardware be retained and reinstalled in a timely fashion;
  - Barrier free ramp, all porch design is simple, understated and made of wood;
  - Decorative stone planter on front façade is not to be higher than 2 feet from the porch deck. Landscaping should visually minimize the impact of the planter; and,
  - Discuss the retention, repair, stabilization, storage, protection and reinstallation of all stained glass, if required.
- iii) The long-term conservation, monitoring, and maintenance of all heritage attributes is discussed in the final conservation plan, to the extent described in the below report.
- iv) A thinner door surround on the North Elevation than indicated, 4.5 to 5 inches thick, may be installed to cover damage to the brick around the existing doorway.
- v) An amendment in the Plan that confirms that the work identified in the Conservation Plan will be completed prior to the registration of the building to the Condominium Corporation.
- vi) Detailed design drawings or images of the proposed designs for the following proposed elements are to be submitted to Cultural Services for approval prior to the issuance of a Heritage Permit:
  - South Exterior replacement door;
  - Central staircase replacement railings; and,
  - 6/6 Ridley Windows “Norwood” windows and 1/1 replacement wood windows.
- vii) The following exterior and interior materials samples are to be submitted to Cultural Services staff for approval prior to the issuance of a Heritage Permit.
  - Mortar;
  - Replacement brick, if required;
  - Replacement Windows, 1/1 wood and 6/6 Ridley Windows “Norwood” windows;

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- Exterior Paint Colours for all wood elements;
- Board and Batten cladding;
- Wall Tiles;
- Interior Paint Colours; and,
- All replacement Baldwin Heritage Line hardware, if required.

viii) That all work to be completed on the Martin Smith House reflects all the requirements and amendments noted above.

2. That the proposed design received by Cultural Services Staff on July 6, 2010 for a 45 unit, 3 storey multi-residential condo development (HP.2008.024), be approved subject to the following conditions/revisions:

- i) That the proposed development be in conformance to the OMB decision (PL060606) on this property as confirmed by the Development Planning and Building Standards Departments.
- ii) That detailed drawings of the central 1-storey connective feature linking Building B and Building C, and the 3-storey connective feature linking Building A and Building B be submitted to Cultural Services staff for consideration an approval. This must include heritage appropriate samples of window and door features, material and paint samples.

*Note: A green roof would be an appropriate addition to the one-storey feature, and would help to incorporate the connection into the landscape. Mirrored spandrel may be used where necessary; however, the elevator electrical component on the 3-storey feature should lie flat on the roofline.*

- iii) Central gable window of Building A is to be redesigned as either a larger arched window, or a half-circle elliptical window or two quarter-circle vents, or of an appropriate design with heritage precedent.

*Note: The pitch of this gable has been altered from previous submissions to mirror that of the Martin Smith House. Heritage Vaughan has expressed concerns that this lower pitch is not appropriate for the scale of the proposed development.*

- iv) Full-length windows and/or doors on the front elevations should consist of wood, double hung or regency style French doors, as appropriate for intended function.
- v) Metal roofing is to be metal shingles that mimic asphalt-style shingles matching those of the Martin Smith House.
- vi) Plantings along the Martin Smith House foundations are to be located away from direct contact with the stone foundations.

*Note: Signs, bike racks, picket fencing, bollards and lighting should be reviewed by Culture and Urban Design staff to ensure these are sympathetic as it relates to the heritage conservation district.*

3. That the applicant provide a full set of revised drawings reflecting the required changes for final approval (including site plan, roof plan, revised conservation plan, and all elevations) by Cultural Services staff.

4. That Heritage Vaughan request the applicant provide samples of all exterior cladding materials and paint samples for consideration and approval by Cultural Services staff."

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The Owner shall satisfy the above noted conditions of approval to the satisfaction of the Cultural Services Department prior to the execution of the Letter of Undertaking. A condition to this effect is included in the recommendation section of this report.

#### Vaughan Engineering

There is no available sewage and water servicing capacity in the Kleinburg/Nashville servicing area at this time. Accordingly, the Zoning By-law for this development includes an “H” Holding provision and a requirement for the Owner to enter into an agreement of no-sale with the City and Region in the normal manner as well wording that states that the Holding Symbol “(H)” shall not be removed until such time as the Region of York confirms that adequate water supply and sewage treatment are available and the City has allocated same; and, site plan application is approved by Council. Until all these conditions have been satisfied, the Holding Symbol “(H)” shall remain on the subject lands. A condition to the effect is included in the recommendation section of this report.

The Phase 1 ESA (Environment Site Assessment) and the Soil Investigation Report submitted in support of the application has been found to be acceptable. Prior to the execution of the Site Plan Letter of Undertaking, the documented proof of the satisfactory registration of the Record of Site Condition (RSC) with the Environmental Site Registry (ESR) of the Ministry of Environment (MOE), which includes a hard copy of the RSC signed by a Qualified Person and the Acknowledgement from the MOE, has to be submitted to the Development/Transportation Engineering Department for review and approval. A condition to this effect has been included in the recommendation section of this report.

The final stormwater management report, and site servicing and grading plans shall be approved by the Vaughan Engineering Department. A condition to this effect has been included in the recommendation of this report.

#### Vaughan Real Estate Division

The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit whichever is higher in accordance with the Planning Act and the City's cash-in-lieu Policy. A condition to this effect has been included in the recommendation section of the report.

#### Toronto and Region Conservation Authority (TRCA)

In a letter to the Development Planning Department dated August 26, 2010, the TRCA have indicated the following:

“As per the decision outlining the Minutes of Settlement (OMB – October 5, 2009), the Humber River valley and the 7.5 metre ecological buffer are to be dedicated to the TRCA. We would ask that the process to dedicate these lands to the TRCA be initiated, if this has not already been done so....”

The TRCA has reviewed the site development application and has no objections, subject to the following conditions that shall be satisfied prior to the issuance of the Letter of Undertaking:

1. That the applicant successfully obtain a permit under Ontario Regulation 166/06 (Development Interference with Wetlands and Alterations to Shorelines and Watercourses) for site grading and development on the subject property;

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2. That the applicant submit a revised Grading Sedimentation and Erosion Control Plan which satisfactorily addresses TRCA comments as outlined in their letter of August 26, 2010;
3. That the applicant submit a complete and comprehensive set of Landscape/Edge Management Restoration Planting Plans for the subject site and the associated ecological buffer to the satisfaction of the TRCA;
4. That the applicant provide a technical submission addressing outstanding TRCA comments as noted in the TRCA's letter of August 26, 2010; and
5. That the applicant erect a fence (1.5 metre high chain link) fence at the easternmost limit of the 7.5 metre ecological buffer (at the new property limit).

The Owner will be required to satisfy any outstanding issues or conditions of this authority, prior to the execution of the Letter of Undertaking. A condition to this effect has been included in the recommendation section of this report.

#### **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 Development Planning Department has reviewed the subject lands in accordance with OPA #601 (Kleinburg-Nashville Secondary Plan) as amended by OPA #633 and Board Approved OPA#703 and By-law 266-2009, the comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department has red-lined the proposed Site Plan and Landscape Plan, as they do not comply with site-specific By-law 266-2009. The Development Planning Department is of the opinion that these red-lines are appropriate as the applicant's changes to the site plan and landscape plan are not minor and cannot be supported. The Development Planning Department will continue to work with the applicant to ensure that the proposed development is in keeping with the Official Plan and Zoning By-law, and will continue to work with the applicant to finalize the plans. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the red-lined revisions and conditions in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan as Red-Lined on August 31, 2010
4. Landscape Plan as Red-Lined on August 31, 2010
5. Exterior Elevations
6. OMB Approved Zoning By-law 266-2009 (Schedule 'E-1456' to Exception 9(1330))

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

Margaret Holyday, Planner, ext. 8216  
Christina Napoli, Acting Senior Planner, ext. 8483  
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

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/CM

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

*Mayor Jackson declared an interest with respect to the foregoing matter as her husband rents office space from the applicant.*



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Item 60, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**60                    RETIREMENT CELEBRATION – CHIEF ARMAND P. LA BARGE, O.O.M.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated August 31, 2010:

**Recommendation**

The City Manager recommends that:

Council support the purchase of a corporate table at the “Retirement Celebration in Honour of Chief Armand P. La Barge, O.O.M.” taking place on Wednesday December 8<sup>th</sup>, 2010.

**Contribution to Sustainability**

N/A

**Economic Impact**

The cost per corporate table (10 seats) is \$1,000 and will be funded from the Council Corporate Budget .

**Communications Plan**

N/A

**Purpose**

The purpose of this report is to obtain Council's approval to support the purchase of a corporate table at the “Retirement Celebration in Honour of Chief Armand P. La Barge, O.O.M.”.

**Background - Analysis and Options**

In December 2010, Chief Armand P. La Barge will be retiring from the York Region Police. Chief La Barge has been a valued member of the York Regional Police force for 37 years, the last 8 as Chief of Police. A request to join the celebration has been received by the Mayor and Members of Council. In recognition of his years of service, it would be appropriate for the Mayor, Members of Council, and the City Manager to attend this event on behalf of the City of Vaughan.

**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.

**Regional Implications**

N/A

**Conclusion**

That the recommendation in this report be approved.

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**Attachments**

Copy of the invitation to the “Retirement Celebration in Honour of Chief Armand P. La Barge, O.O.M.”

**Report prepared by:**

Clayton D. Harris  
City Manager

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

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 61, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

#### **61                      CITY DONATION TO THE PAKISTAN FLOOD RELIEF**

**The Committee of the Whole recommends:**

- 1)        That the recommendation contained in the following report of Councillor Meffe, dated August 31, 2010, be approved, subject to changing "Canadian Red Cross" to "Humanity First"; and**
- 2)        That the deputation of Ms. Naumana M. Khan, Humanity First, 245 Bowes Road, Concord, L4K 1H8, be received.**

#### **Recommendation**

Councillor Peter Meffe recommends:

That the City of Vaughan donate \$10,000.00 to the Canadian Red Cross in support of the Pakistan Flood Relief.

#### **Contribution to Sustainability**

Not applicable.

#### **Economic Impact**

The 2010 Operating Budget includes a budget of \$5,000 for Sponsorships in the Clerks Department – Council Corporate account # 7447. A donation of \$10,000 for the Haiti Earthquake Fund has been charged against the 2010 Budget, however it is anticipated that the donations for the Haiti Earthquake and the proposed \$10,000 donation to the Pakistan Flood relief can be absorbed within the overall Council Corporate Department 2010 Budget.

#### **Communications Plan**

Should Council approve a donation, a public service announcement will be issued.

#### **Purpose**

The purpose of the report is to recommend a \$10,000 financial donation to the Pakistan Flood Relief, in support of the people of Pakistan and the members of the Vaughan Pakistani community during this difficult time.

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

Pakistan has faced unprecedented flooding triggered by weeks of torrential monsoons since July 29, affecting 16% of the country where some 20 million people have been affected and 4 million people left homeless. The flooding situation continues to deteriorate and the physical devastation is now compounded by health risks and food & water shortages.

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The donations for international disasters approved during 2008, 2009 and 2010 are as follows:

	<b>Date</b>	<b>Actuals</b>
Canadian Red Cross China Earthquake	12/29/2008	\$5,000.00
	<b>Date</b>	<b>Actuals</b>
Abruzzo Earthquake Relief Fund	4/30/2009	\$10,000.00
Donation to Filipino-Can Association	10/27/2009	\$10,000.00
	<b>Date</b>	<b>Actuals</b>
Haiti Earthquake Fund	02/23/2010	\$10,000.00

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

Not applicable.

**Regional Implications**

Not applicable.

**Conclusion**

The City of Vaughan has provided donations previously to international disasters, although municipalities in Ontario are not required to do so. Ottawa is expected to respond to the appeal from Pakistan to the world community with a program to match individual donations by Canadians to the Pakistan flood relief.

It is recommended that the City of Vaughan make a donation of \$10,000 to the Pakistan Flood Relief, in keeping with the practice of previous donations.

**Attachments**

None.

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### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 62, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

#### **62            THE VAUGHAN CENTRE FOR THE VISUAL ARTS FEASIBILITY STUDY**

**The Committee of the Whole recommends:**

- 1)        That the recommendation contained in the following report of the Commissioner of Community Services and the Commissioner of Finance, dated August 31, 2010, be approved; and**
- 2)        That the deputation of Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8, be received.**

#### **Recommendation**

The Commissioner of Community Services and the Commissioner of Finance, in consultation with the City Manager recommends:

- 1) That the Vaughan Centre for the Visual Arts Feasibility Study, be received; and,
- 2) That Council confirm the preferred location of proposed Vaughan Centre for the Visual Arts be located at the Civic Centre Campus site; and,
- 3) That the proposed Vaughan Centre for the Visual Arts be adjacent or near the Vaughan Public Libraries planned resource library and positioned as a separate building as recommended in the Feasibility Study; and,
- 4) That staff report back on how the Visual Arts Centre can be incorporated into the Civic Centre Campus including traffic, parking and other implications; and,
- 5) That a task force be established; and,
- 6) That staff prepare terms of reference for the task force to be brought back to Council in 2011 that include, but not be limited to the following:
  - i. Direction to approach and report back on federal and provincial government capital and operating funding opportunities and their interest in the project.
  - ii. To explore other funding sources required to construct and operate the arts centre.
  - iii. Provide comments on governance.
  - iv. Membership criteria for the task force that includes members from the business community, Council, and individuals with relevant experience.

#### **Contribution to Sustainability**

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

- 4.1        To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of culture and its heritage.

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#### **Economic Impact**

##### **Capital Costs:**

The overall capital costs determined for the Vaughan Centre for the Visual Arts is projected to be \$16.7 million. Land costs are not included in this capital estimate as the feasibility study was conducted on the premise that the arts centre would be located at the Civic Centre site.

##### **Operating Costs and Revenues:**

Operating costs for the start up year are anticipated to be \$1.7 million (\$57 per sf) and in year 2 of operation \$2.1 million (\$69 per sf). These costs include staffing (benefits, contracts), utilities, maintenance, and security.

Additionally, an operating budget, two years prior to the opening of the gallery to oversee the construction and technical requirements, totaling \$135,000 (includes benefits) (2 years prior) and \$620,000 (1 year prior) is required.

City policy also requires that an annual renewal contribution be made for all new facilities at 2% of the facility's capital value (\$16m) and therefore a current estimate of \$320,000 will be added to the yearly operating costs. Although this has not been added to the overall costs, it should be noted as a future expense.

Operating revenues are expected to partially offset expenses and include programming, admissions, rentals, federal and provincial grants, and fundraising. All revenue shortfalls, however, may require municipal funding on a per year basis depending on the governance model developed for the centre. Per the Feasibility Study, Municipal funding ranges between 21% and 75%. The average is 45%.

Staff will be recommending an additional \$50,000 in the 2011 Capital Budget to complete the additional work associated with siting the facility on the City Centre Campus.

#### **Communications Plan**

The outcome of this report will be communicated to key stakeholders including the Vaughan Arts Advisory Committee.

#### **Purpose**

The purpose of the report is to have Council review the Feasibility Study for the Vaughan Centre for the Visual Arts, approve in principle the establishment of a Vaughan Centre for the Visual Arts at the City Hall site, and to consider the establishment of a Vaughan Centre for the Visual Arts Task Force to help establish a capital fundraising initiative for the centre.

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

Council at its meeting of March 31, 2008, approved the following recommendation:

1. Council authorize Councillor Tony Carella to commence discussions with the Deputy City Manager/Commissioner of Finance, the Commissioner of Community Services, and the Commissioner of Legal & Administrative Services/City Solicitor, to determine the feasibility, in principle, of the City of Vaughan establishing the Vaughan Art Gallery and Museum, based on the following framework of assumptions:

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- a) That the City of Vaughan would agree to accept the gift (or in some cases the long-term loan) of several collections of Canadian art (sculptures and paintings) from a number of prospective donors who wish to remain anonymous at this time, in return for (in the case of gifts only) a receipt suitable for tax purposes; and
- b) That the City of Vaughan, having accepted these gifts, would agree to ensure their proper storage between the actual receipt of the gifts/loaned items and their being housed on a permanent or long-term loan basis in a location that meets Canadian museum/gallery standards and is open to the public for their viewing of said collections; and,
- c) That the permanent home of the gifts/loaned items would be within, adjacent to, or near the new city hall; and,
- d) That the responsibility for the operation of the art gallery and museum housing the City's collection would be vested in a not-for-profit corporation with a board of directors composed of representatives of the Vaughan arts community, the general public, and the Council of the City of Vaughan; and,
- e) That the aforesaid corporation would be responsible for creating an on-going basis for meeting its own financial requirements, including grants from but not limited to the federal and provincial governments, private foundations, fees, cash or in kind donations and the proceeds of fundraising activities; and
- f) That the agent of the prospective donors would be party to said discussions when appropriate; and,
- g) That this matter would be considered in light of the forthcoming Recreational and Cultural Master Plan.

In September 2008, staff presented a report to Council on the collections of artwork being offered to the City of Vaughan with the condition that a "Category A" public gallery be built to house this collection, preferably at the Civic Centre campus site adjacent to the proposed Vaughan Public Libraries Resource Library as directed in the March 31, 2008 Council resolution. Council at this meeting approved the following motion:

- 1) That the staff presentation on the proposed collection of artwork and gallery, be received.
- 2) That a memorandum of understanding be prepared by the City's Legal Department that specifies terms and conditions under which the City would acquire the artwork proposed for donation, including the City's intention to determine within a year's time, the feasibility of establishing a municipal art gallery designed to meet the federal Department of Canadian Heritage's criteria as an accredited "Category A" institution under the Canadian Cultural Property Export and Import Act and to confirm the donors' commitment to the donation of artwork to the City once a gallery is established.
- 3) That a By-law be enacted to authorize the Mayor and Clerk to execute the memorandum of understanding.
- 4) That a consultant be retained to conduct a feasibility study within one year's time, to determine the overall capital and operating costs, location, size and other requirements in order to establish an accredited "Category A" gallery in Vaughan under the Canadian Cultural Property Export and Import Act.
- 5) That \$50,000 to conduct the feasibility study be included in the 2009 Capital Budget for consideration.

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As it relates to the status of the memorandum of understanding (MOU) noted above, staff and the collectors' representative have been working on developing a preliminary curatorial evaluation of each individual artwork in order to proceed in entering a MOU with the collectors of the art proposed for donation should a gallery be built. Further work on the MOUs will be completed this year should an arts centre be endorsed in principle by Council.

#### Summary of Feasibility Study

In January 2010, the firm of Lundholm Associates Architects was hired to conduct a feasibility study for the proposed project. The Terms of Reference for the study included a review of the following: location and site; design and layout; costs; collection model; governance; determination of a critical path.

The Feasibility Study reports in detail the areas noted above, however, the following areas only will be focused on in this report:

1. Research and Analysis of Comparable Institutions.
2. Facility Requirements.
3. Governance.
4. Financial Projections.
5. Collection Model.

#### Research and Analysis of Comparable Institutions

To help establish the most appropriate operational model, including governance and collections, the consultants conducted research on a number of regional scale art galleries in Canada focusing on a detailed study of four comparable arts institutions in Ontario. These are: the Art Gallery of Peterborough, the Varley Art Gallery, the MacLaren Art Centre and the Burlington Art Centre. These organizations were chosen based on certain aspects of governance, exhibition scale and programming initiatives. A full review of each centre, their size/scale and financial information is outlined in detail in the Feasibility Study.

#### Facility Requirements/Operational Model

The overall scale and size of the visual arts centre was determined as a result of the following:

- I. Collection and programming requirements.
- II. Gallery designation requirements under the Cultural Property Export and Import Act.
- III. Site visits, discussions and case study analysis of other visual arts centres in the GTA area to determine best-practices, opportunities and limitations.
- IV. Through discussions with other centres it was highlighted that revenue opportunities need to be maximized by ensuring exhibition space, event rental space, and educational programming space.

As a result of the findings from the above, and to ensure that the centre will be able generate essential revenue that will help sustain its operation, the following space requirements are being recommended in the Feasibility Study:



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Space Use/Requirements	Space Requirements	
	square feet (sf)	square metre (sm)
Visitor Services/Events/Gift Shop	3,717	345.3
Exhibitions/Exhibition Support/Community Gallery	6,307	585.9
Education/Public Programming/Art Courses	3,324	308.8
Collections/Preparation	4,839	449.6
Administration/Operations/Offices	2,427	225.5
<b>Total All Functions*</b>	<b>20, 614 sf</b>	<b>1915.1 sm</b>
*Note: This reflects net functional areas only and does not include mechanical/elevator etc. which would bring total area to approx <b>30,921</b> gross sf.		

The overall space plan includes the following exhibition areas: a 1500 sf gallery to display rotating work from the permanent collection; a 3400 sf gallery for temporary exhibitions; and a community gallery at 800 sf to feature exhibitions by community artists. 3,300 sf is recommended to accommodate educational and public programming, including studio art activities for registrants of all ages and an artist in residence program. Close to 5,000 sf is dedicated to critical back of house operations including art collection storage vaults and art preparation workrooms. An exterior sculpture park/courtyard is being recommended as an extension of the Inuit sculpture collection to be acquired and that would be part of the proposed permanent collection. Other uses include a special events space, a gift shop, and a visitor's service area.

#### Proposed Location

Section 6 of the Feasibility Study provides comments by the consultant with respect to placing the visual arts centre at the Civic Centre Campus site and in particular the opportunities of having the centre adjacent to the proposed Resource Library, and the ability to share amenities such as parking, and civic spaces such as the public square. As environmental controls, space and amenity requirements are different in a visual arts centre than a library, the need to build a separate building is essential.

The consultant has identified the need to scale both the resource library and visual arts centre two to three storeys above ground in order to be sympathetic to the civic centre design as a "campus of low-rise buildings framing a zone of open public space".

A proposed connection or link to the resource library is on the east façade of the visual arts centre, while the south façade will connect to the civic park and the west façade as the location for collection shipping and receiving.

#### Governance

In the creation of a new public art gallery, decisions on the nature of its governance structure are important. Two models are being considered and are found in the Feasibility Study as per Attachment 1. In the first model, a not-for-profit corporation would be administered by an independent board (consisting of some members of Council as ex officio members). The board would hire the gallery Director and make all significant decisions for the gallery in consultation with the gallery Director. The relationship to the City of Vaughan would be completely arms-length; however, some members of Council would sit on the board to protect its interests.

The second model being proposed involves the gallery being operated by a management board with direct reporting lines to City of Vaughan and staff who are municipal employees. In effect, this would be an extension of the City's facilities and operations, but have a City appointed management board to help in its operations and decision-making. Both models have advantages and final decisions on governance can be made at a later time by Council. Both models will still require an endowment/fundraising board established to assist in the funding of the centre.

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Coordination with other cultural initiatives the City is supporting should be reviewed as part of the considerations of a governance model. For example, the City is working to create a Pierre Berton Museum and Interpretive Centre. As the City grows, there may be other cultural initiatives promoted by the City. The Pierre Berton project and the Visual Arts Centre will both be seeking support from the residential and business community as well as other levels of government. There is a need to look at governance models that would support coordination of efforts rather than conflict and competition.

#### Financial Projections/Civic Centre Site

##### *Capital Costs*

An important purpose of the feasibility study was to identify capital costs required to build a gallery. These costs are based on siting the gallery at the Civic Centre where no land costs would apply. Locating the gallery on non-City-owned lands may increase capital costs considerably in order to purchase lands elsewhere. The siting of the gallery at the Civic Centre Campus has further benefits as it relates to sharing of costs associated with security, etc. It should be noted that the Development Charges Act does not allow for funding of cultural institutions through development charges. The estimated capital costs are as follows:

<b>Capital Budget</b>		<b>2010 Dollars</b>
<b>Building Construction</b>		
Gross Area @411 \$ per sf		12,713,656
Site Development	500,000	500,000
<b>Subtotal</b>		<b>13,213,656</b>
<b>Construction Contingency @10%</b>		1,321,366
<b>Total Construction</b>		<b>\$14,535,022</b>
<b>Related Costs</b>		
Professional Fees @ 12%		1,500,000
Permits, Survey, Wayfinding		80,208
Storage & Security		350,000
Furniture & Equipment		300,000
<b>Total Project Costs</b>		<b>\$16,765,230</b>

A breakdown of the estimated capital costs to build the gallery are identified in Section 8 of the Feasibility Study. The approximate variance between the costs noted above and those in the Feasibility Study is due to the fact that the consultant has calculated the construction contingency at 3% and the City calculates this contingency at 10%.

##### *Operating Costs*

Operating costs related to the proposed gallery are based on all expenditures required to manage a federally designated gallery that includes salaries/benefits, marketing, collection management, security, maintenance, exhibitions and public programs. It should be noted however, those costs directly impacting the City of Vaughan are dependant on the governance model determined for the gallery.

The largest operating expense for any gallery is staff costs. The proposed staffing complement for the gallery for its first year as a fully operational centre is as follows:

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- 5 full-time (Director/Curator, Program Manager/Curator, Administration/Facility Coordinator, Arts Collection Services Coordinator, Studio/Volunteer Coordinator (costs include benefits)
- 4 part-time (Development/Communications Officer, Information Desk Staff (3))
- 6 contracts (Contract Curators, Contract Studio Arts Instructors, Contract Preparators, facilities, security, maintenance)

Operating expenses are estimated to start two years prior to the opening of the gallery in order to oversee the construction and technical requirements to establish a cultural institution of a caliber envisioned for the centre: The overall total expense is estimated as follows:

Operating Expenditures		
	2010 Dollars Costs	Totals (\$)
Start Up: 2 Years Prior to Opening	Marketing, Salaries (Director)	<b>\$135,000</b>
Start Up: 1 Year Prior to Opening	Exhibitions/Programs, Collections, Marketing, Administration, Salaries	<b>\$620,000</b>
Year 1- Full Operations	Exhibitions/Programs, Collections, Marketing, Retail Operations, Facility Utilities and Security, Administration, Salaries/Contracts/Benefits/Facility Renewal Contribution	<b>\$1,775,000</b>
Year 2 – Full Operations	Exhibitions/Programs, Collections, Marketing, Retail Operations, Facility Utilities and Security, Administration, Salaries/Contracts/Benefits/Facility Renewal Contribution*  <i>*Increase in exhibitions/programming, and marketing costs from Year 1</i>	<b>\$2,125,000</b>

Operating costs for the start up year are anticipated to be \$1.7 million (\$57 per sf) and in year 2 of operation \$2.1 million (\$69 per sf)). These costs include staffing, utilities, maintenance, and security.

Additionally, current City policy requires that an annual renewal contribution is to be made for all new facilities at 2% of the facility's capital value (\$16m) and therefore a current estimate of \$320,000 cost will be required to be added to the yearly operating costs. Although this has not been added to the overall costs, it should be noted as a future expense.

It is anticipated that revenue will be collected from programs/courses, events, retail, admissions, federal and provincial grants, and fundraising initiatives. It should be highlighted, however, that any revenue shortfall will likely have to be incurred by the City of Vaughan. Municipal contributions are estimated to be from \$135,000 prior to the opening of the centre to \$730,000 the first year the gallery is opened to the public. A fundraising board/endowment fund should be established to assist in the ongoing funding of the arts centre. Complete revenue and

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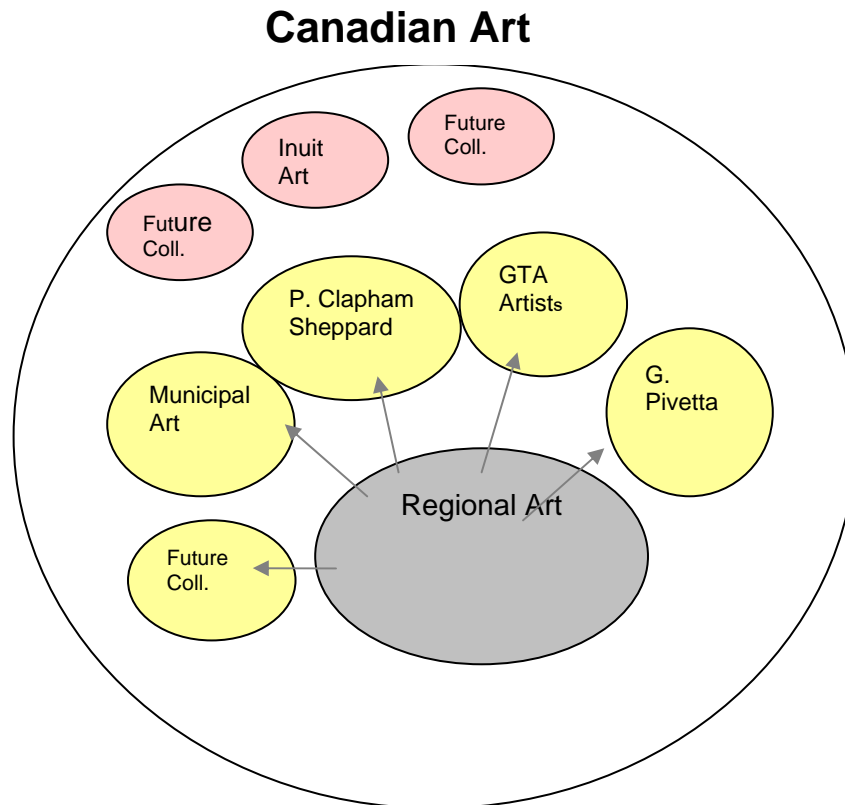
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expenditure projections are found in Section 8 of the Feasibility Study. Additional City costs i.e. facility renewal contributions (\$320,000) are not included in these schedules as they were unknown by the consultant.

#### Collection Model

The Collection Model recommended in the feasibility study identifies a proposed model that would limit the visual arts centre to the collection of Canadian art. At the heart of Canadian art would be regional art. This can mean the collection of artwork depicting scenes from York Region, artists from York Region or works that speak to aspects of the regional landscape or society. Outside of regional art, but still within Canadian art is Inuit sculpture. Municipal art as a smaller branch of regional art will enable the centre to commit to local artists in addition to the broader Canadian context. This broad focus will enable the gallery to appeal to a number of visitors and enable the gallery to develop a wide range of exhibits.



#### Proposed Vaughan Centre for the Visual Arts Task Force

The next steps being proposed to help establish the arts centre is to initiate a capital fundraising campaign. It is recommended that staff develop terms of reference for a task force (to be brought back for Council's approval in 2011) that outlines responsibilities that include the development of an arts centre not-for-profit foundation / fundraising board; direction to the task force to approach both the federal and provincial governments for potential capital funding opportunities, and to explore other funding sources required to construct the arts centre. The terms of reference should also include membership criteria for the task force.

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#### *Curatorial Assessment of Proposed Art Collections for Donation to the City of Vaughan*

Staff examined representative works from the body of artwork proposed for donation and conducted a preliminary curatorial evaluation, including material research and interviewing commercial art experts who are respected professionals in the fields related to the potential acquisitions.

The artwork proposed for donation is comprised of three collecting areas: the first collection area includes approximately 100 pieces of Inuit sculpture; a second collecting area of approximately 150 paintings by artist Giuseppe Pivetta includes many Vaughan scenes that span a period of fifty years; the third collecting area includes up to 50 paintings by a contemporary of the Group of Seven, Peter Clapham Sheppard. In total, the City of Vaughan has the opportunity to acquire a collective body of artwork having a current estimated fair market value of approximately \$2 million dollars.

As a whole, the integrity of the artwork proposed for donation to the City of Vaughan in the three collecting areas of Inuit sculpture, Peter Clapham Sheppard paintings and Giuseppe Pivetta paintings, translate to acquisitions of significant Canadian cultural importance. Many of the works in each of the three areas are of outstanding gallery and museum quality.

#### *Inuit Sculpture Collection*

A number of Inuit artists are represented within this collection of approximately 100 sculptural works. They are among the most recognized and respected in the field (David and Abraham Ruben, Manasie Akpaliapik and Lukie Airut). These established sculptors have amassed impressive portfolios that include representation by major art galleries and museums in Canada and across the world. The growing connoisseurship of corporate and private collectors has led to a renaissance of interest and appreciation for sculpture by these artists.

The quality of a considerable number of sculptures that comprise this collection make them highly deserving of acquisition because they reflect the inherent artistic excellence and cultural importance required to be displayed and interpreted within a public gallery setting. Universal Inuit traditions, values and experiences are well represented by the many fine examples of extraordinary craftsmanship executed by creative storytellers who have mastered the art of animating stone and bone.

Internationally celebrated Inuit sculptors David and Abraham Ruben, Manasie Akpaliapik and Lukie Airut are exhibited and collected by major public galleries (i.e.: Art Gallery of Ontario, Canadian Museum of Civilization, Winnipeg Art Gallery, etc.) and by collectors in Canada and across the world. They are just a few of the noteworthy artists included in this significant repertoire of work proposed for donation to the City of Vaughan gallery. These top-tier artists are currently being sought after by public art institutions, museums and collectors alike.

#### *Peter Clapham Sheppard Collection*

As an exhibiting contemporary of Tom Thomson and the Group of Seven, Peter Clapham Sheppard's works are on the cusp of greater recognition by major collecting institutions. There is a growing connoisseurship by discriminating collectors who are recognizing Sheppard's works for the artistic merit they deserve on their own accord as well as within the context of his association as a worthy contemporary of the Group of Seven.

Close to 50 Sheppard works representing superb gallery quality are proposed for donation to the City of Vaughan. His landscapes and nudes are deserving of display in a public institution. Of particular relevance to Vaughan, is a work depicting an archival Woodbridge scene. No public art institution has yet paid sufficient homage to Sheppard by establishing a pivotal collection of his

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works. By accepting this initial collection, Vaughan has the strategic opportunity to be the first to inspire philanthropic collectors to make additional contributions and therefore establish a rich and comprehensive Sheppard collection under one public art gallery.

#### *Giuseppe Pivetta Collection*

A painter who works “en plein air”, Pivetta is best recognized for paintings that capture the nostalgia of downtown Toronto urban street scenes and the idyllic vistas of disappearing rural landscapes. Of particular relevance to Vaughan is the fact that Pivetta has been enamored with local landscapes for decades and has documented many rural settings that have since changed. His landscapes depicting rustic Woodbridge scenes provide a rich tapestry of Canadian/Ontario landscapes.

Available for acquisition is a retrospective collection of 150 of Pivetta’s paintings representing over 50 years of achievement by a very competent, painterly artist. His factual compositions capturing everyday scenes of urban and rural landscapes have a universal appeal that will always remain timeless and appeal to audiences.

A recent lifetime acknowledgement of Pivetta’s work by the Ontario Society of Artists places him respectably within the provincial community as a senior artist who deserves to be collected by and exhibited in a public art gallery, especially one who has documented archival aspects of Vaughan’s history. Like Sheppard, but on a more provincial level, no institution has yet to pay sufficient homage to Pivetta by establishing a collecting area dedicated to his work. Acquiring this impressive collection of Pivetta’s paintings provides Vaughan with the unique opportunity to dedicate a collecting area to his work and set the standard for full recognition of this significant artist.

#### Curatorial Summary

The curatorial merit of these works as significant examples of Canadian cultural relevance, coupled with the strength of their public appeal, make them well-suited for acquisition in a municipal art gallery and more specifically, the City of Vaughan. Importantly, the exceptional works in each of these three collecting areas should prove eligible to meet Canadian Heritage’s criteria of “outstanding significance and national importance” (as required to be designated as cultural property).

Establishing a clearly articulated collecting mandate for a municipal art gallery is a critical first step towards setting the parameters and defining the scope for eligible acquisitions, not only for these works, but also to define what the gallery will be able to collect in the future.

#### Requirements of a “Category A” Public Gallery Designation under the Cultural Property Export and Import Act

The Cultural Property Export and Import Act came into force in 1977 to encourage and ensure the preservation in Canada of significant examples of cultural, historic and scientific heritage. The Act regulates the import and export of moveable cultural property and provides special tax incentives to encourage Canadians to donate or sell important objects to public institutions in Canada.

The Canadian Cultural Property Export Review Board is an arm’s length administrative tribunal that reports directly to the federal Minister of Heritage within the Department of Canadian Heritage. The Board certifies cultural property for income tax purposes. In particular, it is responsible for making determinations with respect to the “outstanding significance and national importance” and the fair market value of objects or collections donated or sold to designated Canadian museums, art galleries, archives and libraries.

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The Income Tax Act provides for an exemption from the payment of capital gains taxes on certified cultural property that is donated or sold to designated institutions or public authorities in Canada. This exemption is a tax incentive to encourage donations of certified cultural property to designated institutions and is more advantageous than a typical charitable donation. Certified property is property that has been designated by the Review Board. Donations that result in a certified cultural property tax credit is fully available to a donor to reduce taxable income in the form of a 100% tax credit in the year of donation/designation of cultural property and carried over for up to five subsequent years. A charitable donation on the other hand only allows for a tax credit of up to 75% of a taxpayer's net income for one year only.

An institution or public authority must be designated as a "Category A" gallery under the Cultural Property Export and Import Act, at the time the cultural property is certified by the Canadian Cultural Property Export Review Board and at the time that the legal disposition of the cultural property to the institution takes place. For this reason an application for designation may not be made in relations to objects or collections for which the institution has already obtained legal title. It is important, therefore, to obtain gallery "Category A" designation first, followed by obtaining legal title of the donated collection.

The benefits between the designation as a "Category A" institution and an institution issuing a tax receipt depends on the fair market value of the gift of sale, the capital gain realized and the donor's/vendor's financial portfolio. "Category A" designation is granted for an indefinite period of time and applies to the acquisition of any object that falls within the collection mandate of the institution or public authority as defined at the time of designation.

To be considered for "Category A" designation an institution must meet the following criteria:

1. Meet legal requirements for designation (be a non-profit, charitable organization governed by a Board of Directors).
2. Have been in operation for a least one year.
3. Have a primary mandate to collect and preserve any of the following:
  - Objects recovered from soil or water
  - Objects of ethnographic material culture
  - Military objects
  - Objects of applied or decorative art
  - Objects of fine art
  - Scientific or technological objects
  - Textual records, graphic records and sound recording
  - Musical instruments.
4. Have a collection on display and open to the public.
5. Be open on a regular basis and throughout the year.
6. Employ full-time qualified professional staff.
7. Actively acquire property that is likely to meet the criteria of "outstanding significance and national importance".
8. Have a comprehensive Collection Management policy.
9. Monitor and maintain standards of relative humidity and temperature control, air filtration and lighting/storage area.
10. Have a security policy, safety, fire, and disaster plan.
11. Demonstrate appropriate measures to protect collections from the damaging effects of water, earthquakes and other such emergencies.

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#### **Vaughan Vision 2020/ Active Together Master Plan/ Creative Together Cultural Plan**

*Vaughan Vision 2020* also identifies as a strategic objective the necessity to preserve our heritage and support diversity, arts and culture. As well, the need for a municipal gallery space was identified through the extensive consultation process recently undertaken as part of *Active Together Master Plan for Parks, Recreation, and Culture & Libraries*, as a significant objective to broaden local cultural development. The *Creative Together Cultural Plan* identifies that there is a lack of cultural facilities in Vaughan in comparison to other municipalities and promotes the development of facilities where arts and culture can be promoted and developed. Establishing a gallery will facilitate the promotion of the arts at a professional level and also provide educational and creative programming to visitors and residents alike.

#### **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:  
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, however, the necessary resources to implement all the recommended action items have not been allocated or approved.

#### **Regional Implications**

There are no regional implications

#### **Conclusion**

The proposed Vaughan Centre for the Visual Arts would be a significant contribution to the advancement of arts and culture in the City of Vaughan. The opportunity is present at this time to develop a seedling collection for a centre of national significance. Should Council approve the project in principle, the funding of the capital costs to build the centre will be the next phase to consider for the project to proceed.

#### **Attachments**

1. Vaughan Centre for the Visual Arts Feasibility Study (Council Only).

#### **Report Prepared By**

Mary Real, Director of Recreation and Culture, ext. 8234  
Angela Palermo, Cultural Services Manager, ext. 8139  
Sharon Gaum-Kuchar, Arts Coordinator, ext. 7213

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



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Item 63, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**63**

**PROCLAMATION REQUEST  
BIG BROTHER BIG SISTER MONTH – SEPTEMBER 2010**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated August 31, 2010:**

**Recommendation**

The City Clerk recommends:

- 1) That September 2010 be proclaimed as “Big Brother Big Sister Month; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

**Contribution to Sustainability**

N/A

**Economic Impact**

N/A

**Communications Plan**

The Corporate Communications Department posts proclamations issued by the City on the City’s website under “Events – Proclamations” and on the City Page Online.

**Purpose**

To respond to the request received from the Development and Events Co-Ordinator of Big Brothers Big Sisters of York.

**Background - Analysis and Options**

The correspondence received from the Development and Events Co-Ordinator of Big Brothers Big Sisters of York is attached (Attachment 1)

The proclamation request meets the City’s proclamation Policy, as follows:

“That upon request, the City of Vaughan issue Proclamations for events, campaigns or other similar matters:

- (i) which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act”

The Big Brothers Big Sisters of York is part of Canada’s leading children’s mentoring organization whose programs are characterized by supportive, caring, positive role model relationships between an adult and child/youth that enhances the self-esteem and self-confidence of children. The organization currently serves over 400 children in York Region with a variety of programs including 1:1, Go Girls! Healthy Minds Healthy Bodies, In School Mentoring, Mentoring for Teens, The Club, Activity Night and Family and Couples Matches.

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

This report supports the strategic priorities established by Vaughan Vision 2020, in particular “Enhance and Ensure Community Safety, Health and Wellness”.

**Regional Implications**

This report supports the promotion of awareness throughout the Region.

**Conclusion**

Staff is recommending that September 2010 be proclaimed as “Big Brother Big Sister Month”, and that the proclamation be posted on the City's website and the City Page Online.

**Attachments**

Attachment 1 Correspondence from Big Brothers Big Sisters of York, dated August 19, 2010

**Report prepared by:**

Connie Bonsignore, Administrative Assistant to the City Clerk

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

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Item 64, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

64

#### **FLAG RAISING REQUEST FRANCO-ONTARIAN FLAG**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated August 31, 2010:

##### **Recommendation**

The City Clerk recommends that the Franco-Ontarian flag be raised on Saturday, September 25, 2010 for the balance of the day at the Civic Centre to commemorate the 400<sup>th</sup> Anniversary of the arrival of the first French Settler in Ontario.

##### **Economic Impact**

N/A

##### **Communications Plan**

The L'Association des francophones de la région de York Inc. will be advised of Council's decision in this matter.

##### **Purpose**

To respond to the request from Mr. Dominique Janssens, Coordinator, "L'Association de francophones de la région de York Inc." (L'AFRY), dated August 20, 2010 (Attachment #1).

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

A request has been received on behalf of L'Association de francophones de la région de York Inc., dated August 20, 2010 (refer to Attachment 1), to have a flag raising ceremony at the City of Vaughan on Saturday, September 25, 2010, to celebrate the 400<sup>th</sup> Anniversary of the arrival of the first French Settler in Ontario.

The flag raising request meets the City's Flag Raising/Half-Masting Policy, as follows:

"In recognition of the ethnic diversity of the residents of the municipality the City of Vaughan will fly at the Civic Centre the flag of any nation, country or ethnic group on the national day or on the anniversary of a special occasion, upon a written request to the City Clerk submitted one month in advance by that nation, or ethnic group or its representatives."

The Mayor's Office has been advised of the request to participate in the flag raising ceremony.

##### **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.

##### **Regional Implications**

N/A

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**Conclusion**

Staff is recommending that the Franco-Ontarian flag be raised on Saturday, September 25, 2010 at the Civic Centre for the balance of that day.

**Attachments**

Attachment 1 – Correspondence received from Mr. Dominique Janssens, dated August 20, 2010

**Report prepared by:**

Connie Bonsignore, Administrative Assistant to City Clerk

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 65, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**65**

**CURB & SIDEWALK REPLACEMENT PROGRAM  
ADDITIONAL FUNDS REQUESTED**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated August 31, 2010:**

**Recommendation**

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

- 1) That T09-165 previously awarded to Four Seasons Site Development be increased by \$75,000.00; and,
- 2) That the budget for Capital Project PW-2012-07, Curb & Sidewalk Repair and Replacement, funding be increased by \$75,000 and funded from AMO Gas Tax; and,
- 3) That inclusion of the matter on a Public Committee or Council agenda for additional funding for Curb & Sidewalk Replacement program is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002.

**Contribution to Sustainability**

The repair and replacement of damaged City curbs and sidewalks is essential to sustain this infrastructure in a safe condition.

**Economic Impact**

Capital project PW-2012-07, Curb & Sidewalk Repair and Replacement Program funding was approved in the 2010 Capital Budget. The approved Capital Budget is \$750,000 and additional work is required to complete the 2010 Program. Additional funds are requested, increasing Capital project PW-2012-07 by \$75,000 funded from Gas Taxation.

**Communications Plan**

Tender T09-165 for the Curb & Sidewalk Repair and Replacement Program was previously approved by Council at its meeting of June 15, 2009, Report 32, Item 10.

**Purpose**

The purpose of this report is to seek Council approval for additional funding for the Curb and Sidewalk Repair & Replacement Program to complete additional work.

**Background - Analysis and Options**

Curbs and sidewalks throughout the City are inspected annually and a list of the repair locations is established on a priority basis. Priorities are established on a range from those that create a hazard to public safety (high), to those that are related to cosmetic appearance only (low).

Tender T09-165 for Curb & Sidewalk Repair and Replacement was previously approved by Council at its meeting of June 15, 2009, Report 32, Item 10 and awarded to Four Seasons Site Development to complete the program.

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Ongoing assessment of City sidewalks has taken place and additional high priority repair locations identified. Accordingly, additional funding is required in the 2010 program to complete all of the works identified.

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

This report is consistent with the priorities previously set by Council and ties into the following Vaughan Vision 20/20 Goals and Objectives:

Goal: Pursue Excellence in Service Delivery;  
Objective: Enhance and Ensure Community Safety, Health & Wellness.

#### **Regional Implications**

The work covered under this program does involve repairs to City sidewalks on Regional roads. However, there are no other implications to the Region as a result of this request for additional capital funds.

#### **Conclusion**

Additional funding is required to complete the remainder of the 2010 program to various areas throughout the City. Increasing the Capital funding for Project PW-2012-07 will ensure that the high priority sidewalks are repaired under T09-165 and safety of the City's sidewalk network is maintained.

Should Council concur with the additional funding request, this action would be considered as an amendment to the Capital Budget. Pursuant to the Municipal Act, before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. Where a capital budget has been subject to a public meeting during the adoption of the approval capital budget and where additional funding is required to complete the approved works, inclusions of the matter in a staff report requesting additional funding on a Public Committee or Council Agenda is deemed sufficient notice pursuant to Section 2(1)(c) of bylaw 394-2002.

#### **Attachments**

None

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

Tina Di Biase, Technical Co-ordinator

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Item 66, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**66**

**SANTAFEST PARADE IN MAPLE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Ferri, dated August 31, 2010:**

**Recommendation**

Regional Councillor Mario F. Ferri recommends:

That Vaughan Council request the Region of York to permit the following temporary road closure for the Santafest Parade on Sunday November 14, 2010 between the hours of 1:00 p.m. to 5:00 p.m. along Major Mackenzie Drive between Vellore Woods Boulevard to McNaughton Road, east of Keele Street; and

That City staff be authorized to provide various services for this event, such as staff support, services in kind and facility space as well as any appropriate measures, such as temporary event related parking restrictions and similar actions, subsequent to detailed event planning.

**Contribution to Sustainability**

None

**Economic Impact**

None

**Communications Plan**

The City Corporate Communication Department will work with members of the Santafest Committee to post the event on the City of Vaughan website.

**Purpose**

To facilitate the community's request for road closure support for the Santafest Parade in Maple.

**Background - Analysis and Options**

The Santafest Committee comprised of several community groups, clubs, organizations, businesses and City staff wish to hold its Eleventh Annual Santafest Parade featuring, the ever popular Santa Claus. The desired parade route would originate at Vellore Woods Boulevard and proceed east along Major Mackenzie Drive to McNaughton Road east of Keele Street.

Major Mackenzie Drive is under the jurisdiction of the Region of York; accordingly, it will be necessary to obtain Regional approval and any required permits for this event.

The actual parade is predicted to last approximately one hour from start to finish. However, it is suggested that the parade route be closed to through movement, non-event related traffic between 1:00 p.m. to 5:00 p.m. on the event day. This would assist in orderly spectator arrival and departure along the parade route. Appropriate road detours to facilitate through traffic movement can be arranged and decided upon, in liaison with the appropriate Regional staff.

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City staff from various appropriate municipal departments will also be involved in civilities such as the procurement of Regional Police assistance, media notification, detour signing and barricade provisions and any other similar requested assistance.

#### **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.

#### **Regional Implications**

The Region of York will be asked to provide a road closure on Major Mackenzie Drive between Vellore Woods Boulevard and the McNaughton Road, east of Keele Street between the hours of 1:00 p.m. to 5:00 p.m. on November 14, 2010.

#### **Conclusion**

Council's support through its request to the Region of York will ensure a safe and successful parade event.

#### **Attachments**

None

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

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



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Item 67, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

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**67      CEREMONIAL PRESENTATION – SURABHI KADAM WITH RESPECT TO MEDAL  
         WINNINGS AND BECOMING THE JR. PAN AMERICAN BADMINTON CHAMPION**

Mayor Jackson and Members of Council presented Surabhi Kadam with a certificate for her achievement in winning multiple medals and becoming the Jr. Pan American Badminton Champion.

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Item 68, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

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**68      DEPUTATION - MR. NICK PINTO, ON BEHALF OF A RESIDENT, WITH RESPECT TO  
         EXEMPTION OF COMMITTEE OF ADJUSTMENT FEES**

The Committee of the Whole recommends that the deputation of Mr. Nick Pinto, 57 Mapes Avenue, Woodbridge, L4L 8R4, and photos, on behalf of a resident, be received and deferred to allow a site visit by the Local Councillor and By-Law staff and to meet with the resident.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 69, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

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**69            DEPUTATION - VICTIM SERVICES OF YORK REGION, WITH RESPECT TO  
                 FINANCIAL SUPPORT**

The Committee of the Whole recommends that the deputation of Ms. Kathy Colarossi, Victim Services of York Region, 4981 Highway 7 East, Unit 12A, Suite 243, Markham, L3R 1N1, be received with thanks and suggest the deputant contact the Region of York's Community Services.

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Item 70, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

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**70                    DEPUTATION - MR. DANNY POLLAK WITH RESPECT TO TICKETS AND  
                         DEPARTMENTAL OPERATIONS**

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 71, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

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**71                    NEW BUSINESS – PEDESTRIAN LINKAGE FEASIBILITY STUDY ON  
HIGHWAY 27 BETWEEN ROYALPARK WAY AND MARTIN GROVE ROAD**

**The Committee of the Whole recommends that staff prepare a report on the feasibility and viability of constructing a pedestrian crosswalk between Royalpark Way and Martin Grove Road including costs, to a future Committee of the Whole meeting.**

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 7, 2010**

Item 72, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 7, 2010.

**72 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
AUGUST 31, 2010**

The Committee of the Whole passed the following resolution:

That a closed session of Committee of the Whole be convened for the purpose of discussing the following matter:

1. **LITIGATION MATTER  
ROSSI v. CITY OF VAUGHAN ET AL**  
(litigation or potential litigation)
2. **RAMUNNO LITIGATION**  
(litigation or potential litigation)
3. **NON-UNION EMPLOYEES AND ELECTED OFFICIALS ECONOMIC ADJUSTMENT**  
(labour relations or employee negotiations)
4. **PROPERTY MATTER – WARD 1  
MACMILLAN FARM, DUFFERIN STREET**  
(acquisition or disposition of land by the municipality or local board)
5. **PROPERTY MATTER – WARD 2  
INNOVATION DRIVE AND MILANI DRIVE EXTENSIONS  
SOUTH SIDE OF LANGSTAFF ROAD, WEST OF HWY #27**  
(acquisition or disposition of land by the municipality or local board)
6. **PROPERTY MATTER – WARD 1  
LAND EXCHANGE  
PART OF BLOCK 300, PLAN 65m-3962  
THOMAS COOK AVENUE**  
(acquisition or disposition of land by the municipality or local board)
7. **PROPERTY MATTER – WARD 1  
TORONTO FOOTBALL CLUB ACADEMY**  
(acquisition or disposition of land by the municipality or local board)
8. **NOMINATION FOR 2010 WARD 4 CIVIC HERO**  
(personal matters about an identifiable individual)
9. **PROPERTY MATTER – STEELES AVENUE WEST STATION - TYSSE**  
(acquisition or disposition of land by the municipality or local board)
10. **PERSONNEL MATTER  
PERFORMANCE REVIEW**  
(personal matters about an identifiable individual)