

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 1, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

**1 PROCLAMATION REQUEST  
PRIDE WEEK**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 15, 2012:

**Recommendation**

The City Clerk recommends:

- 1) That June 16<sup>th</sup> through June 24<sup>th</sup>, 2012 be proclaimed as “Pride Week”;
- 2) That the Rainbow Flag be raised in the City of Vaughan for a period no longer than one week in accordance with the Flag Raising/Half Masting Policy; and
- 3) 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, PFLAG Canada – York Region on behalf of the York Pride Fest Committee.

**Background - Analysis and Options**

The correspondence received from the President, PFLAG Canada – York Region, dated April 12, 2012, 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”

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#### Item 1, CW Report No. 21 – Page 2

PFLAG Canada – York Region is a registered charity who is a member of the York Pride Fest Committee. The Committee is made up of a group of volunteer leaders that organizes York Region's Pride Week celebrations and this year marks the 12<sup>th</sup> anniversary. The proclamation would be a valued acknowledgement of the lives and contributions of people of all sexual orientations and gender identities. The York Pride Fest Committee also requests that during Pride Week 2012 the Rainbow Flag be raised in the City of Vaughan in celebration of diversity and protection of equality. City Council has granted this request in the past.

#### **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 proclamation will bring awareness of differences and protection of equality within the Region.

#### **Conclusion**

Staff is recommending that June 16<sup>th</sup> through June 24<sup>th</sup>, 2012 be proclaimed as "Pride Week" and that the proclamation be posted on the City's website and published on the City Page Online.

#### **Attachments**

Attachment 1 – Correspondence received from the President, PFLAG Canada – York Region, dated April 12, 2012

#### **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 2, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

2

**SIGN VARIANCE APPLICATION  
FILE NO: SV.12-009  
OWNER: NINE-TEN WEST LIMITED  
LOCATION: 1076 RUTHERFORD ROAD  
PART OF LOT 16, 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 May 15, 2012:

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.12-009, Nine-Ten West Limited, 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 is proposing three (3) wall signs on the front building elevation as shown on the attached plans.

**Background - Analysis and Options**

Sign Bylaw Requirements (By-Law 203-92, as amended):

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

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

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

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

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**Regional Implications**

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

**Conclusion**

The applicant is requesting three (3) wall signs on the front building elevation as shown on the attached plans. The proposed wall signs have a total sign area of approximately 18 sqm and were not shown on the original site plan agreement that was approved at the time of the construction of the building.

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 City's 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. South Building Elevation
3. West Building Elevation
4. East Building Elevation

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

/as

(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. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

### **3            VAUGHAN FIRE AND RESCUE SERVICE (VFRS) 2011 ANNUAL REPORT**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief and the VFRS Senior Command Team, dated May 15, 2012:

#### **Recommendation**

The Fire Chief and the VFRS Senior Command Team, in consultation with the City Manager, recommend that this report be received as information only.

#### **Contribution to Sustainability**

N/A

#### **Economic Impact**

The 2011 annual report was produced with internal resources at an approximate cost of \$1,800.00 and additional funds are not required.

#### **Communications Plan**

Through anticipated co-operation of the Senior Management Team (SMT), the 2011 annual report will be available on the City web site, in all City reception areas, Vaughan Public Libraries, VFRS Fire Stations and will be distributed to all Ratepayer Groups as well as to select peer organizations.

#### **Purpose**

To provide a summary report of activities and highlights of Vaughan Fire & Rescue Service in 2011.

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

The 2011 Annual Report of Vaughan Fire and Rescue Service is intended to provide a summary of the Department's activities as well as non-technical descriptions of the work of each division/program. An Operational Process Analysis conducted in 2005 by IER Consultants recommended that as part of an overall communication strategy, VFRS should develop a short annual report describing relative operations and highlights of the department.

As such, this annual report will enhance communication between VFRS, Council, SMT and the citizens we serve. Feedback from Ratepayers, staff and individual citizens have been very positive.

#### **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. This report conforms to:

- Enhance and Ensure Community Safety, health & Wellness
- Pursue Excellence in Service Delivery
- Value & Encourage a Highly Motivated Workforce
- Citizens first through service Excellence

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**Regional Implications**

The VFRS 2011 Annual Report has no regional implications.

**Conclusion**

The VFRS Annual Report documents achievements and highlights of the Vaughan Fire and Rescue Service in 2011. The Annual Report is an important part of a VFRS communication strategy as recommended by IER Consultants and will provide Council, Senior Management and our citizens with an overview of the types and categories of service provided by VFRS in 2011.

**Attachments**

Vaughan Fire and Rescue Service, Annual Report 2011 (For Members of Council – under separate cover).

Copies of the 2011 Annual Report are available through the Office of the Fire Chief.

**Report prepared by:**

G. R. Senay, Fire Chief

(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. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

**4**

**AWARD OF TENDER T12-096  
2012 ROAD RESURFACING/REHABILITATION – PHASE 2  
WARD 3**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 15, 2012:**

**Recommendation**

The Commissioner of Engineering and Public Works in consultation with the Director of Purchasing Services and the Director of Budgeting and Financial Planning recommends that Council:

1. Award Tender T12-096, 2012 Road Resurfacing/Rehabilitation – Phase 2 to Four Seasons Site Development Ltd. in the amount of \$1,592,015.00, plus applicable taxes;
2. Approve a contingency allowance in the amount of \$160,000.00, plus applicable taxes within which the Commissioner of Engineering and Public Works or his designate is authorized to approve amendments to the contract;
3. Approve a Geotechnical and Material Testing amount of \$16,000.00, plus applicable taxes to ensure compliance with all applicable standards;
4. Approve funding of the above recommendations in the sum of \$1,800,000.00 from Capital Project No. EN-1869-12, including all contingency allowances, and applicable taxes; and
5. Authorize the Mayor and City Clerk to sign the appropriate documents.

**Contribution to Sustainability**

The resurfacing/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.

The resurfacing/rehabilitation of the existing roads by utilizing recycled construction materials is consistent with Green Directions Vaughan Goal #1: To significantly reduce our use of natural resources and the amount of waste we generate, in particular Objective 1.1. To reduce greenhouse gas emissions and move towards carbon neutrality for the City of Vaughan's facilities and infrastructure.

**Economic Impact**

The total project cost of \$1,800,000.00 falls within the approved budget amount and as such, there is no additional economic impact to the 2012 Capital Project No. EN-1869-12.

**Communications Plan**

Once the project is awarded, staff will advise the Mayor and Members of Council and will distribute a notice of construction to the affected residents and businesses.

**Purpose**

Council approval to award Tender T12-096, Road Resurfacing/Rehabilitation – Phase 2.

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**Background - Analysis and Options**

The work covered by this tender includes the resurfacing and/or rehabilitation of various roads in Ward 3, (Capital Project No. EN-1869-12). (See Attachment No. 1 for project location). There are no outstanding permits and/or approvals required for this project.

This tender was advertised in the Daily Commercial News, on the Ontario Public Buyers Association (OPBA), on Biddingo and on the City Webpage and closed on April 4, 2012. A total of 10 sets of bid documents were picked up from the Purchasing Services Department and the following 6 bids were received:

<u>Contractor</u>	<u>Total Bid Amount (excl. H.S.T.)</u>
Four Seasons Site Development Ltd.	\$1,592,015.00
D. Crupi & Sons Limited	\$1,658,518.00
Gazzola Paving Limited	\$1,690,272.00
Fermar Paving Ltd.	\$1,910,055.91
Coco Paving Inc.	\$1,994,999.14
Pave-AI Limited	\$2,169,420.00

The estimated cost for the construction of this project is \$1,800,000.00 and is calculated as follows:

Four Seasons Site Development Ltd. Bid Price (excluding H.S.T.)	\$1,592,015.00
Contingency Allowance (approx. 10%)	\$ 160,000.00
Geotechnical Allowances and Material Testing (estimated)	\$ 16,000.00
Sub-Total	\$1,768,015.00
H.S.T. (1.76%)	\$ 31,117.06
<b>Total</b>	<b>\$1,799,132.06</b>

**ROUNDED \$1,800,000.00**

<b>PROJECT FUNDING POSITION SUMMARY</b>	
CAPITAL PROJECT	EN-1869-12
Approved Budget	\$3,485,000.00
Less: Exp. & Commitments to Date	(\$0.00)
Current Funds Remaining	\$3,485,000.00
Less: Net total Cost	\$1,799,132.06
<b>Balance Remaining</b>	<b>\$1,685,867.94</b>

A total contingency amount of \$160,000.00 (approximately 10% of the bid price) is requested to address any unforeseen work in completing the scope of this project. Any residual funds will be allocated to the rehabilitation of the remaining roads of the 2012 Pavement Management Program. A subsequent tender will be issued in May of 2012 for the remaining roads.



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Staff have reviewed the submitted bids. Four Seasons Site Development Ltd. has successfully completed similar projects for the City and is deemed qualified to undertake this project. Therefore, it is appropriate to award this contract to the low bidder, Four Seasons Site Development Ltd.

The engineering estimate for the construction of this project was \$1,850,000.00 excluding H.S.T.

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

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of the report will assist in enhancing and maintaining community safety, health and wellness by ensuring that an appropriate level of service for the roadway conditions are maintained for the citizens of Vaughan.

**Regional Implications**

Not Applicable.

**Conclusion**

Staff recommends that this contract be awarded to Four Seasons Site Development Ltd. in the amount of \$1,592,015.00, plus contingency allowance and applicable taxes.

**Attachments**

1. Location Map

**Report prepared by:**

Colin Cassar, C.E.T., Senior Engineering Assistant, ext. 8756  
Vince Musacchio, P. Eng., PMP, Manager of Capital Planning and Infrastructure, ext. 8311

CC:mc

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

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Item 5, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

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**5                                    MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010  
    NORTHEAST CORNER OF WIGWOSS DRIVE AND HIGHWAY 7  
    FOLLOW UP REPORT  
    WARD 3  
    FILE 25.1**

**The Committee of the Whole recommends:**

- 1) **That consideration of this matter be deferred to the June 26, 2012 Council meeting to allow staff to report back on the concerns raised;**
- 2) **That the following deputations be received:**
  1. **Mr. Gregg Fordyce, KFA Architects & Planners, 197 Spadina Avenue, Suite No. 2, Toronto, M5T 2C8, on behalf of the owner's of 10/24 Wigwoss Drive; and**
  2. **Ms. Clara Astolfo, Vaughanwood Ratepayers' Association, 15 Francis Street, Woodbridge, L4L 1P7; and**
- 3) **That the following Communications be received:**  
**C4 and C16. Mr. Frank La Valle, 24 Wigwoss Drive, Woodbridge, L4L 2P8, dated April 19, 2012 and May 12, 2012; and**  
**C15. Atyhe Sadri and Sam Safari, 10 Wigwoss Drive, Woodbridge, L4L 2P8, dated May 12, 2012.**

**Recommendation**

The Commissioner of Planning recommends that:

1. The Vaughan Official Plan 2010, Volume 1, be modified by re-designating the properties on the northeast corner of Wigwoss Drive and Highway 7, municipally known as 10, 20 and 24 Wigwoss Drive from "Mid-Rise Mixed-Use" with a maximum allowable height of 10 storeys and an FSI of 3 to "Mid-Rise Mixed-Use" with a maximum allowable height of 6 storeys and an FSI of 2.5; and
2. This report and Council minutes be forwarded to the Region of York as a recommended modification to the Vaughan Official Plan 2010, Volume 1, and that the Region of York be requested to consider this modification to the Plan accordingly, as part of the process leading to the approval of the Vaughan Official Plan 2010.

**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". The description of Goal 2 explains the transformative vision for the new Official Plan.

Vaughan is committed to sustainable land use. Vaughan Tomorrow, our consolidated Growth Management Strategy – 2031, has a central focus on creating a cutting-edge Official Plan that will provide for increased land use densities, efficient public transit, considerations for employment lands and open space systems, as well as walkable, human scale neighbourhoods that include services, retail and an attractive public realm. The plan will guide the creation of the physical form that will reflect a "complete" community.

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#### **Economic Impact**

The Vaughan Official Plan 2010 establishes the planning framework for development throughout the City to 2031. The Plan, when approved, will have a positive impact on the City of Vaughan in terms of managing growth and fostering retail and residential intensification and employment opportunities while fulfilling the City's obligations to conform with Provincial policies and meet Regionally imposed targets for residential and employment growth.

#### **Communications Plan**

Direction to proceed to Committee of the Whole with this report was given at the Council meeting of April 17, 2012, in response to Item 29 of Report No. 12 of the Committee of the Whole. This report was posted on the City's website as part of the Committee of the Whole Agenda on May 11, 2012. Pursuant to a request from the affected property owners, notice of this report has been sent to the residents of 10, 20 and 24 Wigwoss Drive.

#### **Purpose**

The purpose of this report is to examine the appropriateness of the land use designations for the lands located on the northeast corner of Wigwoss Drive and Highway 7, as adopted on September 7, 2010.

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

##### Location and Context

The subject lands are located west of Pine Valley Drive, on the northeast corner of Wigwoss Drive and Highway 7. The lands have an area of approximately 0.27ha and include the first three properties on the east side of Wigwoss Drive, municipally known as 10, 20 and 24 Wigwoss Drive. These properties abut a vacant lot to the east which has a current application for a 7 storey residential condominium building; an existing commercial plaza to the west which is subject to an application for two 10 storey buildings with an FSI of 3.0; low-rise residential dwellings to the north; and town homes, a low-rise office building and other commercial uses to the south, on the opposite side of Highway 7.

The subject lands are shown on Attachment 1 to this report.

##### Background

As part of the consideration of modifications to VOP 2010, concerns about the height and density of the subject lands, as adopted, were raised by owners to the north of the subject lands. A member's resolution was brought forward at the Committee of the Whole Meeting of April 3, 2012 to amend the Vaughan Official Plan 2010 by redesignating the subject lands from "Mid-Rise Mixed-Use" with a maximum allowable height of 10 storeys and a floor space index (FSI) of 3.0 to "Low-Rise Residential". Some of the affected landowners made deputations to Committee in opposition to the motion. Planning staff has also received formal letters from the residents of 10 and 24 Wigwoss Drive opposing any change to the subject lands, as per the adopted version of VOP 2010. At the Council Meeting of April 17, 2012, Council directed that the member's resolution be referred to staff for a further detailed report.

This report has been prepared in response to this direction.

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#### Item 5, CW Report No. 21 – Page 3

##### Policy Framework

##### a) Official Plan Amendment 661

OPA 661 amends OPA 240 (the Woodbridge Community Plan) and is the effective land use policy applicable to the subject lands. This amendment identifies Highway 7 as a transportation corridor and aims to establish Highway 7 as a high order transitway, accommodating regional and inter-regional transit facilities in support of higher density, mixed use development on the lands adjacent to Highway 7.

OPA 661 designates the subject lands "Prestige Areas – Centres & Avenue Seven Corridor", which permits a wide range of land uses including office, business, retail, residential, institutional and civic uses. More specifically, the intersection of Helen Street (opposite Wigwoss Drive) and Highway 7 is planned as a Transit Stop Centre within the corridor. Generally speaking, these Centres have an overall density target of 3.0 FSI, with a maximum height for any building in a planned Centre of 10 storeys or 32.0 metres, whichever is less. For all sites which abut a low density residential designation, the maximum height of development within 30 metres of such designation shall be 4 storeys, or 12.8 metres, whichever is less, in order to establish appropriate height transitions between development within the Centre and adjacent land uses.

The lands immediately east of the subject properties have a site specific policy under OPA 661 permitting a maximum height limit of 4 storeys within 30 metres of the existing low density residential designation and a maximum height of 6 storeys at a greater distance.

For the areas between the Transit Stop Centres, the overall density target is 1.5 FSI, with a maximum density of 2.5 FSI. The maximum height of any building in these areas is 8 stories or 25.6 metres, whichever is less.

##### b) Region of York Official Plan

The Region of York Official Plan identifies Highway 7 as a Regional Corridor, which is planned to function as an urban mainstreet supporting a range of compact, mixed-use, pedestrian friendly and transit-oriented built forms. Regional Corridors are to provide for a mix of activities that enrich the character and meet the needs of the adjacent communities. The Regional Official Plan provides for a long-term density target over the length of the corridor of 2.5 FSI.

##### c) Vaughan Official Plan 2010

The City's Urban Structure Plan shows this section of Highway 7 as a Regional Intensification Corridor. The Vaughan Official Plan 2010, as adopted and amended, designates the site as Mid-Rise Mixed-Use with a maximum allowable height of 10 storeys and a maximum FSI of 3.0. The properties to the east and west of the site are also Mid-Rise Mixed-Use, with maximum heights of 6 storeys and densities of 2.0. Applications for 7 and 10 storey residential condominiums have been filed for each site, respectively. Properties fronting the north and south sides of Highway 7 to the east of the study area and west of Pine Valley Drive have a Mid-Rise Mixed-Use designation with maximum allowable heights ranging from 4 to 10 storeys and maximum densities of 2 to 3 FSI. The lands to the immediate north of the subject properties are designated Low-Rise Residential; fronting both the east and west side of Wigwoss Drive.

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##### Analysis

The Mid-Rise Mixed-Use designation along this section of Highway 7 is consistent with the policies of the Region of York Official Plan and the Vaughan Official Plan 2010. The future transit stop at this location warrants the consideration of higher densities to support a range of compact, mixed uses that promote transit-oriented, pedestrian friendly complete communities. OPA 661 and VOP 2010 account for this planned intensification through greater allowances for both height and density along Highway 7.

It is important to recognize the sensitivity of the low-rise residential community to the immediate north of the subject lands. This was accommodated in OPA 661 by establishing a 30 metre buffer in which lower height and density provisions applied. This type of transition is necessary in order to achieve compatibility between the two different land uses. VOP 2010 also permits lower density building forms (townhouses, stacked townhouses and low-rise buildings) in the Mid-Rise Mixed-Use designation within 70 metres of an area designated Low-Rise Residential to facilitate this transition.

The limited area and dimensions of the site in comparison with the adjacent properties fronting Highway 7 may prove to be too restrictive to achieve the maximum height and density as currently provided for in VOP 2010. The immediately abutting property to the east is being developed with a stand alone building, thus limiting the potential for comprehensive redevelopment that might facilitate the ability to achieve a higher intensity development at this location. Further, given the low-rise residential dwellings to the north, and the maximum height allocations of 6 storeys for the properties to the east and west of the subject property, it is questionable as to whether a 10 storey, 3.0 FSI maximum is suitable for this location.

For these reasons, a more modest approach to achieving higher densities and a complete, mixed-use community reflective of the objectives of the Region of York Official Plan and VOP 2010 is appropriate for the subject lands. On this basis, staff can recommend that the properties located at the northeast corner of Wigwoss Drive and Highway 7, municipally known as 10, 20 and 24 Wigwoss drive, maintain their current designation of "Mid-Rise Mixed-Use", with a reduced height and density of 6 storeys and 2.5 FSI respectively, in recognition of both the significance of this intersection on a Regional scale, and the sensitivity of the adjacent residential community.

Due to the confined dimensions of the site, a 6 storey building may also be difficult to achieve due to parking, access and other road requirements. The feasibility of a 6 storey building would be dependent upon a site specific application and supporting studies. A step-down buffer between the low-rise residential uses and any proposed development is recommended and would need to be established during the review of any site specific applications.

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

The preparation of the new Official Plan is addressed under the objective "Plan and Manage Growth & Economic Vitality", including the following specific initiatives:

- Complete and implement the Growth Management Strategy (Vaughan Tomorrow);
- Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031;

##### **Regional Implications**

This report and the accompanying Council minute will be forwarded to the Region of York for its consideration in the approval process for VOP 2010 Volume 1.

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**Conclusion**

The subject properties at the northeast corner of Wigwoss Drive and Highway 7 are located along a Regional Intensification Corridor and are adjacent to a future transit stop. The site is currently located between two properties designated Mid-Rise Mixed-Use, which are in the process of intensifying, and the subject properties would therefore support a Mid-Rise Mixed-Use designation. However, given the more sensitive land uses to the north of the study area, and the area and dimension of the subject properties, reducing the maximum height and density of the lands from what is currently permitted by VOP 2010, to be more consistent with the adjacent properties to the east and west is a suitable approach.

Therefore, it is recommended that the subject lands be designated Mid-Rise Mixed-Use, with a maximum height of 6 storeys and a maximum density of 2.5 FSI. It would also be appropriate at the zoning amendment stage to establish a step-down zone to ensure a transition in building heights between the Mid-Rise and Low-Rise designations, consistent with the current policies in OPA 661 and VOP 2010.

**Attachments**

1. Location and Context Map

**Report prepared by:**

Steven Dixon, Planner, ext. 8410  
Roy McQuillin, Manager, ext. 8211

(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 MAY 29, 2012**

Item 6, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 29, 2012, as follows:

***By receiving Communication C2, from Mr. Don Given, Malone Given Parsons Ltd., 140 Renfrew Drive, Suite 201, Markham, L3R 6B3, dated May 15, 2012.***

**6 MODIFICATIONS TO THE VAUGHAN OFFICIAL PLAN – 2010  
NORTH KLEINBURG- NASHVILLE SECONDARY PLAN (VOLUME 2)  
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS  
FILE 12.5.12.3  
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 15, 2012, be approved subject to adding 1.d) vi and vii, as follows, in accordance with Communication C28, memorandum from the Commissioner of Planning, dated May 14, 2012:
  - vi. That Attachments 6c being Schedule B3 “Land Use” - Kipling Avenue Community, 7c being Schedule C3 “Trails & Parks” - Kipling Avenue Community and 8c being Schedule D3 “Streets” - Kipling Avenue Community be modified by applying the “Agricultural” designation along the frontage of Kirby Road in the manner shown in the Commissioner of Planning’s communication of May 15, 2012; and
  - vii. That Attachment 6c being Schedule B3 “Land Use” - Kipling Avenue Community be modified by moving the north boundary of the northerly of the two “Special Policy Areas”, north to the southern limit of the Greenbelt Plan Area Boundary in the manner shown in the Commissioner of Planning’s communication of May 15, 2012; and that any other affected schedules be revised to reflect this change;
- 2) That the following deputations be received:
  1. Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., 64 Jardin Drive, Suite 1B, Concord, L4K 3P3, on behalf of Harry and Joy Lostchuck;
  2. Mr. Frank Greco; and
  3. Ms. Angela Sciberras, Macaulay Shiomi Howson Ltd., 471 Timothy Street, Newmarket, L3Y 1P9, on behalf of Schickedanz Bros. Ltd.; and
- 3) That Communication C27 from Mr. James M. Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Suite 1B, Concord, L4K 3P3, dated May 15, 2012, be received.

**Recommendation**

The Commissioner of Planning recommends that:

1. The North Kleinburg-Nashville Secondary Plan, forming part of Volume 2 of the City of Vaughan Official Plan - 2010, (VOP 2010), adopted September 7, 2010 be modified in accordance with the following:
  - a) Changes set out in Attachment No. 9 originating with the Toronto and Region Conservation Authority;

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- b) Changes originating with the Province of Ontario (Ministry of Municipal Affairs and Housing and Ministry of Transportation) in respect of the GTA West Corridor Individual Environment Assessment, as set out below:
  - i. Attachment 5A): Adding a new subsection 4.14 “GTA West Transportation Corridor Protection Area”;;
  - ii. Amending the following Schedules to show the “GTA West Corridor Protection Area”:
    - Attachment 5B): Schedule B2, “Land Use” (Huntington Road Community);
    - Attachment 5C): Schedule C2, “Trails & Parks” (Huntington Road Community);
    - Attachment 5D) Schedule D2, “Streets” (Huntington Road Community).
  
- c) Changes to the mapping schedules for the Village of Nashville, the Huntington Road Community and the Kipling Avenue Community respectively and text as follows:
  - i. Schedules “B1”, “B2” and “B3” (Land Use) – Attachments 6A), 6B) 6C); Schedules “C1”, “C2” and “C3” (Trails & Parks) – Attachments 7A), 7B) and 7C); and Schedules “D1”, “D2” and “D3” (Streets) – Attachments 8A), 8B) and 8C) be modified by removing the local street pattern from the schedules, providing more generalized locations of the land use designations and the size, location and shape of the school sites, parks and stormwater management facilities, the Trails and Parks and the location of the minor collector road system;
  - ii. The elementary school site symbols in the Huntington Road Community be moved to the interior of the and be shown with the potential to abut a City park;
  - iii. Section 6.2 a) “Street System” be modified to remove references to the local road pattern shown on the schedules, replacing the current policy with the following:
    - a) The Arterial, Collector and Local Street pattern is identified conceptually on Schedules ‘D1’, ‘D2’ and ‘D3’ attached to this Secondary Plan. The Arterial and Collector Street pattern is relatively fixed. The minor Collector and Local Road patterns will be established through the Block Plan and Draft Plan of Subdivision stages of the development approval process. The minor Collector and Local road pattern will reflect the principles of this plan including the incorporation of lanes, traffic circles and single loaded roads, to the satisfaction of the City.
  
- d) Changes to the mapping schedules (Schedules “B1”, “B2” and “B3” - Land Use, Schedules “C1”, “C2” and “C3” – Trails and Parks and Schedules “D1”, “D2” and “D3” – Streets) and text as follows:
  - i. In the legends replacing the term “Natural Heritage System: Core Features” with “Natural Areas”;
  - ii. In the legends replacing the term “Greenbelt Plan Area” with “Agricultural”;



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- iii. In the legends replacing the term “Greenbelt Plan Area” in respect of the dashed blue line, with “Greenbelt Plan Area Boundary”;
- iv. The location of the “Natural Areas” and “Agricultural” designations be reviewed for consistency with these designations as shown on Schedule 13 “Land Use” to Volume 1 of VOP 2010 and any final changes be made to ensure that the boundaries in the NKNSP reflect those applied in Volume 1;
- v. Wherever the terms “Natural Heritage Network – Core Features” and “Greenbelt Plan Area” are used in the text they be replaced by the terms “Natural Areas” and “Agricultural” respectively except in Subsection 4.9 which shall be reworded to read:

4.9 Greenbelt Plan Area

- a) All lands located within the Greenbelt Plan Area shall be subject to the applicable policies of Section 3.5 of the City of Vaughan Official Plan, the Greenbelt Act, 2005 and the Greenbelt Plan, 2005.

Delete Subsection 4.7 a) and b) and replacing them with the following:

4.7 Natural Areas and Agricultural Areas

- a) All lands within the boundaries of this secondary plan designated Natural Areas shall be subject to the policies of Section 3.2 of the City of Vaughan Official Plan. Lands designated Natural Areas and Agricultural shall be subject to Policies 9.2.2.15 and 9.2.2.23 respectively.
- b) All development abutting a Natural Heritage System shall provide a minimum buffer setback in accordance with Policy 3.2.3.4.

- 2. That all section references to the Vaughan Official Plan – 2010 (Volume 1) be revised to be consistent with Volume 1, as a result of the modifications approved by Council on September 27, 2010, March 20, 2012 and April 17, 2012;
- 3. This report and Council minutes be forwarded to the Region of York as the City of Vaughan’s recommended modifications to the North Kleinburg-Nashville Secondary Plan of Volume 2 of the Vaughan Official Plan – 2010 and that the Region be requested to consider the modifications to the North Kleinburg-Nashville Secondary Plan accordingly, as part of the process leading to its approval;
- 4. This report and Council minutes be forwarded to the Ministry of Municipal Affairs and Housing to provide for a final review of the new Subsection 14.4 and amended schedules in respect of the GTA West Corridor Protection Area and that the Ministry of Municipal Affairs and Housing forward any further comments to the City of Vaughan and the Region of York;
- 5. City staff be authorized to make any additional changes to the text and schedules of this Plan, necessary to ensure consistency with the direction provided above; and that staff be authorized to work with the Region, as necessary, to finalize the necessary wording to effect the modifications reflected in this report; and

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6. That the Ontario Municipal Board and the Region of York be advised that the Council modifications approved in respect of the North Kleinburg-Nashville Secondary Plan, City of Vaughan Official Plan – 2010, Volume 2, meet the requirements of Section 26, (1) (a)(i), (ii) and (iii) of the Planning Act RSO. 1990, C.P. 13, as amended.

#### Contribution to Sustainability

Consistent with Green Directions Vaughan, the City's Community Sustainability and Environmental Master Plan, the secondary plan will meet the Region of York's requirements for complete communities and the requirements under the Places to Grow plan for intensification while following key sustainability initiatives outlined by Green Directions as listed below:

- Goals 1 & 5: To demonstrate leadership through green building and urban design policies;
- Goal 2: To ensure sustainable development and redevelopment;
- Goal 2: To protect green space and the countryside by establishing a Natural Heritage Network and limiting urban expansion;
- Goal 3: To ensure that Vaughan is a city that is easy to get around with low environmental impact;
- Goal 4: Mixed-use communities in the Vaughan Metropolitan Centre and other Primary and Local Centres, together with an emphasis on design excellence to foster vibrant communities;
- Goals 5 & 6: An overall vision and policy structure that supports the implementation of Green Directions Vaughan.

#### Economic Impact

The Vaughan Official Plan, including the North Kleinburg-Nashville Secondary Plan established the planning framework for development throughout the City to 2031. The Plan, when approved in its entirety will have a positive impact on the City of Vaughan in terms of managing growth and meeting Regionally imposed targets for residential and employment growth.

#### Communications Plan

Notice of this meeting has been communicated to the public by the following means:

- Posted on the [www.vaughan.ca](http://www.vaughan.ca) online calendar, Vaughan Tomorrow website [www.vaughantomorrow.ca](http://www.vaughantomorrow.ca) City Page Online and City Update (corporate monthly e-newsletter);
- Posted to the City's social media sites, Facebook and Twitter;
- By Canada Post to almost 1500 addresses on the Vaughan Tomorrow/Official Plan Review mailing list, updated to include the parties identified in the letters directed to the Region of York;
- To the Official Plan Review e-mail list.

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#### **Purpose**

To report on and obtain direction on requested modifications to VOP 2010 (Volume 2) respecting the North Kleinburg-Nashville Secondary Plan. The modifications result from the Region of York's circulation to prescribed governments, bodies and agencies as part of the approval process for the plan, as adopted on September 7, 2010. This report responds to modification requests originating from this process and on-going staff analysis. The Council ratified report and recommended modifications will be forwarded to the Region of York with the request that the modifications be incorporated into the North Kleinburg-Nashville Secondary Plan as part of the Official Plan approval process.

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

##### Location

The North Kleinburg-Nashville Secondary Plan applies to the lands as shown on Attachment No.1. The subject lands comprise three (3) areas that were studied as part of the North Kleinburg-Nashville Focused Area Study. The three areas, the Village of Nashville, the Huntington Road Community and the Kipling Avenue Community are shown on Attachments 2, 3 and 4 respectively.

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

The Vaughan Official Plan - 2010 applies to all lands in the City. The new Official Plan has been produced in two volumes. Volume 1 introduces general policies applicable throughout the City. The North Kleinburg-Nashville Secondary Plan is included in Volume 2. It contains a number of secondary plans and site and area specific policies for situations that require more detailed policy treatments. This report deals with the policies and modifications specific to the North Kleinburg-Nashville Secondary Plan.

##### Secondary Plan Review Process and Community, Government and Agency Consultation

The North Kleinburg-Nashville Secondary Plan is the result of an extensive public engagement and consultation process. The process incorporated three public workshops, a statutory open house and statutory public hearing with the participation of stakeholders including residents, businesses, developers and their agents. The consultation process also included other City Departments, a monthly project status update to the Official Plan Review Committee, and consultation with required public agencies such as the School Boards, the Region of York, and the Toronto and Region Conservation Authority.

The following provides a brief overview of the Secondary Plan process:

- May 7, 2007 – Council approved the Terms of Reference for the New Vaughan Official Plan, which identified the “Rural Areas” and “Nashville Core” within the Kleinburg-Nashville Community Plan as one of four focused area reviews (studies) to be undertaken.
- March 31, 2008 – Council approved the “Terms of Reference for a Focused area Review for the Kleinburg-Nashville Community
- June 23, 2008 – Council approved the “Terms of Reference for a Focused Area Review for the Kleinburg-Nashville Community” which was revised in response to Council's intention that Block 61 West be removed from the study area.

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- March 23, 2009 – Council adopted a recommendation from the Commissioner of Planning that the firm Planning Partnership be retained to conduct the Kleinburg-Nashville Focused Area Review. The Study Team was joined by sub-consultants LGL Limited and Bray Heritage for the Environmental and Heritage components, respectively. The Policy Planning Department later approved a change from LGL Environmental to Plan B Environmental.
- June 18, 2009 Issues Workshop I – The purpose of the first stakeholder workshop was to: describe the study process for the Kleinburg-Nashville Focused Area Review; highlight initial directions revealed through the inventory and analysis of existing conditions; and, receive input from the public and stakeholders including landowners and developers.
- June 24, 2009 Issues Workshop II – The purpose of the second stakeholder workshop was to discuss options for the lands identified as “Rural Area” and “Nashville Core Area”
- January 6, 2010 Preferred Plan Workshop – Building on input received during the first two workshops held in June, 2009, this public workshop presented and discussed the preferred plans for the lands designated as “Rural Area” and “Nashville Core Area” by OPA 601.
- March 8, 2010 – the following draft documents were submitted by the City’s consultant for review and comment: “Kleinburg-Nashville Focused Area Review Background Report, “Kleinburg-Nashville Focused Area Review Design Options/Preferred Plan Report”, “North Kleinburg-Nashville Secondary Plan” and Schedules; and, the “Kleinburg-Nashville Focused Areas Review Urban & Architectural Design Guidelines.”
- April 22, 2010 – Ward 1, Statutory Public Open House.
- June 14, 2010 – Statutory Public Hearing.
- June 29, 2010 – Council Meeting, ratifying the recommendations made by Council at the Statutory Public Hearing.
- August 31, 2010 – Special Committee of the Whole Meeting to consider responses to public, government and agency submissions, for incorporation into the North Kleinburg-Nashville Secondary Plan.
- September 7, 2010 – Council ratified the recommendations made at the August 31, 2010 Special Committee of the Whole Meeting. The following was recommended:

“The Special 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 subject to the minimum density being lowered to 40 for the Huntington North Area and to 30 for the Kipling Area;
  1. The draft North-Kleinburg Secondary Plan (May 2010) be revised in accordance with the recommendations set out in Attachment No. 1 to this report;
  2. The revised version of the North Kleinburg-Nashville Secondary Plan proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 2 of the new Official Plan; and that the plan reflect the changes approved by Committee of the Whole at this meeting.

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- 2) That the following deputations be received:
  - a) Mr. John McMahon, 5900 Kirby Road, Kleinburg, L0J 1C0;
  - b) Mr. Ken Nieuwhof, KARA, P.O. Box 202, Kleinburg, L0J 1C0; and
  - c) Mr. Frank Greco, Frank Greco Property Management, 10472 Islington Avenue, Suite 201, Kleinburg, L0J 1C0; and
- 3) That the following written submissions be received:
  - a) Mr. Ken Schwenger, Kleinburg and Area Ratepayers' Association, P.O. Box 202, Kleinburg, L0J 1C0, dated August 31, 2010; and,
  - b) Mr. Victor Labreche, Labreche Patterson & Associates Inc., 330-A1 Trillium Drive, Kitchener, N2E 3J2, dated June 14, 2010.

Council adopted the North Kleinburg-Nashville Secondary Plan on September 7, 2010. The plan was forwarded to the Region of York for circulation to the prescribed bodies and public agencies for review and comment as required by the Planning Act.

#### Public and Agency Comments Received Prior to the Adoption of the Plan

The draft North Kleinburg-Nashville Secondary Plan was made available for public comment on May 25, 2010, in advance of the statutory public hearing. Policy Planning staff continued to accept submissions until August 12, 2010 until the final draft of the August 31, 2010 North Kleinburg-Nashville Secondary Plan, Response to Public, Government and Agency Submissions report was completed. Seventeen responses were received and addressed in the report to the Special Committee of the Whole meeting. The respondents represented a cross-section of interests including ratepayers, landowners, development interests and their representatives, utilities, public agencies and City departments. Staff provided analysis and recommendations on the modification requests. Those approved by Council were incorporated into the plan that was adopted by Council on September 7, 2010. The report from the Special Committee of the Whole report from August 31, 2010 and Council minutes from September 7, 2010 form Attachment No.10. (Councillors Only)

#### Policy Context

##### i) Provincial Policy

The City of Vaughan Official Plan - 2010 Volume 1 and 2 addresses the City's long-term planning requirements to the year 2031 in addition to consolidating all former Official Plan amendments into one document. The North Kleinburg-Nashville Secondary Plan provides area specific policies implementing the North Kleinburg-Nashville Focused Study Area consistent with key policy directives of the new Official Plan. The Secondary Plan is to conform with recent Provincial and Regional land use policy directives by promoting more sustainable development of "complete communities" (Provincial Policy Statement - 2005, the Growth Plan for the Greater Golden Horseshoe Region of York Official Plan) while fulfilling the requirement that unique and irreplaceable cultural and natural heritage resources in the area be conserved (Greenbelt Plan, 2005).

The Provincial Greenbelt Plan (2005) identifies the area within the Kleinburg-Nashville community that are specifically protected from development. These lands are identified as Protected Countryside containing a Natural Heritage System designation reflecting the highest concentration of sensitive and/or significant natural features and functions.

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ii) Regional Policy

The Region of York Official Plan was adopted December 19, 2009 and approved by the Ministry of Municipal Affairs and Housing on September 7, 2010. The Regional Official Plan has been appealed and is now before the Ontario Municipal Board. The Regional Official Plan identifies Kleinburg-Nashville as a Local Centre that should have specific amenities including a commercial core, a pedestrian environment and an appropriate focus on residential, commercial, institutional and community uses. The Plan further identifies the area of Nashville as a hamlet that should retain its rural character while permitting growth primarily through infilling. The policy directs new development away from the Greenlands System and identifies enhancement areas and linkage opportunities. Towns and Villages, the land use designation that applies to most of the focused areas, are identified in the Regional Official Plan as places to work, live and play.

iii) The Kleinburg-Nashville Community Plan (OPA 601 as amended)

The Kleinburg-Nashville Community Plan (OPA 601), as adopted by Council, provides a policy framework that directs and guides the development and redevelopment of land within the Kleinburg-Nashville area. OPA 601 includes policies to facilitate a Heritage Conservation District, which led to the designation of a Heritage Conservation District within the Community Plan. In 2004, Council adopted OPA 610, it amends the Kleinburg-Nashville Community Plan (OPA 601) and introduces policies for the environmentally sensitive area that was identified and designated as the “Regional Road 27 Valley Corridor Study Area” in OPA 601. Furthermore, policies were added for the enhancement, restoration and acquisition of natural areas in the valley corridor; and define where limited development potential is appropriate.

In 2006, OPA 633 (Kleinburg Core Area Policy Review) amended the Kleinburg-Nashville Community Plan by incorporating: A new “Mainstreet Commercial” designation for the Kleinburg Core Area; recommendations and policies contained in the Heritage Conservation District Study and Plan; the removal of multiple family dwellings as a permitted use; and cash-in-lieu of parking policies. OPA 601, as amended by OPA 633, is being retained with no change to its purpose and effect, in Volume 2 of the VOP 2010. With regard to community boundaries and growth, subsection 4.2.2 2) of the Official Plan states: “Any consideration of urban uses to the north, west or east of the community shall explicitly consider the implications on the Kleinburg-Nashville community in terms of the maintenance of its residential and village character, and the impacts of traffic, noise and their effect on community services.”

iv) Overview of the North Kleinburg-Nashville Secondary Plan

Official Plan Designations

The adopted Secondary Plan introduces a set of land use designations specific to this Secondary Plan area. The Secondary Plan also includes schedules that illustrate the trails and park system as well as conceptual street patterns on lands subject to the plan. The following land use designations regulate the development of the tableland areas:

- KN Low-Rise Residential I: Conforms with the policies of the Low-Rise Residential designation of VOP 2010 provided that the only building types shall be detached dwellings, with the maximum building heights shown on the Land Use schedules;
- KN Low-Rise Residential II: Conforms with the policies of the Low-Rise Residential designation of VOP 2010 provided that the only building types shall be detached dwellings and semi-detached houses, with the maximum building heights shown on the Land Use schedules;

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- KN Low-Rise Residential III: Conforms with the policies of the Low-Rise Residential designation of VOP 2010 provided that the only building types shall be semi-detached houses, townhouses and stacked townhouses with the maximum building heights shown on the Land Use schedules;
- KN Low-Rise Mixed Use I: Conforms with the policies of the Low-Rise Mixed-Use designation of VOP 2010 provided that the only building types shall be townhouses, stacked townhouses, and low-rise buildings with the maximum building heights shown on the Land Use schedules;
- KN Low Rise Mixed-Use II: Conforms with the policies of the Low-Rise Mixed-Use designation of VOP 2010 provided that the only building types shall be townhouses, stacked townhouses, and low-rise buildings with the maximum building heights shown on the Land Use schedules. Lands in this designation are subject to specific urban design policies applicable to such areas that coincide with the Kleinburg-Nashville Heritage Conservation District Plan;

The North Kleinburg-Nashville Secondary Plan creates three new residential areas at the western, eastern and northern edges of the Kleinburg-Nashville community. At full development it is estimated that this plan will provide for 1,650 dwelling units and support a total of 5,480 jobs and residents. Each new residential community is described below.

The Nashville Community: The Nashville Area (Focus Area 1) is approximately 6.3ha in size and is located east of Huntington Road and extends south from the CP Rail line to Nashville Road, where it encompasses the lots on the south side of Nashville Road. This area will provide for low density single-detached residential uses similar to that existing in the Nashville Core. The applicable land use designations, as shown on Attachment 6A, are “KN Low Rise Residential I” having a maximum building height of 3 storeys and “KN Low-Rise Mixed-Use II” along Nashville Road which provides an opportunity for a variety of residential and mixed use building forms while still maintaining the maximum building height of 3 storeys. The properties fronting on the north and south sides of Nashville Road are within the Kleinburg-Nashville Heritage Conservation District Plan. The target density for the area is 20 persons/jobs per ha.

The Huntington Road Community: The Huntington Road Community (Focus Area 2) is approximately 65.60ha in size and is located east of Huntington Road and south of Kirby Road. The area is intended to transition from a higher density mixed-use community focus area along Huntington Road to low density building forms adjacent to the Natural Heritage network approaching the area’s eastern boundary. The applicable land use designations include, “KN Low-Rise Mixed Use I”, “KN Low Rise Mixed Use II”, “KN Low-Rise Residential II”, which form the community focus and “KN Low Rise Residential I”, as shown on Attachment 6B. The designations include office uses in the mixed use buildings along with other forms of residential development. To be consistent with the community scale a maximum building height of 3 storeys is permitted. The plan also makes provision for community amenities such as two elementary schools, a neighbourhood park and 3 parkettes. Stormwater management ponds are to be located adjacent to the valley system. The target density is 40 persons/jobs per ha.

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The Kipling Avenue Community: The Kipling Avenue area (Focus Area 5/6) is approximately 92.28 ha in size and is located south of Kirby Road on the west side of Kipling Avenue. The area will be comprised of a mix of low density building forms. The focus of the community will front on Kipling Avenue, which will be reflected in the “KN Low Rise Mixed-Use II” and “KN Low Rise Residential III” designations, as shown on Attachment 6C. Transitioning westward from Kipling Avenue to the surrounding Natural Heritage Network the lands are designated “KN Low Rise Residential I” and “KN Low Rise Residential II”. In order to maintain consistency, the permitted height will be a maximum of 3-stories. Other planned uses include a neighbourhood park, a series of parkettes, two stormwater management ponds, and a system of on and off street trails connecting the main community elements. A special study area designation has been applied to two areas in the north part of the Kipling Avenue Community. There may be potential for future development within the “Special Study Areas”. Any land determined to be developable will be designated “KN Low-Rise Residential I”. The extent of the developable area will be determined through the completion of an Environmental Impact Study. Those lands considered undevelopable will be designated Natural Area without further amendment to this plan. The density target for the Kipling Avenue Community is 30 persons/jobs per ha.

#### Zoning

The zoning provisions of By-law 1-88 will remain in effect until they are updated or replaced by zoning which is consistent with the City's Official Plan - 2010, including this Secondary Plan. Initial work on the preparation of a new by-law is anticipated this year.

#### Recommended Modifications to the Council Adopted Official Plan - 2010

##### a) Toronto and Region Conservation Authority

Staff has been working with the TRCA to resolve a number of policy issues. These involve mainly minor adjustments to the policies and schedules of the Plan. The recommended changes are set out in Attachment No. 9.

##### b) The GTA West Transportation Corridor Protection Area

The Ministry of Transportation is currently conducting an Individual Environmental Assessment (IEA) to establish the future transportation infrastructure needs to 2031, within a study area that extends from Highway 400 to the Guelph area. This study area affects the northwest quadrant of the City. The IEA will identify measures that will provide better linkages to the Urban Growth Centres identified in the Provincial Growth Plan.

The IEA is being conducted in two stages. Stage 1 is embodied in the draft “Transportation Development Strategy Report” (March 2011). The Ministry has commissioned additional studies, which are now underway. Once the report has been finalized it will be forwarded to the Minister of Transportation for a decision. Stage 2 will examine the route location for a new 400-series Provincial Highway/Transitway through the “Preliminary Route Planning Study Area”. The timing of this stage of the study has not been determined.

The Preliminary Route Planning Study Area was established to maximize opportunities for route generation so that a number of alternatives can be developed. These considerations include: Meeting MTO Geometric Design Standards, minimizing impacts on key natural features; avoiding built-up areas; providing sufficient area adjacent to crossings of key natural features to provide for alternative crossings; minimizing impacts to approved municipal plans; and providing connections to existing and planned transportation facilities.



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The Preliminary Route Planning Study Area has an impact on a large portion of the northwest quadrant of the City, extending from Highway 400 on the east to Highway 50 on the west. The Ministry of Transportation proposes to work with the Ministry of Municipal Affairs and Housing and the municipalities to protect the land for the new transportation corridor from encroaching development to the end of Stage 2 of the IEA.

To this end the Ministry of Transportation has identified a “GTA West Transportation Corridor Protection Area”. One of the areas affected by the Protection Area is the Huntington Road Community of the North Kleinburg-Nashville Secondary Plan. Currently, the NKNCP does not have policies providing for the protection of the Corridor in advance of the selection of the alignment. The Ministry of Municipal Affairs and Housing conveyed the Province’s “One Window” comments on VOP 2010 – Volume 1. It recommended language for inclusion in Volume 1 that addressed the need for such protective policies. It would provide for the City (pertinent portion underlined):

To work with York Region and the Province to plan for and protect corridors and rights-of-way for transportation and transit facilities, as shown on Schedule 9 (VOP 2010 – Volume 1) to meet current and projected needs; and not permit development in such planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified or actively being planned. To this end, secondary plans or official plan amendments shall include more detailed official plan policy and mapping to provide corridor protection. Such amendments shall be prepared in consultation with the Region of York and the Province. Policies shall ensure that development applications neither preclude nor predetermine the Environmental Assessment process and after a final alignment is determined. Where Environmental Assessments are being undertaken by the Province, these policies and mapping shall be prepared to the satisfaction of the Province.

The Ministry of Municipal Affairs and Housing and the Ministry of Transportation have identified several priorities for the new secondary plan policies. They will need to be consistent with the Region of York’s Official Plan, they must provide protection to an area defined by the Preliminary Route Planning Study and they must be consistent with the policies of the City’s OPA 637 (the Highway 400 North Employment Area Plan)

OPA 637 is the model for the proposed corridor protection policies. It provides for development prohibitions in advance of the delineation of the highway alignment. It also provides for the staged release of lands when a substantial degree of certainty over the alignment has been reached, to the satisfaction of MTO, thereby permitting unaffected areas to proceed to development. OPA 637 was approved by the Ontario Municipal Board in August of 2011.

Staff has used the OPA 637 policies as the basis for the NKNSP policy, with the necessary adjustments to accommodate the Kleinburg-Nashville situation. It is set out in Attachment 5A). It is recommended that this policy be incorporated into the North Kleinburg-Nashville Community Plan by:

- Adding a new subsection 4.14 “GTA West Transportation Corridor Protection Area”, as provided for in Attachment 5A);
- Amending the following Schedules to show the “GTA West Transportation Corridor Protection Area” on:
  - Schedule B2, “Land Use” (Huntington Road Community) – Attachment 5B);
  - Schedule C2, “Trails & Parks” (Huntington Road Community) – Attachment 5C);
  - Schedule D2, “Streets” (Huntington Road Community) – Attachment 5D).

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Staff has had discussions with the Ministry of Transportation (MTO) and the Ministry of Municipal Affairs and Housing. The draft policy has been reviewed by MTO and was found to be satisfactory. However, the Ministry has reserved the right to comment further when the policy and the amended schedules have been finalized. MTO has provided City staff with the requisite mapping required to amend the current plans to reflect the Corridor Protection Area. A recommendation has been provided above, which directs that this report and Council minutes be forwarded to the Ministry of Municipal Affairs and Housing to facilitate the opportunity for further review. It also requests that the Province forward any additional comments to the City and Region of York to allow them to be addressed through the approval process.

#### c) York Catholic District School Board (YCDSB)

The York Catholic District School Board has concerns respecting the two elementary school sites shown in the Huntington Road Community. The YCDSB is of the opinion that the locations proposed for the elementary schools abutting the east side of Huntington Road, as currently shown on the Huntington Road schedules, are not appropriate because Huntington Road is a major collector (planned width of up to 4 lanes). In addition, the lotting pattern shows the proposed school sites as being separated by a Local Road. A campus style development is preferred with the school site being located adjacent to a municipal park.

In response Staff has revised the Huntington Road schedules, as shown on Attachments 6B and 7B, by eliminating the proposed local road pattern and lotting fabric and relocating the Elementary School symbols farther to the east, in proximity to the Park and Parkette symbols to potential effect a campus development. As a result the Land Use schedule no longer places the conceptual location of the elementary school sites adjacent to Huntington Road or shows the school and park sites separated by a Local Road. This is discussed further in the next section.

This reflects the preferred condition but does not preclude other solutions if the situation warrants. This approach has been discussed with staff at both the Public and Catholic School Boards and was found to be satisfactory.

#### d) Modification to the Schedules and Changes to the Related Policies

##### Generalization of the Schedules

Each of the North Kleinburg-Nashville Communities (Nashville, Huntington and Kipling) are subject to three development schedules being, "Land Use", "Trails and Parks" and "Streets". The schedules are unusual in that they show the detailed land use, the road network including the local road pattern, the lotting fabric and the size and configuration of the parks, open space and stormwater management facilities. This level of detail is typically left to the Block Plan and Subdivision/Zoning approval processes.

There is a concern that the public might misinterpret this level of detail. Based solely on a review of the schedules it might be assumed that the ultimate form of development has been set and would exactly reflect what is shown on the schedules. The policies contained in the text of the North Kleinburg-Nashville Secondary Plan all recognize that there is a substantial degree of flexibility in the Plan's schedules. There are specific policies applying to the various elements of the Plan that recognize the subsequent role of the Block Plan process in establishing the final development pattern and the need to have flexibility in interpreting the development schedules. This is provided for in Policies 4.1 a) & b) (Land Use); 4.11 a) (Stormwater Management Facilities); 4.12 a) Elementary Schools; 4.13 a) & b) (Parks and Parkettes); and 6.2 a) (Street System).

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This concern was also expressed by the Toronto and Region Conservation Authority and the York Region Public and the York Region Roman Catholic Separate School Boards. The Conservation Authority was concerned that, pending the detailed studies that would be conducted through the Block Plan process, it was premature to show the exact location, size and configuration of the stormwater management blocks. The preference would be to show a more generalized location with a less specific configuration and rely on the subsequent approval processes, all of which will have public consultation process.

There are two elementary school sites in the Plan area, both of which are located in the Huntington Community, fronting onto the east side of Huntington Road. Huntington Road is defined as a "Major Collector" with a maximum width of 30 metres. The preference of the School Boards is that the sites be located internally on the Collector/Minor Collector street system. In addition, the schedules show the school sites as not contiguous with the City parkland, being separated by a local municipal road. It is the preference that school sites and municipal parks be located together. As such, it is recommended that the schedules be generalized to show internal locations for the elementary school sites, potentially contiguous with the City parks.

The following changes are recommended:

- Schedules "B" (Land Use), "C" (Trails & Parks) and "D" (Streets) be modified by removing the local street pattern from the schedules and providing more generalized locations of the land use designations and the size, location and configuration of the school sites, parks and trails and stormwater management facilities; and the location of the Minor Collector road system;
- The elementary school sites in the Huntington Road Community be moved to the interior and be shown with the potential to abut a City park; and
- Any text changes to the policies of the North Kleinburg-Nashville Secondary Plan made necessary by the amended schedules be incorporated into the plan including specific changes to eliminate references to the Local Road network which is recommended for removal from the schedules.

#### Building Consistency with Volume 1 of VOP 2010 – The Natural Heritage Network

The underlying policy basis for the North Kleinburg-Nashville Secondary Plan rests with Volume 1 of the Official Plan. Consistent with Section 10.2.1.8 of Volume 1, the NKNSP provides that this plan area is to be developed in accordance with this plan in conjunction with the policies of the City of Vaughan Official Plan – 2010 (Volume 1). It further states that where the policies of Volume 2 conflict with the policies of Volume 1, the Volume 2 policies shall prevail.

However, for ease of use it is important to build and maintain consistency between the two documents. Staff is satisfied that it is appropriate to maintain several distinct land use designations to govern residential and commercial development form, given the unique character of the area. However, this is not necessarily the case for designations that apply to the Natural Heritage Network and Natural Heritage Systems.

The secondary plan area extends into such natural areas. The NKNSP applies two land use designations to these areas, being "Natural Heritage Network: Core Features" and "Greenbelt Plan Area", neither of which is used in VOP 2010 – Volume 1. The plan refers back to the Volume 1 policies on the Environment. In addition, there are no specific land use policies applying to the use of the "Natural Heritage Network: Core Features" and "Greenbelt Plan Area" lands.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

#### Item 6, CW Report No. 21 – Page 14

To build consistency between Volume 1 and the North Kleinburg-Nashville Secondary Plan, it is recommended that

- In the legends replacing the term “Natural Heritage System: Core Features” with “Natural Areas”;
- In the legends replacing the term “Greenbelt Plan Area” with “Agricultural”;
- In the legends replacing the term “Greenbelt Plan Area” in respect of the dashed blue line, with “Greenbelt Plan Area Boundary”;
- The location and extent of the “Natural Areas” and “Agricultural” designations be reviewed for consistency with these designations as shown on Schedule 13 “Land Use” to Volume 1 of VOP 2010 and any required changes be made to ensure that the boundaries in the NKNSP reflect those applied in Volume 1;
- Wherever the terms “Natural Heritage Network – Core Features” and “Greenbelt Plan Area” are used in the text they be replaced by the terms “Natural Areas” and “Agricultural” respectively except in Subsection 4.9 which should be reworded to read:

#### 4.9 Greenbelt Plan Area

- a) All lands located within the Greenbelt Plan Area shall be subject to the applicable policies of Section 3.5 of the City of Vaughan Official Plan, the Greenbelt Act, 2005 and the Greenbelt Plan, 2005.

And delete Subsection 4.7 a) and b) and replacing them with the following:

#### 4.8 Natural Areas and Agricultural Areas

- a) All lands within the boundaries of this secondary plan designated Natural Areas shall be subject to the policies of Section 3.2 of the City of Vaughan Official Plan. Lands designated Natural Areas and Agricultural shall be subject to Policies 9.2.2.15 and 9.2.2.23 respectively.
- b) All development abutting a Natural Heritage System shall provide a minimum buffer setback in accordance with Policy 3.2.3.4.

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

The North Kleinburg-Nashville Secondary Plan is a component of the City’s new Official Plan and will form part of Volume 2. The new Official Plan is addressed under the objective “Plan and Economic Vitality”, including the following specific initiatives:

- Complete and implement the Growth Management Strategy (Vaughan Tomorrow);
- Conduct the 5-year comprehensive review of the Official Plan as part of the Growth Management Strategy 2031;
- Support and coordinate land use planning for high capacity transit at strategic locations in the City;
- Review the Vaughan Corporate Centre Vision; and
- Prepare an employment area plan for the Vaughan Enterprise Zone and employment lands.

## CITY OF VAUGHAN

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#### Regional Implications

This report and resulting Council minutes will be forwarded to the Region of York for its consideration in the preparation of its report on modifications to the North Kleinburg-Nashville Secondary Plan as part of Volume 2 of VOP 2010 as part of the Official Plan approval process.

#### Conclusion

Staff has previously reported on proposed modifications to Volume 1 and Volume 2 of VOP 2010. This is the first report on modifications to the five secondary plans that were adopted on September 7, 2010 as part of the new Official Plan. The North Kleinburg-Nashville Secondary Plan relies on VOP 2010 – Volume 1 as the source underlying policy. However, where the policies of the North Kleinburg-Nashville Secondary Plan conflict with those of Volume 1, the policies of the North Kleinburg-Nashville Secondary Plan shall prevail.

The modifications recommended in this report do not represent a substantial departure from the policies of the plan as originally adopted. They mainly respond to agency concerns and reflect changes to better co-ordinate the policies with the schedules. Therefore, it is recommended that that this report and the resulting Council minutes be forwarded to the Region of York as the City of Vaughan's recommended modifications to the North Kleinburg-Nashville Secondary Plan of Volume 2 of the Vaughan Official Plan – 2010 for its consideration as part of the Official Plan approval process.

#### Attachments

1. Location Map and Context Plan
2. Schedule B1 "Land Use" Village of Nashville, as adopted.
3. Schedule B2 "Land Use" Huntington Road Community", as adopted.
4. Schedule B3 "Land Use" Kipling Avenue Community, as adopted.
5. A) Subsection 4.14 "GTA West Transportation Corridor Protection Area";  
B) Schedule B2, "Land Use" (Huntington Road Community), as modified;  
C) Schedule C2, "Trails & Parks" (Huntington Road Community); as modified;  
D) Schedule D2, "Streets" (Huntington Road Community) as modified.
6. A) Schedule B1, "Land Use" – Village of Nashville, as modified;  
B) Schedule B2, "Land Use" – Huntington Road Community, as modified;  
C) Schedule B3, "Land Use" – Kipling Avenue Community, as modified.
7. A) Schedule C1, "Trails & Parks" – Village of Nashville, as modified;  
B) Schedule C2, "Trails & Parks" – Huntington Road Community, as modified;  
C) Schedule C3, "Trails & Parks" – Kipling Avenue Community, as modified.
8. A) Schedule D1, "Streets" – Village of Nashville, as modified;  
B) Schedule D2, "Streets" – Huntington Road Community, as modified;  
C) Schedule D3, "Streets" – Kipling Avenue Community.
9. Recommended modifications originating with the Toronto and Region Conservation Authority
10. Staff Report Special Committee of the Whole Meeting August 31, 2010 and Council Minutes September 7, 2010: "North Kleinburg-Nashville Secondary Plan – Response to Public, Government and Agency Submissions" File 12.5.12.3 (Councillors Only)

#### Report prepared by:

Arminé Hassakourians, Planner, ext. 8368

Roy McQuillin, Manager of Policy Planning, ext. 8211

/lm

(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 MAY 29, 2012**

Item 7, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

**7** **SITE DEVELOPMENT FILE DA.12.016**  
**GLEN SQUARE LIMITED C/O MCDONALD'S RESTAURANTS OF CANADA**  
**WARD 1 – VICINITY OF MAJOR MACKENZIE DRIVE AND JANE STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 15, 2012, be approved; and
- 2) That the coloured elevation submitted by the applicant be received.

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.016 (Glen Square Limited, c/o McDonald's Restaurants of Canada) BE APPROVED, to permit new building elevations, a 41.25m<sup>2</sup> addition (east) and a 29.73m<sup>2</sup> addition (south) for the existing eating establishment with drive-through (McDonald's Restaurant), as shown on Attachments #4 to #7 inclusive, subject to the following conditions:
  - a) the Owner shall submit a stormwater management brief, which shall be approved by the Vaughan Development/Transportation Engineering Department.

**Contributions to Sustainability**

The following sustainable features will be provided within the building design:

- i) low flow fixtures;
- ii) tri-sort garbage and recycling bins;
- iii) LED exterior and interior lighting; and,
- iv) LED lit signage.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

The Owner has submitted Site Development File DA.12.016 to permit two building additions and complete new building elevations for the existing eating establishment (Building "C") shown on Attachments #3 to #7 inclusive. The proposed building elevations reflect the McDonald's Restaurant rebranding.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

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

##### Location

The subject lands shown on Attachments #1 and #2 are located on the north side of Major Mackenzie Drive, east of Jane Street (2810 Major Mackenzie Drive), City of Vaughan. The surrounding land uses are shown on Attachment #2.

##### Official Plan and Zoning

The subject lands are designated “Community Commercial Centre” by the in-effect OPA #350 (Maple Community Plan); and, “Mid-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011) and is pending approval from the Ontario Municipal Board.

The proposal to construct two building additions and permit new corporate building elevations for the existing McDonald’s Restaurant conforms to the Official Plans.

The subject lands are zoned C4 Neighbourhood Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1064). The proposal complies with Zoning By-law 1-88.

##### Site Design/Building Elevations

The 6.5 ha site is developed with 3 commercial buildings, including Building “C”, an existing 568.98m<sup>2</sup> eating establishment with a drive-through (McDonald’s Restaurant) as shown on Attachment #3. The proposal includes a 41.25m<sup>2</sup> addition on the east side of the building for additional storage space, and a 29.73m<sup>2</sup> addition to the south side of the building for additional seating, as shown on Attachment #4. A total of three (3) parking spaces are to be removed to facilitate the proposed 41.25m<sup>2</sup> addition, however, the site will comply with the minimum parking requirements of Zoning By-law 1-88. The existing barrier free parking space will be relocated to the southeast portion of the site together with the addition of a second barrier free parking space, as shown on Attachment #4.

The Owner has proposed new building elevations for the McDonald’s Restaurant as shown on Attachments #5 to #7 inclusive. The upgrades to the exterior elevations include McDonald’s signage on the east and west elevations, and McCafe signage on the south elevation. The Owner has advised that the revised elevations, materials and colours reflect the new McDonald’s Restaurant corporate standard. The Vaughan Development Planning Department is satisfied with the proposed building additions shown on Attachment #4, and the new building elevations shown on Attachments #5 to #7 inclusive.

The Vaughan Development/Transportation Engineering Department requires the Owner to submit a stormwater management brief, specifically to outline that the proposed changes to the existing site will not have any impact on the current stormwater management conditions. 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 Well-being”.

#### **Regional Implications**

There are no Regional implications associated with the proposal.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

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**Conclusion**

The Site Development Application has been reviewed in accordance with the policies of OPA #350, Zoning By-law 1-88, comments from City Departments and the area context. The Development Planning Department is satisfied with the proposed building elevations and additions for the existing eating establishment (McDonald's Restaurant). 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. Context Site Plan
4. Site Plan – Building "C" (McDonald's Restaurant)
5. North and East Elevations
6. South and West Elevations
7. Rendered Elevation

**Report prepared by:**

Mark Antoine, Planner 1, ext. 8212  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

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





## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

#### Item 8, CW Report No. 21 – Page 2

2. THAT the Site Plan Letter of Undertaking shall include the following provision:
  - a) The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands in accordance with Section 51 of the Planning Act and City of Vaughan Policy, prior to the issuance of a Building Permit. The Owner shall submit an appraisal of the subject lands 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;
  - b) The Owner shall complete a Transportation Demand Management (TDM) Plan prepared by a qualified consultant, prior to the issuance of a Building Permit, to the satisfaction of the Vaughan Development/Transportation Engineering Department; and,
  - c) The Owner shall pay to Vaughan by way of certified cheque, all City, Regional, and Boards of Education Development Charges, prior to the issuance of a Building Permit.

#### **Contribution to Sustainability**

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

- i) low emitting VOC materials, carpets, laminates, woods and paints;
- ii) green waste management program;
- iii) pedestrian walkways with light coloured permeable pavers in combination with concrete walkways;
- iv) utilize a mix of drought resistant and native plant species;
- v) bike racks and interior shower facilities;
- vi) carpooling and hybrid parking spaces; and,
- vii) exterior low flow water fixtures.

#### **Economic Impact**

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

#### **Purpose**

The Owner has submitted Site Development DA.12.008 for the subject lands shown on Attachments #1 and #2 to permit new building elevations and partial demolition and expansion of the existing industrial building located at 7250 Keele Street to facilitate a Home Improvement Business Centre consisting of 401 interior office units, meeting and seminar rooms, a 1,000 m<sup>2</sup> food court, and 1490 parking spaces, as shown on Attachments #3 to #10 inclusive.

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

##### Location

The 8.44 ha site is developed with an industrial building that is located on the southwest corner of Keele Street and Snidercroft Road (7250 Keele Street), as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

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Official Plan and Zoning

The subject lands are designated “Prestige Area” by in-effect OPA #450 (Employment Area Plan), which permits the proposed “Home Improvement Business Centre”. The property is designated “Prestige Employment” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. This designation permits office uses up to a maximum gross floor area of 10,000 m<sup>2</sup>. The proposed 29,699 m<sup>2</sup> building would not conform to the new Official Plan, however, the Official Plan permissions for this site are based on the current in-effect OPA #450.

The subject lands are zoned PBM1 Parkway Belt Restricted Industrial Zone by Zoning By-law 1-88, which does not permit the specific “Home Improvement Business Centre” and “Business and Professional Offices”. The Owner has applied to the Vaughan Committee of Adjustment through Minor Variance Application A068/12 to permit the following, which was approved on April 19, 2012 and is currently subject to a 20 day appeal period.

Table 1:

	<b>Zoning By-law Standard</b>	<b>Zoning By-law 1-88 Requirements for the PBM1 Parkway Belt Restricted Industrial Zone</b>	<b>Proposed Variance to the PBM1 Parkway Belt Restricted Industrial Zone</b>
a.	Minimum Lot Coverage	25%	31.75%
b.	Maximum Building Height	11 m	15.4 m
c.	Maximum Building Height	11 m	18.0 m for an entry design feature and 24.0 m for a stair tower design feature

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

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d.	Permitted Uses	Club or Health Centre, Industrial Uses, Office Building, Public Garage, Research and Development Laboratory, Retail Sales accessory to an Industrial Use, Service or Repair Shop, Wayside Pit, Wayside Quarry	<p>Business and Professional Offices such as but not limited to the office of an engineer, architect, interior designer, and lawyer but shall not include the office of a regulated health professional.</p> <p>A “Home Improvement Business Centre” defined as:</p> <p>“a wholly enclosed building that is divided into a maximum of 450 internal office units which individually shall not be less than 40 m<sup>2</sup> in interior area. Individual units shall be used to display home improvement products and shall not be permitted mezzanines or second storeys. Products on display are permitted only to demonstrate quality, style and material type to facilitate the preparation of contracts for products, installation and service. No storage, carry out for distribution of product(s) related to the services from the premises or property shall be permitted. An accessory food services area shall be permitted in the building and shall not exceed 1000m<sup>2</sup>, including seating and aisle areas”.</p>
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The above variances are consistent with the variances approved by the Committee of Adjustment in March 2011 for previous File A073/11, which lapsed on March 30, 2012. Accordingly, the Development Planning Department had no concern in allowing the current Variance application to proceed to the Committee of Adjustment ahead of the site plan report.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

#### Item 8, CW Report No. 21 – Page 5

##### Site Plan Review

The proposed “Home Improvement Business Centre” will provide 401 individual units on the ground floor (Attachment #8), which individually shall not be less than 40 m<sup>2</sup>. The Owner plans to market these units as condominium units and states that the units “will be purchased by suppliers of home improvement products and construction materials for the purpose of displaying, but not retailing or distributing their products. Their customers, who would include both contractors and the general public, would have the opportunity to discuss the products with the suppliers, and to negotiate and to enter into contract to acquire the products and arrange for delivery and/or installation. The proposed use can be described as a “permanent home show”. There will be no retailing or distribution of any products on site. No product will be stored or warehoused on site, and therefore, there will be no shipping of products or materials to and/or from the property. There will be no pay and carry away of any products from the site. The only products on site will be for display purposes only, in order to demonstrate quality/style/material type to contractors and individuals, who may then negotiate and execute business contracts.” The Owner intends to submit a Draft Plan of Condominium Application to the City for this proposal.

The ground floor of the proposed building will also provide business administration/management offices and an approximate 1,000 m<sup>2</sup> food court. The proposed partial second floor will also provide space for business administration/management offices, and seminar and meeting rooms will be located on the proposed mezzanine (Attachment #9).

The Vaughan Development Planning Department is satisfied with the proposed building elevations as shown on Attachments #6 and #7, and the Pylon Sign shown on Attachment #10, and will continue to work with the applicant to finalize the site plan details and landscape plan (Attachments #4 and #5).

##### Vaughan Development/Transportation Engineering Department

###### a) Site Plan/Traffic Impact Study

The Traffic/Transportation Division has provided the following comments for this proposal:

- Revisions to the Traffic Impact Study are required to further define trip generation, traffic counts, trip distribution, traffic forecasts, and modal split.
- Zoning By-law 1-88 requires a minimum of 1204 parking spaces, whereas 1490 spaces are proposed, which meets the by-law requirements. The Parking Study should provide justification for the proposed parking and why it is appropriate for this proposal.
- Comments regarding active transportation include:
  - a) a safe continuous sidewalk connecting to the walkway at the north entrance would encourage more people to arrive by transit and walk to the development;
  - b) internal pedestrian crossings should be accessible and step-free;
  - c) revisions to proposed cycle parking spaces are required, further details pertaining to long term cycle parking are required, and short term bike rack areas require revision.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

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- A number of recommendations are made regarding Transportation Demand Management (TDM) in terms of content and measures. The TDM Plan shall be completed by a qualified consultant and will be a condition in the Site Plan Letter of Undertaking, including funding and implementation of TDM measures, on-going management and operation, and monitoring and review of the TDM Plan to ensure targets are met. Alternatively, the developer may work with Smart Commute North Toronto Vaughan to develop a TDM Plan. Smart Commute would provide TDM consulting, prepare a program, assist with the baseline travel survey and provide enhanced promotion.

The applicant is currently working with the Vaughan Development/Transportation Engineering Department to address the above concerns.

b) Environmental Reports

The Vaughan Development/Transportation Engineering Department advises that the following reports have been peer reviewed by DCS Ltd.:

1. Phase One Environmental Site Assessment and Phase Two Environmental Study of Subsurface Soil and Groundwater Conditions; prepared by EMG, dated June 11, 2011; and,
2. Phase Three Environmental Report: Groundwater Remediation Program; prepared by EMG, dated January 22, 2012.

The applicant is currently addressing the comments received from DCS Ltd. regarding these reports and is expected to have the work completed in June 2012.

c) Site Services

The Vaughan Transportation/Development Engineering Department is working with the applicant to finalize the engineering drawings for the proposed development. The final plans must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition of approval to this effect is included in the recommendation of this report.

Vaughan Reserves and Investments Department

The Vaughan Reserves and Investments Department advises that the Owner will be required to pay all City, Regional, and Boards of Education Development Charges. A standard clause will be included in the Site Plan Letter of Undertaking.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that the Owner will be required to pay by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division. A condition to this effect is included in recommendation of this report.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

Item 8, CW Report No. 21 – Page 7

#### Vaughan Public Works

The Vaughan Public Works Department has requested revisions to the site plan with respect to garbage loading areas and internal garbage storage areas. The Owner must revise the site plan to address these issues to the satisfaction of the Public Works Department. A condition to this effect is included in recommendation of this report.

#### Ministry of Transportation (MTO)

The Ministry of Transportation has advised that the site is within the Ministry's Permit Control Area and will require a Ministry of Transportation Building and Land Use Permit, prior to any construction. Any signs that are visible from Highway 407 will also require a Ministry issued Sign Permit. The Owner must satisfy all requirements of the MTO. A condition to this effect is included in the recommendation of this report.

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

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

#### Regional Implications

The Region of York Transportation Services Department has provided preliminary comments on the proposed development. The Region will require that the final site grading, servicing, Keele Street works, stormwater management, and traffic reports, be approved to the satisfaction of the Region of York. A condition to this effect is included in the recommendation of this report. The Owner will be required to enter into a Regional Site Plan Agreement.

#### Conclusion

The Vaughan Development Planning Department has reviewed the Site Development Application in accordance with OPA #450, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department will continue to work with the applicant to finalize the details of the proposed Home Improvement Business Centre, which is permitted by the Official Plan, subject to the, approved Minor Variance Application A068/12, being final and binding, upon completion of the statutory 20 day appeal period. Accordingly, the Development Planning Department can support the approval of Site Development File DA.12.008, subject to the conditions contained in this report.

#### Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan/Demolition Plan
4. Site Plan
5. Landscape Plan
6. Existing and Proposed East and North Elevations
7. Existing and Proposed West and South Elevations
8. Floor Plan - Office Layout Plan
9. Second Floor Plan
10. Pylon Sign Details

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 8, CW Report No. 21 – Page 8

**Report prepared by:**

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Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

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



CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 9, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

**9 2012 ADOPTION OF TAX RATES AND THE ISSUANCE OF PROPERTY TAX NOTICES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & City Treasurer and the Director of Financial Services, dated May 15, 2012:

**Recommendation**

The Commissioner of Finance & City Treasurer and the Director of Financial Services, in consultation with the Manager of Property Tax & Assessment recommends:

That a by-law be enacted for the adoption of Municipal, Regional and Education property tax rates and tax ratios, for the levy and collection of property tax levies and to provide for the issuance of tax notices requiring payment of property taxes for the year 2012.

**Contribution to Sustainability**

This is not applicable to this report.

**Economic Impact**

The efficient and timely issuance of the final property tax levy provides a positive economic impact to the City, as it provides the necessary cash flow to meet the City's own needs and its financial obligations to the Region of York and the Province of Ontario for education purposes.

**Communications Plan**

The final property tax notices for residential, farm, managed forest and pipeline will be mailed in late June and in July for commercial, industrial and multi-residential properties. Advertised notices for the final property tax notices will be posted in all local papers in late June, early July and August as well as on the on-line City Page.

**Purpose**

The purpose of this report is to provide the background to a by-law as required under Section 312 of the *Municipal Act 2001, S.O. 2001*, to levy and collect property taxes for the City of Vaughan, the Regional Municipality of York and the Province of Ontario for education purposes. It will also provide the background to the continuing support of the funding for the Vaughan Hospital Land.

**Background - Analysis and Options**

2012 is the fourth and final year of the new legislated cycle of reassessment every four (4) years with a mandatory phase-in of assessment increases for all property classes. The four-year program, effective January 1, 2009, will utilize assessment values (CVA) based as of January 1, 2008.

The City property tax rates, as attached, are based on the levy requirement as per the approved 2012 operating budget.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 9, CW Report No. 21 – Page 2

The Region of York has approved By-law Nos. 2012-14 and 2012-20 which set region wide tax ratios and uniform tax rates across all municipalities in the Region. In addition to existing policies for property tax capping options for business properties, the Region approved and adopted the new provincial legislation that will allow a property to remain at full Current Value Assessment (CVA) tax once the property achieves full CVA tax. These properties will no longer qualify for the Capping program. These policies remain in effect for the tax year 2012.

The Province of Ontario determines education tax rates and has passed Ontario Regulation 60/12 to prescribe the tax rates for all classes for 2012.

It is expected that residential, farm, managed forest and pipeline (uncapped classes) property tax bills will be mailed in June, due in three monthly installments or through the City's 11 month pre-authorized payment plan.

Due to the ongoing capping protection for the commercial, industrial and multi-residential property classes, these bills will be produced following the residential bills. Staff expect to be mailing the commercial bills in July providing three monthly installments.

The City collects property taxes on behalf of the Region of York and the School Boards, therefore installment due dates are generally set to accommodate the legislated payment dates to these other levying bodies. However, for the convenience of the ratepayers, approximately one month between each installment is given. Due dates are usually the same day of each month except where weekends or holidays interfere.

The City's budgetary requirement is \$151,970,669 levied on \$57.1 billion in assessment. The 2012 levy requirements for Municipal, Regional, and Educational purposes are shown below:

	2012
City of Vaughan	\$151,970,669
Region of York	\$268,712,037
Education-Province of Ontario	<u>\$258,512,717</u>
Total	\$679,195,423

**Tax Ratios**

The Region of York has the authority to change tax ratios to offset re-assessment tax shifts among the property classes. Changing the tax ratios assists in maintaining the relative tax burden among the classes thereby providing greater taxpayer equity. Area Treasurers were consulted and met with Regional staff in regards to the changes to the property tax ratios. Regional Council approved the changes in the property tax ratios for the period 2010 to 2012 on December 17<sup>th</sup>, 2009.

The 2012 property tax ratios are as follows:

PROPERTY CLASS	2012 TAX RATIO
Residential	1.0000
Multi-Residential	1.0000
New Multi-Residential	1.0000
Commercial	1.1172
Industrial	1.3124
Pipelines	0.9190
Farm	0.2500
Managed Forest	0.2500

## CITY OF VAUGHAN

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#### Item 9, CW Report No. 21 – Page 3

The tax rates shown on Attachment 1, have been established using the above noted levies, tax ratios and the final assessment roll as returned for 2012.

#### **Vaughan Hospital Land Requisition Request**

The Government of Ontario requires local communities to support the development of hospitals in their community. Recognizing this, the City of Vaughan approved in principle the provision of a significant financial contribution to the future hospital. In June 2009, Council approved a contribution of \$80 million for site acquisition and hospital development in Vaughan. Starting in 2009, the property tax increase to fund this contribution will be phased-in over a five year period.

For 2012, the fourth year of the phase-in funding for this contribution to a future hospital in Vaughan, will be collected on the 2012 final property tax bill. The contribution does not form part of the City's operations and as such will be shown separately on individual property tax bills.

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

In consideration of the strategic priorities related to Vaughan Vision 2020, the issuance of the final property tax levy will enhance:

- Service Excellence: Pursue Excellence in Service Delivery
- Management Excellence: Ensure Financial Sustainability

#### **Regional Implications**

The City of Vaughan will be collecting approx. \$268,712,037 in property taxes on behalf of the Region of York.

#### **Conclusion**

A by-law enacted to adopt the Municipal, Regional and Education tax rates and levies for 2012 will permit staff to proceed with the issuance of the final property tax bills.

#### **Attachments**

Attachment 1 – 2012 Property Tax Rates

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

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

(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 MAY 29, 2012**

Item 10, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 29, 2012, as follows:

**By approving the following:**

- 1) ***That to avoid delaying the project and to ensure that outstanding deficiencies are completed in a timely manner, the awarding of the tender be deferred to the June 26, 2012, Council meeting to allow staff to confirm the following:***
  1. ***That the contractor has completed all outstanding deficiencies at Jack Pine Park by the agreed date of June 15, 2012;***
  2. ***That the contractor has provided proof that he has ordered the replacement trees, and has commenced correcting the deficiencies at Wood Valley Park by June 25, 2012; and***
  3. ***That staff report back to the June 26, 2012 Council meeting on whether or not the conditions have been met, and if conditions have not been met, to include alternative options for proceeding; and***
- 2) ***That Communication C10, from the Commissioner of Community Services, dated May 29, 2012, be received.***

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10 **AWARD OF TENDER T12-004  
DON RIVER OPEN SPACE SYSTEM BARTLEY SMITH GREENWAY TRAIL EXPANSION PHASE 2  
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 15, 2012:

**Recommendation**

The Commissioner of Community Services, in consultation with Purchasing Services, recommends:

- 1) That Tender T12-004 for Don River Open Space System Bartley Smith Greenway Trail Expansion – Phase 2 be brought forward to Council.

**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-6094-08 Don River Open Space System Bartley Smith Greenway Trail Expansion – Phase 2 funding was approved in the 2008 Capital Budget with additional funds being approved in the 2010 Capital Budget. The actual cost of the project will be established following receipt of the bids; however, the estimated total cost has been included in the approved in 2008 Capital Budget with additional funds being approved in the 2010 Capital Budget.

## CITY OF VAUGHAN

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#### **Communications Plan**

Not Applicable.

#### **Purpose**

The purpose of this report is to seek Council approval to award Tender T12-004 – Don River Open Space System Bartley Smith Greenway Trail Expansion – Phase 2.

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

The project is for the construction of a new section of the Don River Bartley Smith Trail, between Rutherford Road and Jacob Keffer Parkway, in Ward 4.

The project consists of new trail construction including asphalt paving, granular paving, culvert drainage, wooden boardwalks and pedestrian bridge.

All twelve (12) prequalified general contractors were invited to provide bids for Tender T12-004 and were notified that the tender is anticipated to close and be publicly opened on May 8, 2012. Staff will prepare an additional information report for this item after the bids have been evaluated for Council's consideration at the May 29, 2012 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.

#### **Regional Implications**

There are no regional implications.

#### **Conclusion**

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 in a timeline of 45 working days (weather permitting).

#### **Attachments**

None.

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

Melanie Morris, Construction Coordinator, Ext. 8058  
Vivien Lee, Landscape Architect, Ext. 8753

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 11, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 29, 2012, as follows:

**By approving the following:**

- 1) ***That to avoid delaying the project and to ensure that outstanding deficiencies are completed in a timely manner, the awarding of the tender be deferred to the June 26, 2012, Council meeting to allow staff to confirm the following:***
  1. ***That the contractor has completed all outstanding deficiencies at Jack Pine Park by the agreed date of June 15, 2012;***
  2. ***That the contractor has provided proof that he has ordered the replacement trees, and has commenced correcting the deficiencies at Wood Valley Park by June 25, 2012; and***
  3. ***That staff report back to the June 26, 2012 Council meeting on whether or not the conditions have been met, and if conditions have not been met, to include alternative options for proceeding; and***
- 2) ***That Communication C11, from the Commissioner of Community Services, dated May 29, 2012, be received.***

11

**AWARD OF TENDER T12-084  
BINDERTWINE TENNIS COURT RECONSTRUCTION  
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 15, 2012:

**Recommendation**

The Commissioner of Community Services, in consultation with Purchasing Services, recommends:

- 1) That Tender T12-084 for Bindertwine Tennis Court Reconstruction be brought forward to Council.

**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-6257-11, Bindertwine Tennis Court Reconstruction funding was approved in the 2011 Capital Budget. The actual cost of the project will be established following receipt of the bids; however, the estimated total cost has been included in the approved 2011 Capital Budget.

**Communications Plan**

Once the project is awarded, staff will advise the tennis club of the project timeline.

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### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

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#### **Purpose**

The purpose of this report is to seek Council approval to award Tender T12-084 – Bindertwine Tennis Court Reconstruction.

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

The project is for the reconstruction of a tennis facility within a neighbourhood park located at 299 Stegman's Mill Road, in Ward 1.

This project will provide a revitalized tennis facility for the Kleinburg community and tennis club. The project will improve the existing infrastructure of the park and improve the life span of the facility.

All twelve (12) prequalified general contractors were invited to provide bids for Tender T12-084 and were notified that the tender is anticipated to close and be publicly opened on May 4, 2012. Staff will prepare an additional information report for this item after the bids have been evaluated for Council's consideration at the May 29, 2012 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.

#### **Regional Implications**

There are no regional implications.

#### **Conclusion**

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 in a timeline of 60 working days (weather permitting).

#### **Attachments**

None.

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

Melanie Morris, Construction Coordinator, Ext. 8058  
Mike Kari, Landscape Architect, Ext. 8113

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 12, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 29, 2012, as follows:

***By receiving the presentation to Mr. Briton Amos, President of Humanitarian Mobility International.***

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**12      PROCLAMATION – NATIONAL ACCESS AWARENESS WEEK – JUNE 3-9, 2012**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 15, 2012:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Director of Recreation and Culture and the Vaughan Accessibility Advisory Committee, recommends:

1. That Council proclaim the week of June 3-9, 2012, as “National Access Awareness Week” in the City of Vaughan;
2. That the presentation to Mr. Briton Amos - President of Humanitarian Mobility International take place at the Council meeting of May 29, 2012; and,
3. That the 2012 schedule of activities and events to be held in the City of Vaughan to celebrate National Access Awareness Week, as outlined in Attachment 1, be received.

**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 4, and 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 cost associated with the promotion and the delivery of programs and initiatives indicated in this report will be funded through the approved 2012 Vaughan Accessibility Advisory Committee Operating Budget and community sponsors.

**Communications Plan**

The proclamation of National Access Awareness Week (NAAW) 2012, including a schedule of activities and events, will be posted on the City’s website and social media. The NAAW Week schedule will be distributed to Vaughan elementary and secondary schools, and will also be available at City libraries and community centers. Outreach to community groups, email database, community service organizations and businesses will take place via poster distribution and email.



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

Item 12, CW Report No. 21 – Page 2

#### Purpose

The purpose of this report is to request that Council proclaim the week of June 3-9, 2012 as “Vaughan National Access Awareness Week” in the City of Vaughan, and to present an overview of the inclusive activities and events scheduled to be held at community centers across the City, as organized by the Recreation and Culture Department in partnership with the Vaughan Accessibility Advisory Committee, York Region School Boards of Education, community service organizations groups and local businesses. In addition, a presentation will be held at the Council meeting of May 29, 2012 to present Mr. Briton Amos, President of Humanitarian Mobility International, with a certificate of thanks for the donation of wheelchairs to the City of Vaughan.

#### Background - Analysis and Options

In 1988, National Access Awareness Week was established to promote better community access for persons with disabilities living across Canada. This year marks the 25th Annual Disability Awareness Week, which runs from June 3-9, 2012. The week falls on the anniversary of Rick Hansen’s conclusion of his *Man in Motion Tour*, a tour that demonstrated the amazing potential of persons with disabilities. The theme for this year’s NAAW is “*Ready and Able to Work*”. National Access Awareness Week (NAAW) is an opportunity to get informed and promote accessibility and inclusion in their communities. The City of Vaughan is participating in this national initiative to celebrate the participation of persons with disabilities in the community and their contribution towards making the City of Vaughan a great place to live.

In honour of National Access Awareness Week, a presentation to Mr. Briton Amos, President of Humanitarian Mobility International, a registered non-profit organization based in Ottawa, having a mandate to provide mobility access and specialized mobility equipment to people and communities in need around the world, will take place on May 29, 2012 at the Council meeting scheduled on that date. The City of Vaughan Recreation and Culture Department recently worked with Humanitarian Mobility International and Shoppers Home Health Care to equip all the Community Centres, City Hall and City Playhouse Theatre with wheelchairs. The total number of wheelchairs received is twenty-five (25) and are of the following type:

- Type II (wheelchair type suitable for persons who require adjustments to accommodate postural and mobility requirements); and,
- Type III (wheelchair type suitable for active persons who require altered wheel placement for optimal postural support and mobility).

In 2012, the City of Vaughan will recognize the NAAW from June 3-9, with a variety of free activities. This year’s NAAW activities promote opportunities for children, youth and adults with disabilities in their community.

Activities/events coordinated citywide include:

- “Have a go” – Inclusive wheelchair demo game;
- “Arts play”- Drop in art’s creations;
- Sonoma Heights - outdoor event - dance music and fun activities in partnership with community partners, York Region School boards and businesses.

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In addition to National Access Awareness Week, in support of the Active Together Physical Activity Strategy, the Recreation and Culture Department delivers a variety of registered programs, drop-ins and other special events for persons with disabilities. These programs provide physical, creative, leadership and social opportunities for persons with disabilities. Some of the activities offered through the City Community Centres are the following:

- Active Play
- Inclusive Bocce
- Fundamentals of Sports
- Yoga with Parents
- Teen Fitness Camp
- Connect
- Drop-in Dance
- Swimming one-on-one

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

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

- STRATEGIC GOAL:  
Service Excellence – Providing service excellence to citizens
- STRATEGIC OBJECTIVES:  
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

There are no regional implications associated with this report.

#### Conclusion

The City of Vaughan is taking a proactive approach to raise awareness, improve the social, health and active lifestyles of persons with disabilities by proclaiming the week of June 3- 9, 2012 as “Vaughan National Access Awareness Week”.

#### Attachments

1. 2012 National Access Awareness Week schedule.

#### Report Prepared By

Mary Reali, Director of Recreation and Culture, ext. 8234  
Angela Palermo, Manager of Cultural Services, ext. 8139  
Mihaela Neagoe, Active Living Coordinator Special Needs and Volunteers ext. 7405

(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 MAY 29, 2012

Item 13, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 29, 2012, as follows:

**By approving the following in accordance with Communication C17, from the City Clerk, dated May 29, 2012:**

***“That the attached Terms of Reference be approved in order to facilitate the establishment of the School Crossing Guard Task Force.”***

**13** **SCHOOL CROSSING GUARD  
ANNUAL REVIEW  
ALL WARDS**

The Committee of the Whole recommends:

- 1) That approval of clauses 1 and 2 be deferred pending discussions by the local Councillors (and other Members of Council should they wish to join in) with the principals, staff, trustees and parent councils of all schools on how to promote an increase in the number of children walking to and from school, as a healthy alternative to their being driven to and from school;
- 2) That the services of the Vaughan Community Health Centre be accepted, at no charge, in the development of an audio-visual presentation promoting walking to and from school, for circulation to the principals, staff, trustees and parent councils of all schools;
- 3) That the Ward 2 Councillor chair an Ad Hoc Committee of Council to discuss these matters including any policy concerns;
- 4) That clause 3 in the following report of the Commissioner of Engineering and Public Works, dated May 15, 2012, be approved;
- 5) That the following deputations be received:
  1. Ms. Maria Furlano, 199 Belview Avenue, Vaughan, L4L 5N9, on behalf of St. John Bosco Catholic School Council;
  2. Ms. Lucy Mazzonna, 21 Mullen Drive, Thornhill, L4J 2T6, on behalf of the Holy Family Catholic School Parent Council;
  3. Ms. Mary Padula, 5840 Humber Bridge Trail, Vaughan, L4L 1A7, on behalf of the St. Angela Merici Catholic School Parent Council; and
  4. Mr. Peter Vecchiarelli, on behalf of St. Clements Catholic Elementary School; and
- 6) That the following Communications be received:
  - C7 and C11. Ms. Cathy Ferlisi, Trustee, - Vaughan – Concord/Thornhill, Area 5, Ward 4 & 5, York Catholic District School Board, 320 Bloomington Road West, Aurora, L4G 3G8, dated May 9 and 11, 2012;
  - C8. Ms. Maria Carnovale, YCDSB Trustee, Area 3, Ward 3, dated May 7, 2012;
  - C13. Ms. Diana Rizzo;
  - C14. Mr. Dom Heavy;
  - C17. L. Piccoli, Principal, St. Angela Merici Catholic Elementary School, dated May 11, 2012;
  - C19. Victor & Nadia Ruso, dated May 14, 2012;
  - C20. Ms. Lina Traccitto, dated May 14, 2012;
  - C21. Ms. Pina Sisto;
  - C22. Mr. Paul Bava, 52 Kaiser Drive, Woodbridge, L4L 3V4, dated May 14, 2012;
  - C23. Ms. Josie Pontieri, Chair, St. Angela Merici Catholic School Council, 8881 Martin Grove Road, Woodbridge, L4H 1C3, dated May 14, 2012;

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- C24.** Ms. Barbara Pigliacelli, dated May 15, 2012;  
**C25.** Ms. Rita Landry, 114 North Ridge Road, Woodbridge, L4L 2G8, dated May 15, 2012;  
**C26.** Ms. Diane Ly-Grech, 91 Dunstan Crescent, Vaughan, L4L3W5, dated May 15, 2012; and  
**C29.** J. Ferlisi, Principal, Our Lady of Fatima School, 191 Crofters Road, Woodbridge, L4L 7G3.

#### **Recommendation**

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

1. That school crossing guards be removed from the following 12 locations as the warrant criteria are not met;
  - Melville Avenue and Springside Road (south side) - Blessed Trinity Catholic Elementary School
  - Drummond Drive and Monteith Crescent/ Logwood Crescent (west side) - Holy Jubilee Catholic Elementary School
  - Killian Road and Sterling Crescent/ Lamar Street (west side) - St. David Catholic Elementary School
  - Crofters Road and Woburn Road (south side) - Our Lady of Fatima Catholic Elementary School
  - Clarence Street and Woburn Drive/ Thomson Creek Boulevard (south side) - Our Lady of Fatima Catholic Elementary School
  - Martin Grove Road in front of St. Angela Merici Catholic Elementary School - St. Angela Merici Catholic Elementary School
  - Forest Drive and Bainbridge Avenue (north side) - St. Clement Catholic Elementary School
  - Kipling Avenue and Burwick Avenue (north side) - Woodbridge Public School
  - Kipling Avenue and Highway 7 (east side) - Woodbridge Public School
  - Fossil Hill Road and Villa Royale Avenue (north side) - Fossil Hill Public School
  - Clark Avenue and York Hill Boulevard (east side) - Eitz Chaim Elementary School
  - Clark Avenue and Hilda Avenue (west side) - York Hill Elementary School
2. That school crossing guards be removed from the following 3 temporary locations as the warrant criteria are not met; and
  - Ravineview Drive and Peak Point Boulevard/ Beaverbrook Crescent (south side) - St. Raphael the Archangel Catholic Elementary School
  - Vellore Park Avenue and Highmark Drive/ Stark Crescent (north side) - Glenn Gould Public School
  - Vellore Park Avenue and Lormel Gate (east side) - St. Mary of the Angels Catholic Elementary School
3. That a temporary school crossing guard be provided, at a location in the vicinity of 161 Via Campanile, for a new unnamed school, for the 2012/ 2013 school year.

#### **Contribution to Sustainability**

The implementation of crossing guards assists children to cross a City or Regional roadway in a safe manner. The City's School Crossing Guard Policy and Procedure assists staff to ensure the most appropriate location is identified and the guard is at a location where needed.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

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#### Economic Impact

The current annualized cost of one crossing guard is approximately \$9,000. There are 92 guards, including 5 temporary guards assigned to approved crosswalk locations, within the budget complement for the 2012 School Crossing Guard Program.

There would be an initial savings in the Human Resources Department annual Operating Budget, to remove a crossing guard that does not meet the warrant criteria. The crossing guard signs and posts could be re-used at a later date.

Based on the findings of the 2011/2012 crossing guard studies, the reduction to the annual Operating Budget is \$135,000 (15 guards @ \$9,000 per guard). However, a temporary guard will be required at a new school, at a location in the vicinity of 161 Via Campanile. This guard will be redeployed from the 15 that are recommended for removal. Therefore, the overall economic impact will be a reduction of \$126,000.

#### Communications Plan

The Principals at each of the schools, the associated School Board Superintendent and Trustee, impacted by the potential removal of the crossing guard were notified and provided the opportunity to participate in the spring 2012 study.

The extract related to this report will be provided to both the York Region District School Board, and the York Catholic District School Board. Engineering Services staff will notify each of the Principals of any changes to the crossing guard location(s) near their school.

Staff will also advise the school Principal of the temporary crossing guard location. The anticipated start date for this guard will be the start of the new school year in September 2012.

#### Purpose

To provide the results of the annual review of 25 randomly selected crossing guard locations, and the 5 temporary crossing guard locations, in accordance with the School Crossing Guard Policy and Procedure.

#### Background - Analysis and Options

The criteria for the placement of school crossing guards as it exists today, was established and approved by Council in 2004, thereby superseding any previous guidelines.

Since then, the City of Vaughan has funded and provided crossing guard services at locations within the City, where the Council approved criteria for unassisted crossings of City and Regional roads are met. A list of locations meeting these criteria is typically approved by Council as part of the annual budget deliberations.

In 2005, Council directed that staff review a minimum of 25 locations each year in order to optimize the return on Council's allocation of staff resources by ensuring that crossing guards continue to be deployed at locations where the criteria are met. Please note that a detailed chronology of the school crossing guard program, from 2005 to 2011, can be found in Attachment No. 4.

At the commencement of the 2011/ 2012 school year, the City of Vaughan discontinued providing crossing guards at 10 locations, while 10 new locations were added. Since then, staff has conducted follow-up pedestrian studies at two locations, where the crossing guard was removed. It is noted that the warrant criteria was not met during the follow-up studies.

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Requests for crossing guards may be received from parents, parent council and/or school administrators. Upon receipt of a request, staff will conduct a pedestrian study. In fall 2012, staff will conduct follow-up pedestrian studies at 5 randomly selected locations, where the school crossing guards were previously discontinued.

In 2011 and 2012, in accordance with Council direction, City staff reviewed 25 existing crossing guard locations. Locations where criteria were not met were confirmed by 3 separate studies.

The current approved locations for school crossing guards are listed in Attachment No. 1.

#### **2011/ 2012 Annual Review**

Staff has undertaken reviews of 25 randomly selected crossing guard locations that may potentially be relocated/ eliminated and/or utilized to cross more than one leg of an intersection. The 2012 annual review consists of 3 studies that were carried out in spring 2011, fall 2011, and spring 2012.

As a result of feedback received from both School Boards, the 2012 annual review program was modified to incorporate additional notifications including, one following the fall 2011 pedestrian study, and another prior to the end of the current school year.

Studies were carried out during the morning and afternoon arrival/departure times, typically 45 minutes in duration, and were undertaken during normal weather conditions. Pedestrian studies were not undertaken during heavy rain and snowfall. In addition, staff endeavoured to only carry out studies on Tuesdays, Wednesdays or Thursdays, and accounted for any known holidays.

During the investigations, staff observed and recorded the following details:

- Number of students using the crossing;
- Vehicular operations including parent drop off/pick-up activities;
- Crossing guard activities; and
- Type of traffic control, where applicable.

The results of the studies are summarized in Attachment No. 2.

#### **Review of the 25 Pre-Selected Crossing Guard Locations**

A brief summary is provided from the pedestrian studies:

1. During pedestrian studies, staff did not identify issues with vehicular operations, or crossing guard performance.
2. As identified in Attachment No. 2 and listed below are the 12 locations where the number of recorded crossings did not meet the minimum criteria of 50 crossings during the school time periods, in the studies conducted in 2011 and 2012.
  - Melville Avenue and Springside Road (south side) - Blessed Trinity Catholic Elementary School
  - Drummond Drive and Monteith Crescent/ Logwood Crescent (west side) - Holy Jubilee Catholic Elementary School
  - Killian Road and Sterling Crescent/ Lamar Street (west side) - St. David Catholic Elementary School
  - Crofters Road and Woburn Road (south side) - Our Lady of Fatima Catholic Elementary School

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- Clarence Street and Woburn Drive/ Thomson Creek Boulevard (south side) - Our Lady of Fatima Catholic Elementary School
- Martin Grove Road in front of St. Angela Merici Catholic Elementary School
- Forest Drive and Bainbridge Avenue (north side) - St. Clement Catholic Elementary School -
- Kipling Avenue and Burwick Avenue (north side) - Woodbridge Public School
- Kipling Avenue and Highway 7 (east side) - Woodbridge Public School
- Fossil Hill Road and Villa Royale Avenue (north side) - Fossil Hill Public School
- Clark Avenue and York Hill Boulevard (east side) - Eitz Chaim Elementary School
- Clark Avenue and Hilda Avenue (west side) - York Hill Elementary School

Only crossing guard locations where warrants are not met during all 3 studies are recommended for removal.

#### **Review of the 5 Temporary Crossing Guard Locations**

In 2011, to help promote pedestrian activity, Council approved that a temporary crossing guard be provided at a suitable location for all new schools. The crossing guard would remain in place for a period of one school year. A crossing guard study would be carried out during the school year to determine if the warrant is met. In the event that the warrant is not met, the crossing guard will be removed at the end of the school year.

Staff conducted up to 2 pedestrian studies at each of the temporary crossing guard locations, and the results are summarized in Attachment No. 3.

A brief summary is provided from the pedestrian studies:

1. During pedestrian studies, staff did not identify issues with vehicular operations, or crossing guard performance.
2. As indicated in Attachment No. 3 and listed below are the 3 locations where the number of recorded crossings did not meet the minimum criteria of 50 crossings during the school time periods, in the studies conducted in 2011 and 2012.
  - Ravineview Drive and Peak Point Boulevard/ Beaverbrook Crescent (south side) - St. Raphael the Archangel Catholic Elementary School
  - Vellore Park Avenue and Highmark Drive/ Stark Crescent (north side) - Glenn Gould Public School -
  - Vellore Park Avenue and Lormel Gate (east side) - St. Mary of the Angels Catholic Elementary School
3. The following 2 temporary school crossing guard locations should be added to the City's list of approved locations as the crossing guard warrant was met;
  - Via Romano Boulevard and Lady Valentina Avenue (north side) - Herbert H. Carnegie Public School
  - Peter Rupert Avenue and Golden Forest Road/ Carrier Crescent (west side) - St. Cecilia Catholic Elementary School

This report indicates that all temporary guards have been in place since September 2011, for a period of one school year, with the exception of Herbert H. Carnegie Public School, as it has had a temporary crossing guard in place since February 2011.

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Only temporary crossing guard locations where warrants are not met during the 2 studies are recommended for removal.

#### **New Temporary School Crossing Guard Location**

York Catholic District School Board staff has identified one new unnamed school, located at 161 Via Campanile, which is scheduled to open in September 2012. In accordance with the School Crossing Guard Policy and Procedure, a temporary crossing guard will be provided at a location in the vicinity of 161 Via Campanile for students attending this school, for the 2012/ 2013 school year.

It is noted that York Region District School Board staff has advised City staff that there are no new schools scheduled to open during the 2012/ 2013 school year.

#### **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

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

#### **Regional Implications**

Not Applicable.

#### **Conclusion**

Engineering Services staff carried out the annual review of 25 randomly selected crossing guard locations as well as 5 temporary crossing guard locations in 2011/ 2012. 12 of 25 existing school crossing guard locations did not meet the minimum crossing guard criteria requirements. Similarly, 3 of 5 temporary crossing guard locations did not satisfy the same minimum requirements. In accordance with the School Crossing Guard Policy, these crossing guard locations are recommended to be discontinued as the criteria is not met, and where applicable, to be redeployed to meet other needs within the City. The remaining 2 temporary locations are to be added to the City's list of approved locations.

#### **Attachments**

1. City of Vaughan School Crossing Guard Program Current Approved Locations
2. City of Vaughan School Crossing Guard Program 2011 Annual Review Study Results
3. City of Vaughan School Crossing Guard Program Temporary Location Review Study Results
4. City of Vaughan School Crossing Guard Program Chronology, 2005-2011

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

Lisa Lovery, P. Eng., Manager of Traffic Engineering, ext. 8143

LL:mm

(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 MAY 29, 2012**

Item 14, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

**14                                    MUNICIPAL ROAD TRANSFER REQUEST TO YORK REGION  
KING-VAUGHAN ROAD FROM PINE VALLEY DRIVE TO BATHURST STREET  
KIRBY ROAD FROM HIGHWAY 27 TO BATHURST STREET  
PINE VALLEY DRIVE FROM KING-VAUGHAN ROAD TO TESTON ROAD  
WARD 1 – VICINITY EAST OF HIGHWAY 27 AND NORTH OF TESTON ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 15, 2012, be approved, subject to changing 1. b. from “Bathurst” to “Dufferin”, so that it reads:
  - b. Kirby Road from Highway 27 to Dufferin Street; and
- 2) That Communication C12 from Mr. Cam Milani, Rizmi Holdings Limited, 11333 Dufferin Street, PO Box 663, Maple, L6A 1S5, be received.

**Recommendation**

The Commissioner of Engineering and Public Works recommends:

1. THAT York Region be requested to assume the following municipal roadways into the Regional road system:
  - a. King-Vaughan Road from Pine Valley Drive to Bathurst Street;
  - b. Kirby Road from Highway 27 to Bathurst Street;
  - c. Pine Valley Drive from King-Vaughan Road to Teston Road; and
2. That a copy of this report be forwarded to York Region.

**Contribution to Sustainability**

In consideration of the City’s Community Sustainability and Environmental Master Plan (Green Directions Vaughan) objectives, the recommendations of this report will assist in:

- Achieving sustainable growth and development;
- Developing and sustaining a network of roads that support efficient and accessible public and private transit;
- The creation of a City with sustainable built form; and
- Sharing sustainable best practices and ideas between and among municipal staff and the community.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

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#### Economic Impact

The City's Transportation Master Plan has identified the need for significant improvements to segments of King-Vaughan Road, Kirby Road and Pine Valley Drive. These roadway improvements include the construction of fully urbanized cross-sections complete with sidewalk and streetlighting. The improvements are required to accommodate projected population and employment growth to a planning horizon of 2031. The preliminary estimated capital cost to improve these City roadway segments is approximately \$250 million. As these arterials generally meet Regional road criteria, the planned improvements have not been programmed by the City. In the event these arterials are not assumed by York Region, the growth-related capital improvement costs would have to be considered as part of the City's Development Charge Background Study Update.

The annual operating and maintenance costs related to these municipal road segments, equivalent to 80 lane kilometres, also have to be considered as part of future City Operating Budget deliberations.

#### Communications Plan

Not applicable.

#### Purpose

The purpose of this report is to seek Council approval to formally request York Region to proceed with a review of specific municipal roadway sections for possible assumption into the Regional road system.

#### Background - Analysis and Options

Arterial roads generally carry vehicles travelling longer distances, typically between home and work and between different communities and business centres thereby serving a Regional function and qualifying as Regional roads. These roads have fewer access points than local or collector roads and form part of the City's main concession grid road system.

A Regional Road Assumption Policy and criteria has been established by York Region to determine if a roadway performs a Regional function and qualifies for transfer to the Region. The following criteria are used to assess a roadway for assumption.

Assumption of an existing roadway by York Region shall be considered where a roadway:

- Provides necessary arterial capacity in a major travel corridor and in general, is used for inter-municipal travel;
- Comprises a reasonable direct and unbroken major traffic route or corridor which connects with major arterial roads or to one or more existing or proposed Provincial Highways at a grade-separated interchange;
- Includes a linkage, existing or proposed, required to cross or circumvent a physical barrier that breaks the logical continuity of the route;
- Has a current traffic volume greater than 5,000 Average Annual Daily Traffic in Urban Areas or greater than 4,000 Average Annual Daily Traffic in Rural Areas; and
- Is part of the original concession road grid.

Proposed road transfers are discussed with staff from the Region and the affected local municipality prior to reporting to individual Council Committees. Each proposal is considered on its own merit. The Region's assumption criteria is used as a guideline for determining if a road meets the general function of a Regional road.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

#### Item 14, CW Report No. 21 – Page 3

##### Process for Considering a Road Transfer

Either the local municipality or the Region can initiate discussions to consider a road for transfer. Initial discussions commence upon staff receiving direction from their respective Council. Regional staff will assess the road against the criteria, discuss with local municipal staff, and Report to Regional Council with recommendations for assumption, non-assumption or negotiating conditions.

##### City Roads to Be Considered For Assumption by York Region

Strategic road network improvements have been identified as part of the City's Transportation Master Plan Study. The recommended improvements to existing City roadways forming part of the concession road grid are generally required to support transit and goods movement, improve network connectivity, and support new development and intensification in designated communities.

Based on the conclusions of the City's Transportation Master Plan, the widening and urbanization of the following road segments will be required for the purpose of accommodating projected traffic volumes to a planning horizon of 2031:

1. King-Vaughan Road from Pine Valley Drive to Bathurst Street
2. Kirby Road from Highway 27 to Bathurst Street
3. Pine Valley Drive from King-Vaughan Road to Teston Road

The significance of these road segments in the overall network is illustrated on Attachment No. 1 to this report.

A preliminary assessment of these roadway segments against the Regional Road Assumption Policy criteria has been completed by staff. Preliminary results indicate a more detailed and formal review is warranted since the roadway segments will:

- Provide additional arterial capacity along major inter-municipal travel corridors;
- Link exiting Regional road segments;
- Form part of the original concession road grid within Vaughan; and
- Comprise direct traffic routes connecting existing and proposed residential communities and business centres.

In addition, capacity improvements to King-Vaughan Road together with a potential interchange at King-Vaughan Road and Highway 400 are currently planned as part of York Region's Transportation Master Plan.

Preliminary recommendations of the Mid-York East-West Transportation Improvements Study identify a need for increased arterial capacity along King-Vaughan Road and Kirby Road between Highway 400 and Bathurst Street. These roadway segments will be carried forward for consideration of improvements as part of the subsequent Environmental Assessment Study for this area.

Accordingly, it is recommended that York Region be requested to assume the above noted municipal roadways into the Regional road system.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

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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;
- Ensuring and enhancing community safety, health and wellness;
- Planning and managing growth and economic vitality;
- Ensuring financial stability and sustainability; and
- The demonstration of leadership and promotion of effective governance.

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

#### Regional Implications

In accordance with York Region's Road Assumption Criteria Policy and upon receipt of a formal Council resolution, Regional staff will undertake a detailed assessment of the road transfer request against the established criteria, discuss the findings with City staff, and report to Regional Council with recommendations for assumption, non-assumption or negotiating conditions.

#### Conclusion

Based on the findings of the City's Transportation Master Plan, certain segments of King-Vaughan Road, Kirby Road and Pine Valley Drive will provide a Regional road function. Accordingly, it is recommended that the Region be requested to assume these municipal roadways into the Regional road system. Should Council concur, the recommendations of this report could be adopted, which will initiate the formal road transfer process.

#### Attachments

1. Location Map

#### Report prepared by:

Selma Hubjer, Transportation Engineer, Ext. 8674  
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.)

*Councillor DeFrancesca declared an interest with respect to the foregoing matter only as it pertains to the Rizmi/Milani Lands, as Ms. Lucia Milani is seeking a compliance audit of her 2010 election finances, and did not take part in the discussion or vote on any Rizmi/Milani Lands.*

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 15, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

15

**PROCLAMATION REQUEST  
SPINA BIFIDA AND HYDROCEPHALUS AWARENESS MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 15, 2012:

**Recommendation**

The City Clerk recommends:

- 1) That June 2012 be proclaimed as “Spina Bifida and Hydrocephalus Awareness 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 Executive Director of the Spina Bifida & Hydrocephalus Association of Ontario.

**Background - Analysis and Options**

The correspondence received from the Executive Director of the Spina Bifida & Hydrocephalus Association of Ontario, dated May 2, 2012 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 Canadian Cancer Society is a registered charity”.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

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The Spina Bifida and Hydrocephalus Association of Ontario has been delivering programs and services for 39 years that improve the quality of life of children, youth and adults with spina bifida and/or hydrocephalus, through research, awareness, care and advocacy. This proclamation will assist the Spina Bifida and Hydrocephalus Association of Ontario to raise awareness of these life long complex conditions through their education campaigns. Council have granted this proclamation in the past.

**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 June 2012 be proclaimed as “Spina Bifida and Hydrocephalus Awareness Month” and that the proclamation be posted on the City’s website and published on the City Page Online.

**Attachments**

Attachment #1 Correspondence from the Executive Director, of the Spina Bifida & Hydrocephalus Association of Ontario, received May 2, 2012

**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.)

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 16, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

**16 VAUGHAN CYCLING FORUM FEEDBACK  
CITY-WIDE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 15, 2012, be approved; and
- 2) That the City holds up to 3 forums per year to deal with these matters.

**Recommendation**

The Commissioner of Engineering and Public Works, in consultation with the Commissioner of Community Services, recommends that this report be received for information purposes.

**Contribution to Sustainability**

The Vaughan Cycling Forum was organized to facilitate discussions with residents that have an interest in cycling. Discussions include various cycling matters and the initiatives set out in the approved City Pedestrian and Bicycle Master Plan (PBMP). Increased cycling in the City will reduce automobile dependency, traffic congestion and transportation related greenhouse gas emissions. As such, the establishment of this forum supports many of the goals and objectives of Green Directions Vaughan, in particular Objectives 3.1 and 3.3:

***Objective 3.1*** To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation

***Objective 3.3*** Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

**Economic Impact**

The nominal cost associated with organizing and facilitating the Vaughan Cycling Forum, and future 2012 meetings of the forum, can be accommodated within the current Capital and Operating Budgets.

**Communications Plan**

Staff will communicate future Vaughan Cycling Forum meeting dates through invitation of past participants, advertisements in local newspapers, posters and on the City's website.

**Purpose**

The purpose of this report is to provide Council with a summary of feedback from the inaugural meeting of the Vaughan Cycling Forum held on April 11, 2012.

**Background - Analysis and Options**

On June 14, 2011, staff informed Council about its intention to organize and facilitate regular Vaughan Cycling Forum (VCF) meetings with residents that have an interest in cycling. The VCF is intended to play an important role in the ongoing implementation and review of the Pedestrian and Bicycle Master Plan (PBMP), and provide input into future cycling initiatives.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

#### Item 16, CW Report No. 21 – Page 2

On April 11, 2012, City of Vaughan staff hosted and facilitated the inaugural meeting of the VCF, with participation from York Region. Vaughan residents and cycling enthusiasts were invited to learn about what is to come for Vaughan cyclists and provide input into future cycling initiatives in the City.

#### **50 people attended the inaugural meeting, which included a keynote presentation from Eleanor McMahon, Founder of the Share the Road Cycling Coalition**

About 50 people attended the inaugural meeting, including residents representing all parts of the City and neighbouring municipalities, cycling club members, stakeholders, and York Region staff. The agenda included a keynote presentation from Eleanor McMahon, Founder of the Share the Road Cycling Coalition. Ms. McMahon spoke about the benefits of building a cycle-friendly community, and her cycling advocacy work with municipalities across North America. This was followed by panel presentations from Vaughan and York Region staff, which outlined cycle facilities and programs in Vaughan today. The remainder of the meeting was open for VCF participants to share their comments about their cycling needs and suggestions to encourage cycling.

#### **The Vaughan Cycling Forum provided valuable feedback on the needs of the cycling community**

For a portion of the agenda, VCF participants were invited to engage in open dialogue. VCF participants were also given comment and evaluation forms for written feedback. The following is a summary of the key comments and suggestions raised by the participants:

- Need for better connected cycle network (10)
- Need for bike lanes and paved shoulders (9)
- Need for cycling events to encourage cycling (7)
- Need for safe cycling infrastructure that caters to the variety of cycling types (7)
- Need for cycle parking at destinations (6)
- Need for Cycling Advisory Group (6)
- Need to educate children (5)
- Need for driver education (e.g. "Share the Road" signs) (5)
- Need for multi-use pathways (5)

For a full list of VCF feedback, see Attachment No. 1.

#### **Evaluation of the inaugural meeting was very positive and participants want forums to be held more than once per year**

Feedback received on the meeting evaluation forms was very positive. 90% of VCF participants agreed that the meeting was productive and worth their time. In addition, 74% agreed that the meeting format allowed plenty of opportunity to provide comments. All respondents suggested that the City hold at least two VCF meetings each year. For a full summary of the VCF evaluation, see Attachment No. 2.

#### **Recent cycling achievements at the City of Vaughan have contributed towards implementation of the Pedestrian and Bicycle Master Plan**

Since the previous PBMP implementation update was presented to Council on June 14, 2011, the following cycling initiatives have been completed, or are currently underway. The initiatives have been organized as per the objectives of the PBMP.

##### **Network**

- The City's Transportation Master Plan was approved in principal with an updated PBMP Bicycle Network to account for the growth areas identified in the new Official Plan.



## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

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#### ***Implementation***

- Approximately 68km of bicycle route signage was installed on the local road network in 2011 with match funding from the York Region Pedestrian and Cycling Municipal Partnership Program.
- New neighbourhood bike lanes are under consideration in 2012-13 with funding assistance from the York Region Pedestrian and Cycling Municipal Partnership Program.
- York Region Pedestrian and Cycling Municipal Partnership Program funding secured for signed bicycle routes and shared pathway signage in 2012.
- New boulevard multi-use pathway is to be constructed on Highway 27 in Woodbridge in 2012.
- 1km of additional multi-use trails to be constructed in the Bartley Smith Greenway in 2012.
- A 1.5km multi-use trail extension is currently under development for the Humber Trail/ William Granger Greenway (south of Boyd Conservation Area).
- Five bridge replacements are currently under development as part of the PBMP trail network, and seeking approval for two new bridges on the William Granger Greenway.
- Capital budget approved for trail connection linking Rainbow Creek to Mapes Park.

#### ***Education***

- The City now offers a CAN-BIKE cycle training program for children and adults at Maple Community Centre in the Fall, Spring and Summer.
- A pilot Active and Safe Routes to School Program at Maple High School in 2011/12, which focuses on encouraging youth to walk or cycle to and from school. The program will be expanded at several elementary and secondary schools in Vaughan.
- Wayfinding system under development for off-road multi-use trail network.

#### ***Encouragement/Promotion***

- The annual CAN-BIKE Kids Bike Festival is offered in partnership with the Region of York. This event is free and offered to all elementary children.
- New cycle parking will be installed at destinations in 2012-13 with current Capital Budgets of the Development/Transportation Engineering Department.
- The City requires all new developments to be planned and designed in a pedestrian- and cycle-friendly manner, and to be consistent with the PBMP.

It is important that staff that is responsible for implementing the PBMP has the technical expertise and knowledge of current trends, standards, advancements and initiatives related to active transportation. To this end, staff are participating in the following working groups and summits related to cycling:

- Staff continue to participate on the Region's Inter-Municipal Working Group on Pedestrian and Cycling Implementation.
- The City continues to participate on the technical committee for Ontario Traffic Manual Book 18 (Bicycle Facilities), which consists of traffic and bicycle infrastructure experts. Vaughan is also a funding partner for Book 18.
- Staff attended the 2011 and 2012 Ontario Bike Summits in Ottawa and Toronto respectively.

#### **The feedback from the VCF will be valuable in programming future cycling facilities in Vaughan**

The valuable feedback received from VCF participants provides a better understanding of the needs of the cycling community, which will assist staff in programming the implementation of cycle facilities, particularly bike lanes, multi-use pathways and trails in the City.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

#### Item 16, CW Report No. 21 – Page 4

In addition, staff is exploring new programs to encourage cycling in partnership with the Region of York including:

- o Events to promote cycling (e.g. Bike Month, Bike to Work Day, cycling group rides)
- o “Share the Road” public awareness/education campaign for motorists

Due to the success of the VCF and the demand for continued opportunities to provide comments, the City will continue to facilitate VCF meetings. The feedback received from VCF participants will help staff structure the next forums. Potential topics for the next meeting will include:

- o Bike lanes
- o Cycling encouragement
- o Cycling education

The next VCF meeting is planned to be held in Fall 2012.

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

In consideration of Vaughan Vision 2020, this report relates to the following Strategic Initiatives:

1. The pursuit of excellence in service delivery
2. Enhancing and ensuring community safety, health and wellness
3. Planning and managing growth and economic vitality

The report is therefore consistent with the priorities previously set by Council. The necessary resources to hold regular VCF meetings have also been allocated and approved.

#### **Regional Implications**

Region of York staff participated and presented at the inaugural meeting of the VCF. A copy of this report and attachments will be forwarded to the Region for review. City staff will continue to work with Region of York staff on future programs to encourage cycling.

#### **Conclusion**

City staff held the inaugural meeting of the Vaughan Cycling Forum on April 11, 2012 with participation from York Region. The meeting provided valuable feedback into the needs of the cycling community in Vaughan. Through collaboration with various departments and the Region of York, staff will continue to program new facilities to provide a safer and better connected cycle network, continue to explore cycle parking and new programs to encourage cycling. Staff plan to hold regular forums and the next VCF meeting is planned for Fall 2012.

#### **Attachments**

1. Vaughan Cycling Forum Feedback
2. Vaughan Cycling Forum Evaluation

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

Geoffrey Haines, Sustainable Transportation Specialist - Ext. 8026  
Selma Hubjer, Transportation Engineer - Ext. 8674

(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 MAY 29, 2012**

Item 17, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 29, 2012, as follows:

***By approving Clause 1)(a) and (b) of the recommendation contained in the report of the Director of Financial Services and City Clerk, dated May 15, 2012;***

***By approving that Councillor lafrate be appointed to the KBIA Board for the 2010-2014 term of Council; and***

***By receiving the following Communications:***

- C3. Director of Financial Services and the City Clerk, dated May 24, 2012; and***  
***C9. Ms. L. Zembal, The Village of Kleinburg Business Improvement Association, Box 152, Village of Kleinburg, L0J 1C0, dated May 23, 2012.***

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**17 KLEINBURG BUSINESS IMPROVEMENT AREA (KBIA) – APPOINTMENTS  
WARD 1**

The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of May 29, 2012, in accordance with Communication C18, memorandum from the Director of Financial Services and the City Clerk, dated May 14, 2012.

**Recommendation**

The Director of Financial Services and the City Clerk recommends:

- 1) (a) That By-law Number 169-84, section 4.(i) Membership of the Board, be amended from seven (7) members appointed by Council to up to twelve (12) voting members, so that it now reads:  
  
“The Board shall consist of up to twelve (12) voting members appointed by Council, one of whom shall be a member of Council and the remaining members shall be individuals assessed for business assessment in respect of land in the area or nominees of such individuals or of corporations so assessed”; and
- (b) That the appointments to the Kleinburg Business Improvement Association (KBIA) Management Board voting members for the term as submitted in Attachment 1 by the KBIA Chair, be approved; and
- 2) That Council appoint a member of Council to the KBIA Board for the 2010-2014 term of Council in accordance with By-law 169-84.

**Economic Impact**

There is no economic impact to the City of Vaughan.

**Communications Plan**

Council's decision will be communicated to the Chair of the KBIA.

**Purpose**

The purpose of this report is to bring forward for Council's consideration and approval the appointment of the KBIA Management Board voting members submitted by the KBIA Chair and for Council to appoint a member of Council to the Board for the 2010-2014 term of Council.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

Item 17, CW Report No. 21 – Page 2

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

The KBIA recently held their Annual General Meeting at which the Board of Management members were appointed. The KBIA Chair has submitted the new KBIA Board Members (Attachment 1) for Council's approval.

The KBIA Board submitted the names of nine (9) voting members. On April 28, 2012, the Board received a resignation letter of one of the members. This has been noted on Attachment 1. Council is being requested to approve the remaining eight (8) voting members.

The current By-law 169-84 provides for seven (7) members including a member of Council. One of the recommendations in the Kleinburg Economic Development Strategy (KEDS) is to increase the board size as a requirement to increase member involvement (to a 10-12 member board). The recommendation therefore includes that the By-law be amended to provide for up to 12 members.

In accordance with By-law 169-84, Council is required to appoint a member of Council to the Board for the term of Council. It should be noted that in the past the Ward 1 Councillor has been appointed.

It should also be noted that a report regarding the Kleinburg Business Improvement Area budget apportionment change is on this agenda. That report references a petition that has been received by the City that wants to remove the KBIA by-law from Kleinburg property owners. As outlined in that report, the petition did not comply with the Municipal Act and therefore no further action will be taken. It is therefore appropriate to proceed with the appointments at this time.

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

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

#### **Regional Implications**

There are no Regional Implications in this Report.

#### **Conclusion**

Council's consideration of the recommendations set out in this report is requested.

#### **Attachments**

Attachment 1 – KBIA Board of Management and Executive

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

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

(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 MAY 29, 2012**

Item 18, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 29, 2012, as follows:

***By approving the recommendation contained in the report of the Director of Financial Services and City Clerk, dated May 15, 2012;***

***By approving the following in accordance with Communication C4, from the Director of Financial Services and the City Clerk, dated May 25, 2012:***

***“That the KBIA 2012 budget approved at the KBIA Board on March 21, 2012, be received.”***

***By receiving the following Communications:***

- C3. Director of Financial Services and the City Clerk, dated May 24, 2012; and***
- C9. Ms. L. Zembal, The Village of Kleinburg Business Improvement Association, Box 152, Village of Kleinburg, L0J 1C0, dated May 23, 2012.***

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**18 KLEINBURG BUSINESS IMPROVEMENT AREA – BUDGET APPORTIONMENT CHANGE –  
WARD 1**

**The Committee of the Whole recommends that consideration of this matter be deferred to the Council meeting of May 29, 2012, in accordance with Communication C18, memorandum from the Director of Financial Services and the City Clerk, dated May 14, 2012.**

**Recommendation**

The Director of Financial Services and the City Clerk recommend:

- 1) That Council authorize and direct the City Clerk in accordance with subsection 210(1) of the *Municipal Act, 2001*, as amended, to send out the required notice to all Kleinburg Business Improvement Area (KBIA) Commercial/Industrial owners of the request from the Board of Management of the KBIA to pass a By-law to amend By-law Number 169-84 by increasing the minimum and maximum special charge commencing 2012 as follows:

“2012	\$400 minimum / \$4000 maximum
2013	\$450 minimum / \$4500 maximum
2014	\$500 minimum / \$5000 maximum”

- 2) That a report be brought back to a Council meeting following the expiry of the time for filing objections (60 days) under subsection 210(3) of the *Municipal Act, 2001*.

**Economic Impact**

There is no economic impact to the City of Vaughan.

**Communications Plan**

The KBIA Board of Management and every person assessed for rateable property in the prescribed business or commercial class within the improvement area will be notified of the proposed by-law amendment to increase the minimum/maximum charge commencing in 2012.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 18, CW Report No. 21 – Page 2

**Purpose**

The purpose of this report is to fulfill the request received from the Board of Management of the KBIA to change the special charge by increasing the minimum and maximum amount that is levied to each applicable property within the Kleinburg Business Improvement Area (“KBIA”) boundary, according to Section 210(1) of the Act.

**Background - Analysis and Options**

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

The Board has requested that the levy charged to each property be amended to reflect an increase in the minimum and maximum amounts currently being used. In 2007, By-law number 169-84 was amended to reflect new minimum and maximum charges:

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

Now that the above noted minimum/maximum charges have expired, the by-law must be amended to reflect a new minimum/maximum structure.

The amounts proposed by the KBIA Board of Management, as approved in their General meeting, as minimum and maximum amounts for the 3 year period commencing in 2012, are as follows:

2012 \$400 minimum / \$4000 maximum  
2013 \$450 minimum / \$4500 maximum  
2014 \$500 minimum / \$5000 maximum

In order for the City to approve the revision, the notice requirements set out in section 210(1) of the Act, as amended, requires notices of the proposed by-law to the Board of Management of the KBIA and to every person assessed for rateable property in the prescribed business or commercial class within the improvement area.

Should no objection be received and should the conditions otherwise set out in subsections 210(3), (4) and (5) be met, the City may proceed to enact the amendment to By-law No. 169-84.

A report will be brought back to Council at the expiration of the period for filing objections, which will be approximately three months from Council’s adoption of the recommendations in this report, setting out particulars of objections filed, if any, and the Determination by the Clerk in accordance with subsection 210(5) of the Act. The report will also indicate the amount to be billed to each property owner as applicable and the amount will be levied at that time.

**CITY OF VAUGHAN**

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Item 18, CW Report No. 21 – Page 3

**Petition to remove the KBIA by-law from Kleinburg Property Owners**

It should be noted that the City is in receipt of a petition to remove the KBIA by-law in Kleinburg. The petition did not include all the information mandated in the Act. All those who signed the petition have been informed of the requirements as set out in the legislation and that no further action would be taken at this time. In the event the petition is resubmitted in accordance with the legislation, staff will bring a report to Council informing them of any changes that may be required with respect to the by-law amendment process that will be initiated following adoption of the recommendations in this report.

**Dissolution of Board**

In accordance with section 214(1) of the Act, should the petition to remove the KBIA by-law be successful, the board of management is dissolved and the assets and liabilities of the board become the assets and liabilities of the municipality.

**Timing**

Municipal Act Section 211(5) - The repealing by-law must come into force on or before December 31 of the year in which it is passed.

**Relationship to Vaughan Vision 2020**

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

**Regional Implications**

There are no Regional Implications in this Report.

**Conclusion**

After the notification process and the results are known, Council can proceed to enact the By-law to change the minimum and maximum special charge if required and staff can bill the 2012 amount to each KBIA member. Staff will bring back a report should any changes be necessary as a result of the outstanding petition.

**Attachments**

Attachment 1 - Board of Management Letter of request

**Report prepared by:**

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

(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 MAY 29, 2012**

Item 19, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

**19 REVISED POLICY FOR NAMING OF STORM WATER MANAGEMENT PONDS AND ASSOCIATED SIGNAGE**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of the Commissioner of Engineering and Public Works, dated May 15, 2012, be approved;
- 2) That the following recommendations, in accordance with Communication C9, memorandum from the Commissioner of Engineering and Public Works, dated May 8, 2012, be approved:
  - That, where staff deem appropriate, additional pond name signage be placed close to the life saving stations; and
  - That the revised Additional Resource Request concerning the installation of signage at the City's storm water management ponds be approved; and
- 3) That no naming occur until staff report back to the June 5, 2012 Committee of the Whole meeting with a list of proposed names.

**Recommendation**

The Commissioner of Engineering and Public Works recommends the following revised policy be adopted for the naming of the City's storm water management (SWM), ponds:

1. Wherever possible, single name descriptors of the pond should be used.
2. The size of the signage be 30 cm x 90 cm,
3. SWM ponds that are located on the same property as a City-owned park or open space, shall incorporate the park or open space's name into the pond name. For example, the SWM pond at the Sugarbush Heritage Park would be named the "Sugarbush Pond".
4. SWM ponds located on lands containing City-owned facilities, such as the City's Joint Operations Centre, shall be named after the facility, or a derivative of. For example, the SWM pond fronting on Rutherford Road at the City's Joint Operations Centre, would be named the "J.O.C. Pond".
5. SWM ponds that are not part of a City-owned park or facility, and front onto a Regional road, shall be named after the Regional road fronting the pond. In the event that there are multiple ponds fronting on a regional road, the closest intersecting street name shall be included in the name. For example, the SWM pond located on the north side of Major Mackenzie Avenue, just west of Melville Avenue, would be named the "Major Mackenzie / Melville Pond".
6. SWM ponds that only front onto local streets, shall be named in accordance with the street where there is public access to the pond. For example, the storm pond located at Woodland Acres Crescent shall be named the "Woodland Acres Pond". In the event there may be multiple ponds fronting onto a local road, the closest intersecting street name shall also be included in the name.



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#### Item 19, CW Report No. 21 – Page 2

7. In cases where SWM ponds only front onto local streets, and where there are multiple access points to the pond, staff be given sufficient latitude to name the ponds in accordance with the general principles noted above, taking into account: the abutting major and minor streets, existing storm ponds names (where they may exist), and other related factors.
8. SWM ponds located on private property, or City sites with no public access, not be part of this policy.

#### **Contribution to Sustainability**

Storm water management ponds are vital in mitigating the threat of flooding by slowing the flow of water into local creeks and rivers. They also serve to improve downstream water quality by allowing suspended materials to settle out of the water over time.

The recommended reduction in the size of the pond name signs to the 30 cm x 90 cm size will result in significant costs savings compared to the larger signs identified in the original report. This includes the initial project costs, as well as the ongoing replacement and repair costs.

#### **Economic Impact**

Based on the size of the signage being reduced to the 30 cm x 90 cm size, it is estimated that the project cost will be under \$60,000.

Should Council wish to include additional pond name signage near the life saving stations, the cost would increase by approximately \$25,000, bringing the total to approximately \$85,000.

#### **Communications Plan**

Conditional upon the approval of the above noted policy, and funding being approved for the project as part of the 2012 Water/Wastewater Budget, Public Works will work with Corporate Communications to develop a communications strategy to advise the public, and map producers and providers, of this initiative.

#### **Purpose**

To adopt a revised storm water pond naming policy, taking into consideration the comments brought forward at the April 2, 2012, meeting of the Finance & Administration Committee.

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

At its meeting of April 2, 2012, the Finance & Administration Committee had before it a report concerning the naming of storm water management ponds. The recommendation contained in that report (Item 1), read as follows:

*"The Commissioner of Engineering and Public Works recommends that Council approve:*

1. *The proposed policy for naming storm water management ponds as outlined in this report;*
2. *The Storm Water Management Pond sign design, consistent with other City signing, and reflecting the growing emergence of operating storm water management ponds as community amenities, as depicted in Attachment 2; and,*
3. *That the Additional resource Request for \$309,955 be considered as part of the draft 2012 Water and Wastewater Budget submitted for Council consideration.*

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A number of points were raised during the discussion on this item, and these can be summarized into 5 major categories, these being:

- The cost and size of signs
- The descriptor words “Storm Water Management” being on the sign
- The method to name the pond
- The placement of the signs
- Reviewing the potential to implement an “Adopt-a-Pond” program

Staff have reviewed these concerns and provide the following comments.

**The recommended size of the signs has been changed to reduce overall costs**

There was considerable concern about the costs of the larger signs. As noted in the previous report, there were two size options presented. The recommended sign was based on a custom design, similar to those used for the City’s parks. The second option was to use a standard aluminium 30 cm x 90 cm sign blank as the basis for the pond name sign.

The larger sign was estimated to cost approximately \$2,000 per sign, and the smaller sign was estimated to cost approximately \$120. The costs for installing the signs was considered to be approximately the same for either sign, and was estimated at \$29,955.

Given the concerns raised about the cost to manufacture the larger signs, staff agree with Committee’s comments and recommend that the sign size be changed to the 30 cm x 90 cm size. The smaller sign will reduce the costs significantly, and will be easier and less costly to replace should it become vandalized.

**The descriptor words “Storm Water Management” have been removed from the pond name to better create a “sense of place”**

The original sign design was based on including the words “Storm Water Management Pond” after the name/location of the pond. For example, “Rutherford/Melville Storm Water Management Pond” was used on the example signs. While the words “Storm Water Management Pond” do reflect the actual purpose of these facilities, there was a concern that those words did not help to create a “sense of place”, and that perhaps only the word “pond” should be kept.

As it is recommended that the size of the sign be changed to the smaller 30 cm x 90 cm size, staff concur with the removal of the words “Storm Water Management” from the signs.

**Wherever possible, the name of the pond will use a single word to describe the name/location of the pond**

There was a concern with having two words to describe the name/location of the pond. Using the above example of the “Rutherford/Melville Pond”, the potential name would be changed to the “Rutherford Pond”. Where multiple ponds are located on the same street, it was proposed that the largest pond be named after the regional road, and the others would be named after the closest abutting local street.

Staff have reviewed the locations of the City’s storm water management ponds and have found that moving to a single word name for the ponds is possible; however, it may not be appropriate in all cases. If the secondary purpose of naming these ponds is to assist in the event of an emergency, then the inclusion of the closest abutting street would be beneficial where there are multiple ponds fronting onto the same street.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

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Therefore, while most ponds will have a single word name, in cases where there are multiple ponds located on the same road, it is still recommended that the ponds located along such roads include the closest intersecting street name in the pond name.

**Placement of the pond name signs will vary at each location, but will focus on pedestrian traffic**

The placement of the signs was raised in terms of where they would be placed and who was the audience. The intention of the original Council recommendation on developing a naming policy was to create a sense of place. Accordingly, it would be appropriate to place the signs in locations where they would be visible to pedestrian access as a first consideration, with visibility for vehicular traffic as a secondary consideration.

Each pond is unique, with differing site conditions at each location. As such, it is difficult to articulate in this report the exact location of each sign at each SWM pond. Staff will use their judgment in locating these signs, taking into account such things as entrances to the facility, pedestrian visibility, and location of underground services that may impact sign post placement.

Although these signs were not intended to be for emergency purposes, it may also be appropriate to consider installing additional pond name signage close to the life saving stations. This would increase the cost of this project by an additional \$25,000; however, it may be worthwhile in terms of assisting the public when calling for help in the case of an emergency.

**The City's "Adopt-a-Park" program includes storm water ponds as areas for adoption**

As a means to offset the costs of this program, it was recommended that staff review the potential for an Adopt-a-Pond program.

Council, at its meeting on March 31, 2008, directed the following:

1. *"That the City of Vaughan approve of the recommendations contained herein as to the introduction of "life saving stations" in storm water management facilities throughout the City of Vaughan;*
2. *Staff be directed to finalize an implementation, operational, and financial plan to equip each storm water management facility in the City with life saving stations, and report back to a future Committee of the Whole meeting in the next 30 days; and*
3. *That the City of Vaughan Council approve of the proposal to amend the "adopt a park" program to provide for "adopt a pond" for all existing ponds."*

At its meeting of May 12, 2008, Council approved a follow-up report on the topic of life saving stations. In the report, there was the following reference to an Adopt-a-Pond program:

*"The City's current Adopt-a-Park program encourages the community to participate in litter cleanup, tree planting and flower planting. There is a possibility of including a storm water management facility as a component of the Adopt-a-Park program where the facility abuts a park. It should be noted that the landscaping around a storm water management facility encourages a natural environment of plantings and wildlife. Accordingly, a monetary contribution rather than hands on participation may be a better option."*

As can be seen from the foregoing, the City's current "Adopt-a-Park" program was amended by Council to include storm water ponds. The current program does not necessarily provide signage identifying who has adopted the park or pond; however, the program does acknowledge the group's or individual's efforts at a Volunteer Recognition Night sponsored by the City.

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Parks & Forestry Operations staff indicated that to date, no one has adopted one of the City's SWM ponds.

Summary

The comments made at the April 2, 2012 Finance & Administration Committee meeting focused around 5 major categories, these being:

- The cost and size of signs
- The descriptor words "Storm Water Management" being on the sign
- The method to name the pond
- The placement of the signs
- Reviewing the potential to implement an "Adopt-a-Pond" program

Staff has reviewed those comments and recommends that the size of the sign be reduced, and that the revised naming policy be adopted.

**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: Organizational Excellence  
Objective: Manage Corporate Assets

**Regional Implications**

There are no Regional implications as a result of the recommendations contained in this report.

**Conclusion**

In accordance with Council's previous direction, and taking into account the comments made at the April 2, 2012 Finance & Administration Committee, it is recommended that the smaller 30 cm x 90 cm signs be used, and that the revised policy for naming SWM ponds be approved.

**Attachments**

Attachment 1 - Revised Sign

**Report prepared by:**

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

(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 MAY 29, 2012**

Item 20, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

20

**NOTIFICATION OF LEGAL PROCEEDINGS**

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 Legal Services, dated May 15, 2012:

**Recommendation**

The Commissioner of Legal and Administrative Services and City Solicitor and the Director of Legal Services recommend that this report be received for information, and that the confidential Litigation Memorandum and notification practices be expanded as detailed herein.

**Contribution to Sustainability**

Not applicable to this report.

**Economic Impact**

There is no economic impact associated with this Report.

**Communications Plan**

Not applicable to this report.

**Purpose**

The purpose of this report is to outline the current practice that staff follows for notifying Council of legal proceedings and to outline steps taken for improved notification and expanded reporting.

**Background - Analysis and Options**

On May 22, 2007, Council approved a recommendation that the City Solicitor or his/her designate be authorized to:

- i. Defend and settle all legal claims where the City of Vaughan is named as a defendant or respondent, for amounts which do not exceed the City's insurance deductible limit;
- ii. Commence counterclaims, cross claims or third party claims in response to legal action taken against the City of Vaughan, and to settle all such claims;
- iii. Prepare and execute any documents and take all actions required to give effect to the management and settlement of claims within this delegated authority.

By-law 203-2007 delegated the above authority to the City Solicitor, codifying the City's existing practice.

On April 17, 2012, Council directed that the City Solicitor review By-Law 203-2007 and report back on steps to be taken for improving notification of legal proceedings.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

#### Item 20, CW Report No. 21 – Page 2

##### Current Practice:

There are at least three mechanisms through which staff currently advise Council of litigation matters, as follows:

- A report is made to Committee of the Whole (Closed Session) to provide status updates and legal advice, and/or to obtain specific instructions on a file.
- As matters arise or develop, legal staff provide Council with status updates of court proceedings, by email or through a confidential Memorandum.
- A periodic confidential "Litigation Memorandum" is provided to Council summarizing the status of legal proceedings not being handled by the City's insurer.

Legal procedures necessary to support or achieve the proper administration of the City are undertaken as a matter of course. Such matters include legal proceedings that are necessary to enforce by-laws or contractual obligations/agreements, or to pursue tax arrears, or for interpretation of legislation such as the *Building Code*, Ont. Reg. 350/06 or the *Fire Code*, Ont. Reg. 213/07 or for matters dealing with labour relations. The Litigation Memorandum does not currently reflect these administrative proceedings. As noted below, in future, such matters will be the subject of notification by email or confidential Memorandum, and the Litigation Memorandum will be expanded to include updates on all such matters.

In respect of Ontario Municipal Board Hearings, updates are provided to Council as soon decisions are rendered by the Ontario Municipal Board, as these matters tend to progress more quickly through the applicable process. Council is also kept apprised of all appeals or legal issues relating to Committee of Adjustment decisions. Presently, City staff have standing instructions regarding attendance at Ontario Municipal Board Hearings for appeals of Committee of Adjustment decisions for minor variances and consents: staff is directed to attend the Hearing in support of the Committee of Adjustment decision where City staff have no objections or are in support, or where City staff support a Committee of Adjustment refusal; or to attend only to request conditions (if any) where a Committee decision of the latter nature does not have broader impacts or where the parties are represented by lawyers and/or planners; or to attend only to request conditions (if any) where a Committee decision is contrary to a staff position; or to advise the Ontario Municipal Board that the City supports a revised proposal or settlement proposal where a revised proposal or settlement proposal is received and staff and the parties have no objections.

##### Recent Changes to Litigation Memorandum

In 2012, the Litigation Memorandum was revised to delete updates of Ontario Municipal Board Hearings. These are provided regularly throughout the year under separate cover, as OMB files tend to move more quickly through the applicable process than other litigation files.

Also in 2012, the Litigation Memorandum was expanded to include updates regarding any Human Rights Code Applications or Compliance Audit matters.

To date, the Litigation Memorandum has not included information about Labour Arbitrations. Nor have such matters, as a matter of practice, been the subject of specific notification to Council.

CITY OF VAUGHAN

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**Further Proposed Changes to Litigation Memorandum**

Future Litigation Memorandums will be further expanded by including updates of judicial proceedings or legal steps taken to support the proper administration of the City such as proceedings taken to enforce by-laws or contractual obligations/agreements, or to pursue tax arrears, or for the statutory interpretation of legislation such as the *Building Code* or the *Fire Code* or for labour relations matters. As well, these matters will be the subject of specific notification to Council by email, confidential Memorandum or report, as appropriate.

The Litigation Memorandum will also be expanded to more specifically identify matters being handled by external legal counsel.

The expanded Litigation Memorandum will ensure that Council is informed of all legal matters as they progress through the legal process. Staff will continue to provide updates through all of the existing mechanisms outlined above, to keep Council apprised of legal proceedings in a timely manner.

**Relationship to Vaughan Vision 2020**

This report outlines processes to notify Council of legal proceedings being handled by City staff and/or external legal counsel, in support of the City's strategic objective of pursuing excellence in service delivery, as well as in support of strategic initiatives to enhance productivity, cost effectiveness and innovation, and to ensure financial stability.

**Regional Implications**

Not Applicable.

**Conclusion**

The City Solicitor will continue to provide interim updates through all of the existing mechanisms outlined in this report, to keep Council apprised of legal proceedings in a timely manner.

**Attachments**

Attachment #1: Confidential Memorandum to Members of Council only.

**Report prepared by:**

Nancy Salerno  
Legal Counsel

(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 MAY 29, 2012**

Item 21, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

**21                    WOODBIDGE VILLAGE FARMERS MARKET: SEASON ONE UPDATE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Economic Development, dated May 15, 2012:**

**Recommendation**

The Director of Economic Development in consultation with the Director of Recreation of Culture, recommends:

1.        THAT municipal support of a Farmers' Market has been previously identified as a strategic action in the 2010 Economic Development Strategy and Green Directions Vaughan that permission be granted to the Woodbridge Village Farmers Market to operate a Farmers' Market on the City's property (Woodbridge Pool and Memorial Arena Parking Lot) at no cost for its SECOND season of operation, June 9 – October 6, 2012; on Saturday's from 9 a.m. to 1 p.m. and to work with staff to locate a storage unit, supplied by the Market, at the site at no additional cost.
2.        THAT staff work with the Woodbridge Village Farmer's Market and other associated stakeholders to promote, when feasible, the Woodbridge Village Farmers Market through the City's website, social media accounts and other relevant publications and mediums.
3.        THAT the Woodbridge Village Farmer's Market provide to the City on an as requested basis a booth space at no cost.
4.        That the information on the outcomes of the Farmer's Market first year of operation at the Woodbridge Pool and Memorial Arena parking lot be received.

**Contribution to Sustainability**

This report is consistent with *Green Directions Vaughan: Community Sustainability and Environmental Master Plan*;

Goal 4:            To create a vibrant community where citizens, businesses and visitors thrive.

Objective 4.3:    To encourage the establishment of green businesses and sustainable business practices

Action 4.3.3.    Investigate opportunities for farmers' markets at civic facilities to establish support for urban and near urban agriculture.

Goal 5:            To be leaders in advocacy and education on sustainability issues.

Objective 5.1:    To share sustainable best practices and ideas between and among municipal staff and the community.

Action 5.1.7.    Develop an environmental education strategy for business and citizens. This strategy will highlight the steps that citizens and businesses can take to create a more sustainable Vaughan.

**Economic Impact**

Staff reviewed the City's rates for public permits and special events. The City has a Parking Lot permit fee (3 to 5 hours) of \$98.76 (plus HST) for locally based community activities. The Woodbridge Farmer's Market Organization is proposing to use the parking lot at the Woodbridge Pool and Memorial Arena each Saturday from 9 a.m. to 1 p.m. for a period of 18 weeks. If Council adopts recommendation (1) of this report, it would equate to unrealized revenue totaling approximately \$1,778.



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#### **Communications Plan**

Staff will work, when feasible, to promote the Farmer's Market on the City's website and through its social media, relevant publications and other mediums that could have a positive impact on the long-term viability of the Farmer's Market. Staff will work with the Market organizers to affix a sign supplied by the organizers to the existing Monument sign at the Woodbridge Pool and Memorial Arena which reads "Home of the Woodbridge Village Farmers' Market". Mobile Signage on Regional roads is not permitted as per The Regional Municipality of York, Bill No. 74, BY-LAW No. R-1232-2000-074 . However, the Farmer's Market could make use of the City owned banner brackets affixed to the light standards along Islington Avenue and on Woodbridge Avenue in the vicinity of the Woodbridge Pool and Memorial Arena. However, the Market organizers would be responsible for all costs associated with producing and installing the banners. The cost for the banners (Qty of 15-20) including installation is approximately \$2,600.

#### **Purpose**

The purpose of this report is to seek Council approval to grant the Woodbridge Village Farmers Market permission to operate a Farmers Market on the City's property (Woodbridge Pool and Memorial Arena Parking Lot) at no cost for its SECOND season of operation, June 9 – October 6, 2012; on Saturday's from 9 a.m. to 1 p.m. and to provide information on the Farmer's Market 2011 season of operation.

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

##### **Year One**

Representatives of the Woodbridge Agricultural Society gave a deputation to City Council on May 31, 2011 Committee of the Whole requesting that the City waive the fees associated with the use of the Woodbridge Pool and Memorial Arena's parking lot on Thursday evenings from 3 p.m. to 7 p.m. for a period of 18 weeks (June 9 – October 6, 2011) to accommodate a Farmer's Market.

Council received the deputation and referred to staff for a report to the Committee of the Whole meeting of June 14, 2011.

Council subsequently approved a staff recommendation to waive the parking lot rental fees for the 18 weeks as this was the inaugural year for the Market to operate at this location. (Committee of the Whole Report No. 32. Item No. 48, adopted by Council on June 28, 2011) Further Council directed that the Woodbridge Village Farmer's Market meet with Economic Development Staff during the operation of the market and at the conclusion of the initial season of operation and report back to Council at a future Committee of the Whole the outcomes of operating the Farmer's Market.

On November 1, 2011 staff in the Economic Development office convened a meeting with three members of the Woodbridge Agricultural Society who organized the Market to review the 2011 Farmer's Market operations.

##### **Year One Review**

##### **Location**

The market's new location at the Woodbridge Pool and Memorial Arena was deemed to be a good 'site' for the market. It provided more visible exposure to traffic on Hwy. 7 and Islington, and accessible parking. Furthermore, the setting was more aligned to a 'Market' feel with the river, trees and open space immediately adjacent to the parking lot.

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#### ***Vendors***

The Farmer's market had a part-time market manager for the 2011 season, however, the organizers are in the process of trying to find a more permanent solution. The position is integral to the operation and can be a tipping point for success or failure as the market manager's responsibilities include sourcing new vendors.

#### ***Clientele***

Throughout the summer the average attendance each Thursday evening was 300. June had the fewest in attendance which organizers attribute to quantity of product/produce available. July had the best attendance. The highest attended day was October 6 – at 415 people. Throughout the course of the 18 weeks, three weeks were hampered by bad weather.

#### ***Day & Time***

Setting the market operating time for Thursday evenings had some benefits which included a less competitive situation for attracting vendors. Each year, vendors generally have a number of markets across the Greater Toronto Area (GTA) to rent space and sell their produce or products and often the vendors final location decision is dictated on sales. Although Thursday's proved easier to attract vendors due to less competition from other GTA markets, the organizers have concluded that it may not be the best time for increasing attendance. Therefore, the Woodbridge Farmer's Market is proposing moving to a new time – Saturday's 9 a.m. – 1 p.m. with the hope of increasing attendance to a point that eases the competition for the vendors from the other Farmer's Markets operating around the GTA at this more traditional time. The recommendation was made using intercept surveys of those that attended the market and also a survey of the vendors. Note the Woodbridge Pool and Memorial Arena is closed on weekends in the summer however the parking lot is used by the Woodbridge Softball Association. If approved staff will work together with both groups to ensure users are not adversely affected..

#### ***Marketing***

Staff in the Economic Development office assisted with advertising the Market to the business community throughout the summer. The messaging was primarily focused to restaurant owners and other food related businesses that could potentially source with other local producers. (Attachment 1). In addition, marketing and advertising tactics were discussed with the organizers. On street mobile signage was one method of advertising that the organizers felt was under utilized in 2011 due to costs and uncertainty of rules and regulations surrounding the use of mobile signs. The market has been doing further research on the use of mobile signs during the off-season to better identify if this would be an appropriate tactic.

#### ***Collaboration***

Staff asked that the Woodbridge Agricultural Society (WAS) which oversees the market think about an opportunity to collaborate with another entity such as the Kleinburg BIA to further identify if a combined farmer's market might draw more interest from the public and vendors. After careful consideration the board of the WAS concluded that they would like to maintain the Woodbridge identity and location. However, they would be available to share information and lessons learned with Kleinburg and be open to hosting the BIA as a vendor at the market. Additionally, the notion of a dual Saturday market was mentioned whereas the Farmer's Market in Woodbridge is focused on the produce, etc. and the Kleinburg BIA could create an art and artisan market and be promoted as the Two Village Markets, both running at the same time on Saturdays; creating a packaged 'experience' for people to visit.

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

This report is consistent with the Vaughan Vision 2020 Goal 1: Plan and Manage Growth and Economic Vitality.

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**Regional Implications**

Not applicable

**Conclusion**

Representatives of the Woodbridge Agricultural Society gave a deputation to City Council on February 13, 2012 at the Special Committee of the Whole requesting that the City again waive the fees associated with the use of the Woodbridge Pool and Memorial Arena's parking lot for the second season of operation. The hours of operation will be Saturday mornings from 9 a.m. to 1 p.m. for a period of 18 weeks (June 9 – October 6, 2011) to accommodate a Farmer's Market.

In addition, the deputation requested additional assistance with signage and communication. These items have been reported on in the Communications section of this report.

Small farmers are using farmers' markets to create a new entrepreneurial agriculture that operates independently of traditional wholesale commodity market channels and provides a gateway into farming for those with limited resources. Farmers' Markets are also a crucial marketing channel for small farmers. In addition, farmers' markets play a key role in local food economies, green house gas emission reductions and the social life of communities.

It has been well-documented that shoppers appreciate and patronize farmers' markets because they can buy top-quality farm-fresh products directly from the person who produced them—and can often find products they won't find anywhere else.

From a City perspective, assisting the Woodbridge Village Farmer's Market organizers during the second year of operation to create an established Farmers' Market in Woodbridge continues to have the potential to bring people together and can turn an under utilized space (parking lot) into a hive of activity, attracting extra business for stores and restaurants nearby. Allowing the market to operate on the City's property at no cost for its second year of operation will allow the organizers to repurpose those dollars to additional marketing, programming and the attraction of quality local vendors. Subsequently, those actions should create a more sustainable initiative allowing the market to pay for the use of the parking lot and be self-sustainable for its third year of operation in 2013.

**Attachments**

2011 Marketing Materials: E-News, Stories, Business Link

**Report prepared by:**

Tim Simmonds, Director of Economic Development

(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 MAY 29, 2012**

Item 22, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

22

**INTERNATIONAL BUSINESS DEVELOPMENT – CHINA  
CITY-TO-CITY BUSINESS AGREEMENT WITH YIWU, CHINA AND INTERNATIONAL  
BUSINESS TRAVEL TO TAIPEI, TAIWAN TO COINCIDE WITH THE 2012 GREATER  
TORONTO CHINESE BUSINESS ASSOCIATION TRADE MISSION**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Economic Development, dated May 15, 2012:

**Recommendation**

The Director of Economic Development in consultation with the City Manager, recommends that:

1. The City explore the development of a Business Partnership with the city of Yiwu, People's Republic of China through the signing of the attached Letter of Intent.
2. The Official Letter of Invitation from the Director-General of the Taipei Economic and Cultural Office in Toronto to explore economic opportunities with Taipei, Taiwan be received; and
3. The scope of the Mission of the delegation from Vaughan participating in the 2012 Greater Toronto Chinese Business Association Trade Mission November 23 - December 4 be broadened to include travel to Taipei, Taiwan to further explore the economic opportunities for the City.

**Contribution to Sustainability**

Green Directions Vaughan embraces a *Sustainability First* principle and states that sustainability means we make decisions and take actions that ensure a healthy environment, vibrant communities and economic vitality for current and future generations. Under this definition, activities related to attracting and retaining business investments contributes to the economic vitality of the City.

**Economic Impact**

The associated costs with this report will have a minimal impact on the Economic Development Department's 2012 Operating Budget. However, any future activity associated with the signing of a Letter of Intent, such as; future business mission(s) to Yiwu, China that the City would be established through a future report that identifies objectives and costs for Council approval. Likewise, any future business development activities with Taipei, Taiwan that may require international travel would be requested through a separate report to Council.

**Communications Plan**

Should Council approve the recommendations in this report, notification will be given to the Vaughan Chamber of Commerce, the Vaughan Chinese Business Association, the Confederation of Greater Toronto Chinese Business Association and the Chinese Consulate General in Toronto. Staff will communicate to the business community through the Economic Development Newsletter *Business Link*. In addition, staff will be working with the local media outlets to report on various aspects of the Mission prior to departure, during the mission and post mission.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

Item 22, CW Report No. 21 – Page 2

#### **Purpose**

To strengthen Vaughan's International Business Development as outlined in the City's 10-Year Economic Development Strategy through;

1. The creation of a business partnership with Yiwu, People's Republic of China and the signing of an Economic Letter of Intent.
2. Further explore the economic opportunities with Taipei, Taiwan as a Gateway to China.

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

The recently adopted 10-Year Economic Development Strategy entitled "Building A Gateway To Tomorrow's Economy" clearly articulates that Vaughan's international business development (IBD) must bring economic benefits to Vaughan's businesses and residents.

The key objectives for Vaughan's international business development strategy are:

1. To support local economic development by providing local businesses with an additional tool to access new markets, achieve growth, and retain their competitive edge
2. To support local economic development by pursuing foreign investment attraction
3. To create or leverage opportunities arising from multicultural or ethnic partnerships
4. To enhance Vaughan's global image

#### **Why Pursue Asia Pacific Linkages**

From a practical point of view the economic development strategy identifies that the CP rail lines originating in Vaughan essentially terminate in Delta, British Columbia where they are linked to Asia-Pacific trade through the Deltaport Container Terminal, one of Canada's largest container terminals. Therefore, an obvious potential for partnership exists with the Asia Pacific market based on the following factors:

- Asia-Pacific goods carried by CP Rail and destined for the Ontario and Northeastern markets enter the country through Deltaport and terminate in Vaughan at the CP Intermodal facility.
- Goods produced in Ontario and destined for markets in the Asia-Pacific region pass through Vaughan before heading west to Delta.
- The realities of rail traffic suggest that CP Rail has little desire to stop at additional locations along the route from Vaughan to Delta; such stops cause delays and make goods transport less profitable.
- Taking advantage of the existing flow of goods to expand existing strengths in transportation, warehousing and logistics, while cooperatively pursuing new opportunities for packaging, light assembly and value-added manufacturing brings economic value to the City.

Seeking to partner with additional communities across the Asia-Pacific region such as; Yiwu and Taipei, to form a mutually supportive and targeted trade and economic development partnership will be beneficial for the City as it strengthens its position as the economic gateway to the Greater Toronto Area.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

Item 22, CW Report No. 21 – Page 3

#### Potential Gateway to China - Taipei, Taiwan

On March 29, 2012 a delegation led by the Director-General of the Taipei, Taiwan Economic and Cultural office for Canada, Mr. Winston Wen-yi Chen, was received by Mayor and Members of Council, the City Manager and the Director of Economic Development at City Hall.

The delegation request made by the Director-General's office was coordinated through the City's Economic Development Office. The Taipei Economic and Cultural Office had recently read through local media that Vaughan was participating in the Greater Toronto Chinese Business Association's 2012 Mission to China and therefore, wanted to formally make an introduction to the many economic benefits of using Taipei as the Economic Gateway to China. Much in the same way Vaughan is positioning itself as the gateway to the Greater Toronto Area.

#### Taiwan's Economic Development Rationale

The Director-General spoke to the notion that foreign companies are being able to leverage their business in China very successfully mainly due to the fact that when a company uses Taiwan it is a much easier business-to-business transition due to the country's democratic model of government and capital based banking system created more than 60 years ago. In addition, the English language is considered Taiwan's second language, spoken and taught throughout the Country.

Taiwanese businesses have developed extensive networks of contacts and relationships and have accumulated substantial trade and investment experiences in China for more than 30 years. This unique strength of Taiwanese businesses has led to many international companies using Taiwan based executives to manage their Greater China operations.

Like Hong Kong companies under the Closer Economic Partnership Arrangement between China and Hong Kong, Taiwanese companies are now also treated as if they were Chinese domestic companies for various purposes. This makes it more advantageous for Taiwanese companies trying to penetrate China's domestic market.

With the ease of travel between Taiwan and China and its convenient and geographical location to mainland China, Taiwan is making itself an attractive gateway to China for foreign multinationals. A number of Korean, Japanese, and European companies have taken this approach as have the United States and now Canada.

Currently Taiwan is Canada's 13th largest global trading partner and Canada's 4th largest trading partner in Asia. Given that Taiwan is an export-based economy, there is great potential for further trade relations between the two countries to take advantage of the knowledge and experience of Taiwanese firms and join together to enter the Greater China market

#### Yiwu and Vaughan : Economic Partnership

The City of Vaughan most recently participated in a Business Mission to Yiwu, China in April, 2011 which was organized by the Economic Development Department.

The Economic Development Department has been working with Yiwu companies since 2009. Most notably with L&D Investment (Ms. Helen Dong), whose core business is to assist Chinese companies expand outside China. In July 2009, Ms. Dong led a 30+ member delegation from Shanghai/Zhejiang to the Toronto-area, including Vaughan.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

#### Item 22, CW Report No. 21 – Page 4

The City also took an opportunity during the 2010 Mission to China to further its relationship with L&D Investment and visit Yiwu. During this time Ms. Dong introduced the City to Mr. Edison Luo of Zhejiang Regional Economic Cooperation Promotion Association, based in the city of Yiwu. It is was their goal to create a Canadian import centre at the Commodities Market thus creating greater access for Canadian companies to the Chinese market. The delegation was also able to meet with Yiwu municipal representatives and toured Yiwu's export commodities trading markets as well as the Imported Goods Centre during this visit.

In addition, the City of Vaughan hosted a delegation from Yiwu in December 2010. During the delegation's visit, Vice Secretary, Madame Chen Xiuxian had extended an invitation for the City of Vaughan to attend the 2011 Yiwu Cultural Products Trade Fair and continue to explore opportunities to launch the Canadian Import Centre through the work of Ms. Dong and Mr. Luo and potentially create an economic partnership with the City.

#### Canada Mart (Canadian Import Centre)

The newly established import centre in Yiwu has been officially named "Canada Mart" and is located in the newly constructed area of the Export Commodities Market and is being managed by Zhejiang Winners Trading Ltd. The retail location is approximately 500 square meters (5,500 sq. ft) in size and is ideally located on a corner location on the main floor.

Most recently the economic development office received a three-person business delegation from CanadaMart located in Yiwu, China. Representing CanadaMart and Zhejiang Winners Trading Limited were Mr. Edison Luo, President; Mr. Tim Shen Wang, Assistant to the President; and Ms Xiao Yi.

As mentioned, over the past two years, the Department has been working with Mr. Luo to open an import centre for Vaughan and other Canadian made products at the Yiwu Cultural Trade Fair. A delegation from Vaughan led by the Mayor, attended the opening of CanadaMart in April 2011. Mr. Luo has reported that CanadaMart has been very successful with the products sourced through Vaughan's contacts and has returned to meet with new potential manufacturers and distributors.

During their visit on December 15-16, 2011, Staff arranged meetings for this delegation with seven local companies engaged in food and beverage, cosmetics, health and wellness products. As well, we introduced Mr. Luo to Ontario Food Exports, a program under the Ministry of Agriculture, Food & Rural Affairs, that links targeted international buyers with qualified, reliable Ontario food producers and suppliers.

Our continuing work to establish business connections with the Yiwu Municipal Government, and Zhejiang Winners in particular, is consistent with the City's 10-year Economic Development Strategy

#### Yiwu, China

An Edge City within the richest province in China, Zhejiang - Yiwu has a population of about 1.2 million people. The city is famous for its small commodity trade and vibrant free markets and is a regional tourist destination. Yiwu is a major trade centre in China's coastal zone and provides an entry for Vaughan to China, while building on the asset of Vaughan's growing Chinese population. An important local and regional transportation hub, Yiwu relies on international trade connections to service its rapidly growing economy. Yiwu is unique in that the City has succeeded in creating the largest small commodities export centre in China and the world. It has been highlighted by investment firms including Morgan Stanley as a significant growth centre in the Chinese economy.

## CITY OF VAUGHAN

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#### Commodities Market

Developed and managed by Zhejiang China Commodities City Group Co., Ltd. (Public, SHA:600415). Yiwu's Market has for six consecutive years topped China's Top 100 open markets. The International Commodities Trade Centre now encompasses more than 43-million square feet of commercial space dedicated to exported small goods and commodities; and attracts more than 200,000 incoming business people daily, in addition to the 13,000 overseas or expatriates living there.

In addition to the wholesale trade, Yiwu is fully integrated to provide distribution and warehousing services, transportation logistics and customs clearance. The scale of Yiwu's commodities markets may be better understood in this way: if one spends three minutes per booth/showroom, eight hours per day, it would take more than a year to complete a tour of the entire commodities trade space. As a result, more than 1,000 shipping containers leave Yiwu everyday for destinations around the world.

Yiwu has developed an Imported Goods Centre. The Imported Goods Centre, covers an area of more than 530,000-square feet, and is expected to attract 27,000 kinds of commodities from 52 countries.

#### Conclusion

It is important that the City remain active in international business development and maintain a level of continuity as long-term relationships are key to creating business opportunities in China and the other Asia Pacific countries.

Establishing a gateway through Yiwu and potentially Taipei, to export Vaughan products to China, builds on the "Edge City" and gateway concepts articulated in the Economic Development Strategy. Goal One recognizes that geo-political borders are inconsequential to business and flows, especially in a globalized economy, and establishing connections to international trade flows position Vaughan as an excellent gateway to the Greater Toronto Area and the economic region.

The wide scope of the Economic Development Strategy with regard to new international business development is being approached as a multi-phase program of activity and will require Council and City Staff to have much greater reliance on external agencies such as international chambers and business aggregators; consulates; and, federal and provincial economic development agencies. The process of fostering trust and communication in order to achieve economic and social benefits requires regular reciprocal visits and/or local representation or agents in the partner market.

It also means continual knowledge development on and anticipation of global trends, because if anything is true of our globalizing economy, it's that change is the only constant. Economic developers and communities who do not seek to understand how new policies, technologies, trends or news constantly reshape their work – and respond accordingly – will find themselves at a disadvantage to those who do.

To maximize a local company's contacts, Economic Development staff will continue to work at forming a network of relationships with people at various levels across a broad range of government and non-government organizations locally and abroad. Thus giving Vaughan companies a distinct advantage in doing business in China.



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 22, CW Report No. 21 – Page 6

**Relationship to Vaughan Vision 2020**

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

**Regional Implications**

Not applicable

**Attachment**

1. Letter of Intent for Business Partnership with Yiwu, People's Republic of China
2. Taipei Economic and Cultural Office, Toronto – Letter to Mayor Bevilacqua

**Report prepared by:**

Tim Simmonds, Director of Economic Development

(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 MAY 29, 2012**

Item 23, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

23

**ADVERTISING SIGNS – TAXI CABS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal & Administrative Services, City Solicitor and the City Clerk, dated May 15, 2012:

**Recommendation**

The Commissioner of Legal & Administrative Services, City Solicitor and the City Clerk recommend:

1. That the Licensing By-Law be amended to permit the installation of advertising signs on licensed City of Vaughan taxi cabs.

**Contribution to Sustainability**

N/A

**Economic Impact**

Though roof-top advertising will be provided free of charge as noted in this report, costs will be incurred for production – ready artwork, as required.

**Communications Plan**

The Chief Licensing Officer will advise all licensed taxi cab owners through the City's licensed taxi brokers that dome advertising will be permitted on all licensed City of Vaughan taxi cabs.

**Purpose**

To advise Members of Council that dome advertising will be permitted on City of Vaughan licensed taxi cabs.

**Background - Analysis and Options**

On October 04, 2011 CabCom Media Inc.(CabCom) a company that installs advertising media on taxi cabs made a deputation to Committee of the Whole requesting that the City allow dome advertising on taxi cabs and the matter was referred to staff for a report. Subsequently a company called Sharkfin Networks has also approached the licensing section with a similar business model seeking approval for its advertising signs. Both companies have existing agreements with taxi cabs in Toronto and Mississauga.

Both companies will contract with taxi owners to install the advertising signs on their taxis. Taxi owners will be paid a participating fee relating to the revenue generated by the advertising placed on the taxis. Taxi owners will be required to attend at specific garages to have their signs professionally installed. From time to time the advertising media will be replaced. It will be the responsibility of the taxi owners to keep the signs clean at all times.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 23, CW Report No. 21 – Page 2

All advertising is subject to the guidelines outlined in the Canadian Code of Advertising Standards. The code is broadly supported by industry and is designed to assist in maintaining standards of honesty, truth, accuracy, fairness and propriety in advertising. The advertising companies must comply with Section 27.0 (27) of the City of Vaughan Licensing By-Law 315-2006, as amended which reads: "No taxi owner or operator shall display, allow to be displayed, or otherwise cause to be displayed any advertising material or other markings on or in the Taxi Cab which is not been approved as to form and location by the Chief Licensing Officer."

Both companies have agreed to provide the City of Vaughan with free advertising on 25% of all licensed taxi cabs upon which advertising is placed, for a period of 30 days per year. Such advertising may include City of Vaughan special events and during an election year, information pertinent to voters. Staff will work with the Director of Corporate Communications to develop a process to arrange for City advertising.

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

This report is consistent with the priorities previously set by Council particularly Management Excellence, Plan and Manage Growth and Economic Vitality.

**Regional Implications**

N/A

**Conclusion**

Advertising signs will provide additional income to taxi owners which will assist in the maintenance of their taxi cabs. In addition, taxi cabs will become more identifiable to passengers requiring taxi services as the signs are lit throughout the day and night.

**Attachments**

N/A

**Report prepared by:**

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

/vp

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 24, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

**24                    2011 CITY OF VAUGHAN MAYOR'S GALA AND MAYOR MAURIZIO BEVILACQUA CHARITY GOLF CLASSIC – RECIPIENT ORGANIZATIONS**

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Mayor Bevilacqua, dated May 15, 2012:

**Member's Resolution**

Submitted by Mayor Maurizio Bevilacqua

*WHEREAS, Council by its adoption of Item 27 of Report No. 1 of the Committee of the Whole at its meeting of January 31, 2012 authorized:*

- *That the Mayor be authorized to distribute proceeds from the annual City of Vaughan Mayor's Gala and the Mayor Maurizio Bevilacqua Charity Golf Classic in accordance with the Council Resolution of Item 32 of Report No. 19 of the May 3, 2011 Council meeting;*
- *That the distributions not be made in an election year; and,*
- *That the Mayor report to Council within 6 months with the details of the distributions once made.*

*WHEREAS, the 2011 Mayor's Gala reported net proceeds of \$467,627.26;*

*WHEREAS, the Mayor Maurizio Bevilacqua Charity Golf Classic reported net proceeds of \$158,217.03;*

*WHEREAS, the revenue and expense accounts were settled for the 2011 Mayor's Gala and Mayor Maurizio Bevilacqua Charity Golf Classic;*

*It is therefore recommended that Council receive the attached to date list of recipient organizations from the distributions of the 2011 City of Vaughan Mayor's Gala and Mayor Maurizio Bevilacqua Charity Golf Classic.*

**Attachments**

1.     2011 City of Vaughan Mayor's Gala and  
      Mayor Maurizio Bevilacqua Charity Golf Classic  
      - Recipient Organizations

(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 MAY 29, 2012**

Item 25, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

25

**STREET NAME APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V07 (PHASE 3)  
BELMONT PROPERTIES INC.  
WARD 3 - NORTHEAST OF MAJOR MACKENZIE DRIVE AND PINE VALLEY DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 15, 2012:

**Recommendation**

The Commissioner of Planning recommends:

THAT the following street names for approved Draft Plan of Subdivision File 19T-06V07, Phase 3 (Belmont Properties Inc.) as shown on Attachment #3, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Poetry Drive (existing)
Street 'B'	Stormont Trail
Street 'C'	Madoc Place
Street 'D'	Gallant Place
Street 'E'	Cannes Avenue (previously approved)
Street 'F'	Bannockburn Drive
Street 'G'	Orwell Drive
Street 'H'	Carling Road

**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 north of Major Mackenzie Drive, between Pine Valley Drive and Weston Road, City of Vaughan.

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

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 25, CW Report No. 21 – Page 2

It is noted that Streets “F” and “H” of Draft Plan of Subdivision 19T-06V07, Phase 3 shown on Attachment #3 may be slightly relocated eastward and the depth of the lots on these streets may be slightly reduced in order to accommodate the development of the adjacent westerly Draft Plan of Subdivision File 19T-08V01 (Millwood Valley Developments Inc. c/o Maystar General Contractors Inc.). The Millwood Draft Plan of Subdivision is currently being reviewed by the Vaughan Development Planning Department and Vaughan Development/Transportation Engineering Department and the Toronto and Region Conservation Authority, together with working input and co-operation from both Belmont and Millwood Valley to address the road and lotting alignment along the mutual property limit.

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

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

**Regional Implications**

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

**Conclusion**

The Development Planning Department has no objection with the proposed street names for approved Draft Plan of Subdivision File 19T-06V07.

**Attachments**

1. Context Location Map
2. Location Map
3. Draft Plan of Subdivision File 19T-06V07

**Report prepared by:**

Jack McAllister, Senior GIS Technician, ext. 8209  
Carmela Marrelli, Senior Planner, ext. 8791  
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 26, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

**26**

**SITE DEVELOPMENT FILE DA.10.053  
LOBLAW PROPERTIES INC.  
WARD 2 – VICINITY OF LANGSTAFF ROAD AND HIGHWAY #27**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 15, 2012, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.053 (Loblaw Properties Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachment #1 and #2, with a 7,668 m<sup>2</sup> supermarket (Fortinos) within an existing multi-unit commercial plaza as shown on Attachments #3 to #5 inclusive, subject to the following condition:
  - a) that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall satisfy all requirements of the Vaughan Development Planning Department, the Vaughan Development/Transportation Engineering Department, and the Region of York Transportation and Community Planning Department.

**Contribution to Sustainability**

The Owner advises that the following sustainable features, but not limited to, will be provided within the site and building design:

- i) larger caliper trees for shading;
- ii) low volume faucets in the washrooms/kitchen and common room;
- iii) dual flush toilets;
- iv) auto faucets (urinals and hand sinks);
- v) reduced lighting (interior and exterior);
- vi) energy management systems (lighting and HVAC);
- vii) low-E windows; and,
- viii) recycling storage bins and areas will be provided.

**Economic Impact**

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

**Communications Plan**

N/A

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 26, CW Report No. 21 – Page 2

**Purpose**

The Owner submitted Site Development File DA.10.053 on the subject lands shown on Attachments #1 and #2 to permit the construction of a new 7,668 m<sup>2</sup> supermarket (Fortinos) in addition to the existing 3,525 m<sup>2</sup> multi-unit commercial development with a total of 564 parking spaces, as shown on Attachments #3 to #5 inclusive. The existing supermarket (No Frills) will be demolished.

**Background – Analysis and Options**

Location

The 10.64 ha site is located on the east side of Highway #27, north of Langstaff Road, known municipally as 8585 Highway #27, City of Vaughan, as shown on Attachments #1 and #2.

Official Plan and Zoning

The subject lands are designated “Neighbourhood Commercial” by in-effect OPA #240 (Woodbridge Community Plan) as amended by in-effect OPA #345 (Woodbridge Commercial Plan). The proposed development conforms to the “Neighbourhood Commercial” policies of the Official Plan. The subject lands are designated “Low-Rise Mixed-Use” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposed site development does not conform to the policies of VOP 2010; however, it is the in-effect OPA #345 that applies to the site.

The subject lands are zoned C4 Neighbourhood Commercial Zone by Zoning By-law 1-88, subject to site-specific Zoning Exception 9(750), which permits the proposed supermarket use.

The applicant has submitted a concurrent Minor Variance Application A111/10, which is tentatively scheduled to be considered by the Vaughan Committee of Adjustment on May 17, 2012, to facilitate the proposed development with the following site-specific zoning exceptions:

	<b>By-Law Standards</b>	<b>Proposed Exceptions to the C4 Zone</b>	<b>By-Law Requirements of the C4 Zone subject to Exception 9(750)</b>
a)	Minimum Exterior Side Yard (Langstaff Road)	8.1 m	11.0 m
b)	Minimum Setback from a Residential Zone	15.0 m	22.5 m
c)	Maximum Gross Floor Area for a Shopping Centre	11,193 m <sup>2</sup>	8,636 m <sup>2</sup>
d)	Minimum Parking Space Requirement	5.04 spaces per 100 m <sup>2</sup> (564 spaces)	6.0 spaces per 100 m <sup>2</sup> (672 spaces)



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

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e)	Location of a Nursery	Outside of the shopping centre and with open storage	Entirely within a shopping centre with no open storage
f)	Permitted Use of Parking Spaces	To permit 37 parking spaces to be utilized for a seasonal garden centre (nursery) during the months of April to July inclusive.	Parking spaces are only to be used for the temporary parking of motor vehicles.

The Development Planning Department has reviewed the proposed zoning exceptions and has concluded that they are minor in nature and facilitate the appropriate development of the subject lands. The minimum exterior side yard setback along Langstaff Road of 8.1 m is necessary to allow the expansion of the supermarket and in doing so, brings the building closer to the street in keeping with the City's current urban design objectives while maintaining a sufficient landscape buffer. The 15 m setback from a Residential Zone only applies to a portion of the building, as identified on Attachment #3. The majority of the building is setback 24 m from the easterly property line. The proposed maximum gross floor area and proposed minimum parking standard are both required to facilitate the new supermarket. A parking study prepared by LEA Consulting Ltd. was submitted in support of the Minor Variance Application for the reduced parking including the 37 parking spaces to be used for the proposed garden centre, and was reviewed and approved by the Vaughan Development/Transportation Engineering Department. The zoning exception to utilize 37 parking spaces for the garden centre as shown on Attachment #3 is supportable as this use is currently permitted on the property but wholly enclosed, and is typically associated with a supermarket and is only operational between the months of April and July inclusive.

Site Plan Review

The Vaughan Development Planning Department has reviewed the proposed site plan, building elevations and landscaping plan, as shown on Attachments #3, #4 and #5 and is satisfied with the plans, subject to the Owner providing additional tree planting along the eastern property line and an enhanced south building elevation to the satisfaction of the Development Planning Department.

The Vaughan Development/Transportation Engineering Department has reviewed the servicing, grading and storm water management plans and required studies and reports, and the applicant must address all engineering requirements to their satisfaction.

The proposed site plan includes 564 parking spaces, which will serve the entire site including the proposed supermarket and the existing retail uses. It is noted that the proposed supermarket (Fortinos) will replace an existing supermarket (No Frills) currently located on the subject lands, as shown on Attachment #3. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must satisfy the requirements of the Vaughan Development Planning Department, and the Vaughan Development/Transportation Engineering Department. A condition to this effect has been included in the recommendation of this report.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has advised that they have no objection to the approval of the site plan application.

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

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

**Regional Implications**

The subject lands are located on the east side of Highway #27, which is a Regional Road. The Site Development Application was circulated to the Region of York Transportation and Community Planning Department for comments. The Owner will be required to fulfill all condition and requirements of the Region of York Transportation and Community Planning Department. A condition to this effect is included in the recommendation of this report.

**Conclusion**

The Vaughan Development Planning Department has reviewed Site Development File DA.10.053 in accordance with OPA #240 and OPA #345, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for a new supermarket use together with the necessary development standards to facilitate the proposal are appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the in-effect Official Plan. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions in the recommendation of this report.

**Attachments**

1. Context Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan

**Report prepared by:**

Eugene Fera, Planner, ext. 8064  
Carmela Marrelli, Senior Planner, ext. 8064  
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

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

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 27, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

**27**

**OFFICIAL PLAN AMENDMENT FILE OP.11.010  
ZONING BY-LAW AMENDMENT FILE Z.11.038  
SITE DEVELOPMENT FILE DA.11.099  
ROY MURAD  
WARD 5 – VICINITY OF YONGE STREET AND CENTRE STREET**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 15, 2012, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment File OP.11.010 (Roy Murad) BE APPROVED, to amend OPA #210 (Thornhill Community Plan), specifically the “Low Density Residential” policies for properties located within the Thornhill Heritage District, to increase the maximum permitted gross floor area devoted to a Business and Professional Office use on the subject lands shown on Attachments #1 and #2, from 167.2m<sup>2</sup> to 279.2 m<sup>2</sup> (entire existing building).
2. THAT Zoning By-law Amendment File Z.11.038 (Roy Murad) BE APPROVED, to amend Zoning By-law 1-88, specifically the R1 Residential Zone to permit a Business and Professional Office use (Financial Advisory Services) on the subject lands shown on Attachments #1 and #2, together with the site-specific zoning exceptions identified in Table 2 of this report.
3. THAT Site Development File DA.11.099 (Roy Murad) BE APPROVED, to facilitate the use of the existing single-detached dwelling on the subject lands shown on Attachments #1 and #2 for the purpose of a Business and Professional Office Use (Financial Advisory Service), as shown on Attachments #3 and #4, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan shall be approved by the Vaughan Development Planning Department; and,
    - ii) the final grading plan shall be approved by the Vaughan Development/Transportation Engineering Department; and,

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- b) that the Site Plan Letter of Undertaking include the following provision:
  - i) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% 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.
- 4. THAT the Region of York be requested to modify the City of Vaughan Official Plan 2010 to include a site-specific policy for the subject lands shown on Attachments #1 and #2 and designated "Low Rise-Residential" to permit an Office use with a maximum gross floor area of 279.2m<sup>2</sup>.

#### **Contribution to Sustainability**

There are no changes to the existing building and site through the processing of the subject applications.

#### **Economic Impact**

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

#### **Communications Plan**

On December 22, 2011, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Town of Markham. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing report of January 17, 2012, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on January 31, 2012.

#### **Purpose**

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

- 1. Official Plan Amendment File OP.11.010, to amend the policies of OPA #210 (Thornhill Community Plan), specifically the "Low Density Residential" policies for properties located within the Thornhill Heritage District, to increase the maximum permitted gross floor area devoted to a Business and Professional Office use on the subject lands from 167.2 m<sup>2</sup> to 279.2 m<sup>2</sup> (entire existing building) as follows:

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Table 1: Official Plan Amendment File OP.11.010		
	Official Plan Policy (OPA #210, as amended)	Proposed Amendment to OPA #210, as amended
a.	Properties designated “Low Density Residential” located within the Thornhill Heritage District, with frontage onto Yonge Street (and Centre Street), may be used for Business and Professional Offices not exceeding 167.2 m <sup>2</sup> in gross floor area.	Notwithstanding the floor space restriction outlined in Section 2.2.2.5 b) ii) of OPA #210, the lands known as 7822 Yonge Street, being Part of Lot 31, Concession 1, may be developed for a Business and Professional Office with a maximum gross floor area of 279.2 m <sup>2</sup> .

2. Zoning By-law Amendment File Z.11.038, to amend Zoning By-law 1-88, specifically to permit a Business and Professional Office use (Financial Advisory Service) on the subject lands zoned R1 Residential Zone, together with the following site-specific zoning exceptions:

Table 2: Zoning By-law Amendment File Z.11.038			
	<b>By-law Standard</b>	<b>By-law 1-88, R1 Zone Requirements</b>	<b>Proposed Exceptions to the R1 Zone</b>
a)	Permitted Use	Business and Professional Office not permitted.	Permit a Business and Professional Office use with a maximum gross floor area of 279.2 m <sup>2</sup> (entire existing building).
b)	Parking Area Requirements	The surface of all parking spaces, related driveways and maneuvering areas shall be paved with hot-mix asphalt.	The surface of the parking area and driveway shall be gravel.
c)	Minimum Parking Requirement	3.5 spaces per 100 m <sup>2</sup> of GFA=10 spaces plus 1 barrier free parking space	3 parking spaces

3. Site Development File DA.11.099, to facilitate the use of the existing residential dwelling with a Business and Professional Office providing financial services, as shown on Attachments #3 and #4. No changes are proposed to the existing building and site at 7822 Yonge Street. The structure was earlier renovated under City of Vaughan Heritage Permit HP.2007.032.

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#### Background - Analysis and Options

##### Location

The 0.8 ha site is located on the west side of Yonge Street, north of Centre Street (7822 Yonge Street), City of Vaughan. The property is considered a through lot with approximately 18 m of frontage on Yonge Street and Old Yonge Street, and is developed with a single detached residential dwelling, currently being used as a business and professional office providing financial advisory services. The property is located within the Thornhill Heritage Conservation District.

##### Land Use Policies/Planning Considerations

The Development Planning Department has reviewed the Official Plan Amendment Application to permit a Business and Professional Office with a maximum gross floor area of 279.2 m<sup>2</sup> in a “Low Density Residential” designation, in light of the following land use policies:

a) Region of York Official Plan

The subject lands are designated “Urban Area” by the Region of York Official Plan (RYOP) and located on the Yonge Street corridor. Section 5.4 of the RYOP outlines policies for the development of Regional Corridors encouraging compact, mixed-use, well-designed, pedestrian-friendly and transit-oriented built form. The RYOP establishes policies to revitalize and preserve cultural heritage resources within core historic areas. The proposal to permit a business and professional office providing financial services within an existing heritage building, located in the Thornhill Heritage District, is consistent with the Regional Official Plan. Furthermore, the Region of York has advised that the Amendment is consistent with “Community Building” policies (Section 5.2) of the RYOP that directs development to existing built-up portions of urban areas and is intended to promote complete communities with opportunities for employment, recreation and housing.

The Region of York Development Review Committee has considered Official Plan Amendment File OP.11.010 and determined that the Amendment is a matter of local significance and that the proposal does not adversely affect Regional interests. Pursuant to Regional Council authorization By-law A-0265-1999-017, the application has been exempted from approval by Regional Planning Committee and Council. The Amendment will come into effect following its adoption by Vaughan Council and the expiration of the required appeal period, if approved.

b) Thornhill Vaughan Heritage Conservation District Plan, 2007

The subject lands are designated under Part V of the Ontario Heritage Act and are subject to the policies of the Thornhill Vaughan Heritage Conservation District Plan, which denotes the area as a collection of buildings, streets and open spaces that collectively are of special historical and/or architectural significance to the community. Specifically, the subject lands (7822 Yonge Street) is a listed property within the District signifying that it is a building of architectural and historic value. The structure is also included in the Canadian Inventory of Historic Buildings (CIHB) and the Ontario Inventory of Buildings (OIB). The Owner is not proposing changes to the existing building. The City of Vaughan Cultural Services Division has no objection to the applications as the current exterior appearance and condition of the building will not be affected.

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##### c) City of Vaughan Official Plan

The subject lands are designated “Low Density Residential” by in-effect OPA #210 (Thornhill Community Plan), as amended by OPA #669. The proposal for a Business and Professional Office greater than 167.2 m<sup>2</sup> does not conform to the Official Plan. In light of the Regional policies encouraging a mixed use built form within Regional Corridors, the Official Plan Amendment to permit an increase in area devoted to a Business and Professional Office from 167.2 m<sup>2</sup> to 279.2 m<sup>2</sup> (entire existing building) can be supported by the Vaughan Development Planning Department.

OPA #669 implements the recommendations of The Thornhill Yonge Street Study, 2005. It is the intent of the study that the area become a mixed use area, and be developed as a higher order transit corridor. Commercial and employment growth are encouraged through redevelopment. The streetscape policies require a minimum 7 m public realm between the curb edge (Yonge Street) and building front, whereas the existing building is setback 11.25 m. The proposal is consistent with the policies of OPA #669.

##### d) Vaughan Official Plan (VOP) 2010

The subject lands are designated “Low-Rise Residential” (Volume 1) and “Thornhill Heritage Conservation District Plan” (Volume 2) by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011 and April 17, 2012), and is before the Ontario Municipal Board. The “Low-Rise Residential” designation sets out policies that provide for residential, home occupations, private home day care, and small scale commercial uses. Section 12.2, Heritage Conservation District, of Volume 2 of VOP 2010 states that land use planning decisions within the areas identified in VOP 2010 as Heritage Conservation Districts shall conform to the requirements of the applicable Heritage Conservation District Plan, which was discussed above. The subject proposal conforms to VOP 2010.

Should Vaughan Council find merit in the subject Official Plan Amendment File OP.11.010, the Region of York is requested to modify the City of Vaughan Official Plan 2010 to facilitate a site-specific policy on the subject lands to permit an Office use with a gross floor area of 279.2 m<sup>2</sup>. A condition to this effect has been included in the recommendation of this report.

##### Zoning

The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88, which does not permit the proposed business and professional office use. The Owner has submitted Zoning By-law Amendment File Z.11.038 to add a Business and Professional Office use (Financial Advisory Service) to the R1 Residential Zone for the existing building shown on Attachments #3 and #4. The use change is supported by the Region of York Official Plan, which encourages a mixed use, compact development along Regional Corridors such as Yonge Street. OPA #669, the Thornhill Yonge Street Study, encourages commercial and employment growth through redevelopment. It is the intent of OPA #669 that Yonge Street become a mixed use area. The existing land uses in the area consist of residential, institutional, and both service and retail commercial uses. Given the review of the policies and principles of planning documents governing the area, the existing mix of land uses in the area, and that no alterations or changes are proposed to the existing site or building, the proposed zoning amendment to permit an additional use on the subject lands in the R1 Zone can be supported by the Development Planning Department.

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The exception to the parking requirements of Zoning By-law 1-88, Section 3.8 k), to allow gravel for the surface material of all driveways and parking spaces is in keeping with the policies of the Thornhill Vaughan Heritage Conservation District Plan, 2007. The Plan strives to conserve the heritage value and heritage attributes of a heritage resource. Section 4.6.4 of the Plan requires that commercial parking lots “complement the special character of the District”. Maintaining the gravel parking area and driveway of 7822 Yonge Street can be supported by the Development Planning Department as it reflects the special historical significance of the community.

The City’s Zoning By-law 1-88 requires that parking be provided at a rate of 3.5 spaces/100 m<sup>2</sup> of gross floor area for a business or professional office use, which results in 10 spaces for the subject property plus one barrier free space. The Owner is proposing a total of 3 parking spaces with access from Old Yonge Street. The Owner has submitted a parking study that supports the proposed parking ratio. This parking study has been reviewed and approved by the Vaughan Development/Transportation Engineering Department. To support the reduction to the parking ratio, the Owner has advised that the subject lands are served by public transit with bus stops on the northwest and southeast corners of Yonge Street and Centre Street. Some of these routes also provide connections to GO Transit and the TTC. The applicant has advised that the proposed business and professional office will operate Monday to Friday between 8:00 am and 5:00 pm with 8 employees. Clients will come to the office during business hours.

#### Site Design and Building Elevations

The site plan and building elevations on Attachments #3 and #4 show an existing two-storey residential building. No exterior changes to the building and site are proposed by the applications. The existing residence at 7822 Yonge Street was earlier renovated and expanded under City of Vaughan Heritage Permit HP.2007.032. The Vaughan Cultural Services Division has no objection to the proposed applications as the current exterior appearance and condition of the building and site will not be affected. During the earlier redevelopment of the existing residence, the site was landscaped. No additional landscaping is proposed.

Vehicular access to the site is from a 9.6 m wide gravel driveway on Old Yonge Street, which will serve the 3 parking spaces. There is a 3.2m existing curb cut on Yonge Street, however, no parking or access is proposed from this location. Pedestrian connections are from Yonge Street and Old Yonge Street.

Canada Post does not require a centralized mailbox facility since only one business and professional office unit is proposed.

Garbage and recycling pick-up is private and will be stored within the existing garage. The applicant has advised that two household size garbage bags will be generated per week and one residential recycling container. A snow storage area of 28.5 m<sup>2</sup> or 3.3% of the lot area is provided and snow will be cleared privately.

#### Vaughan Development/Transportation Engineering Department

The Official Plan Amendment, Zoning By-law Amendment and Site Plan applications were reviewed by the Vaughan Development/Transportation Department. Comments were received and have been addressed by the applicant through a second submission of the site plan as shown on Attachment #3.

The Owner is required to submit a revised grading plan showing the overland flow route.



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The Development/Transportation Engineering Department required the Owner to submit a parking study to support the proposed parking reduction. This study has been reviewed and approved and the Development/Transportation Engineering Department can support the exception to the parking ratio for 3 spaces.

The final grading plan must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.

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

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

#### **Regional Implications**

The subject lands are located on Yonge Street, which is a Regional Road. The Region of York Transportation Services Department has no objection to the applications as no works are proposed within the Yonge Street road allowance.

#### **Conclusion**

The Official Plan Amendment File OP.11.010, Zoning By-law Amendment File Z.11.038 and Site Development File DA.11.099 have been reviewed in accordance with the Region of York Official Plan, the Thornhill Vaughan Heritage Conservation District Plan 2007, OPA #210 (Thornhill Community Plan) as amended by OPA #669, Zoning 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 increase in gross floor area devoted to a Business and Professional office providing financial services from 167.2 m<sup>2</sup> to 279.2 m<sup>2</sup> (the entire existing building) is appropriate and compatible with the existing uses in the surrounding area, and in keeping with Regional Official Plan policies. Accordingly, the Development Planning Department can support the approval of the Official Plan and Zoning By-law Amendment and Site Development applications, subject to the conditions in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan – Existing Building and Garage
4. Elevations – Existing Building

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

Carol Birch, Planner, ext. 8216  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

/CM

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

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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 28, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 29, 2012, as follows:

***By approving the following in accordance with Communication C16, from the City Clerk, dated May 29, 2012:***

***“That the attached Terms of Reference be approved in order to facilitate the establishment of the Task Force on Residential Condominiums.”***

**28                    ESTABLISHMENT OF TASK FORCE ON RESIDENTIAL CONDOMINIUMS**

The Committee of the Whole recommends:

- 1)        That the recommendation contained in the following resolution submitted by Councillor Shefman and Councillor Carella, dated May 15, 2012, be approved, subject to changing in paragraph 3 of the recommendation, “(2)” to “(4)” and adding “one being a professional property manager”, so that it reads:  
            That the Task Force be recruited by the Clerk's Department in the manner prescribed for task forces, and that it be comprised of up to three (3) members of City Council, ten (10) residents living in condominiums from across the City (preferably with at least one member from each of the city's wards and including members of the boards of condominiums), and four (4) other members of the public who have expertise and experience dealing with issues relevant to condominium residents, one being a professional property manager; and
- 2)        That Regional Councillor Rosati, Councillor Carella and Councillor Shefman be appointed to the Task Force.

**Member's Resolution**

Submitted by Councillor Alan Shefman and Councillor Tony Carella

**Whereas**, there has been a significant growth in the number of residents living in condominiums in the City of Vaughan, whether in the form of high- or mid-rise apartment buildings, townhouse developments, or single-family dwellings located on private roadways, etc.; and

**Whereas**, provincial policy, *Places to Grow* and the *City of Vaughan Official Plan 2010* delineates continuing expansion of this form of home ownership, and

**Whereas**, residents living in condominiums have identified a variety of issues pertaining to their living environment that distinguishes it from more traditional forms of home ownership in the City of Vaughan; and

**Whereas**, residents living in condominiums have expressed concerns as to how city services address their needs.

***NOW THEREFORE BE IT RESOLVED***

That a Task Force on Residential Condominiums be established to consider the variety of issues important to residents living in condominiums (including but not limited to service levels, taxation, safety, environmental sustainability, etc.); and

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That the Task Force, in its report, give consideration to (1) the current situation of condominium residents as well as (2) issues that may arise with the increasing popularity of this form of residential intensification, and (3) how the City of Vaughan may better address issues related to residential condominiums; and

That the Task Force be recruited by the Clerk's Department in the manner prescribed for task forces, and that it be comprised of up to three (3) members of City Council, ten (10) residents living in condominiums from across the City (preferably with at least one member from each of the city's wards and including members of the boards of condominiums), and two (2) other members of the public who have expertise and experience dealing with issues relevant to condominium residents, and

That appropriate staff of the Clerk's Department be assigned to work with the Task Force, and

That other staff be available to meet with the Task Force from time to time, on an as-needed basis, to discuss condominium-related issues relevant to the staff members' various departments; and

That quorum for the Task Force be six (6) members, and

That the Task Force provide a findings report with recommendations for Council's consideration no later than one year after the adoption of this resolution by Council.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 29, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 29, 2012, as follows:

***By approving the following in accordance with Communication C18, from the Commissioners of Planning, Engineering and Public Works, and Legal and Administrative Services, dated May 29, 2012:***

***“That staff be authorized to retain the consulting team of Malone Given Parsons Ltd. and Cole Engineering Group Ltd. to complete the Precinct Plan, subject to staff finalizing the Terms of Reference and establishing the project cost satisfactory to the Commissioner of Planning and the Commissioner of Engineering and Public Works.”; and***

***By receiving Confidential Communication C19, from the Commissioners of Planning, Engineering and Public Works, and Legal and Administrative Services, dated May 29, 2012.***

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**29 THE VAUGHAN HEALTH CARE CAMPUS CENTRE PRECINCT PLAN  
MOVING FORWARD WITH PRECINCT PLANNING  
RELATED FILES: OPA 715 & OPA 725  
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, the Commissioner of Planning, the Commissioner of Engineering & Public Works, the Commissioner of Legal & Administrative Services & City Solicitor, and the Commissioner of Finance, dated May 15, 2012:

**Recommendation**

The City Manager, the Commissioner of Planning, the Commissioner of Engineering & Public Works, the Commissioner of Legal & Administrative Services & City Solicitor, and the Commissioner of Finance, recommend:

1. That a Development Facilitator be retained to facilitate the coordination and site servicing of the lands at the northwest quadrant of Major Mackenzie Drive and Jane Street, to maximize the economic development opportunities and move forward on the precinct planning of the site in support of York Central Hospital in its planning stages;
2. That the Development Facilitator report to the City Manager, with reports as required to Council; and
3. That staff be directed to enter into discussions with the consulting team of Malone Given Parsons and Cole Engineering with a view to continuing the transportation and precinct planning work already commenced for the City lands and report to Council on May 29, 2012 with proposed Terms of Reference and costs.
4. That the Confidential Memorandum from the Commissioner of Legal and Administrative Services & City Solicitor be received.

**Contribution to Sustainability**

Ensuring a development plan which supports the timely hospital development and maximizes economic development opportunities helps achieve the community objectives of providing health care and economic development on the site.

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#### Economic Impact

The cost of retaining a Development Facilitator and associated support cost would be funded from the balance of funds made available following acquisition of the lands in Capital Project CO-0054-09, as would the cost of retaining consultants for land use planning, engineering services and transportation.

#### Communications Plan

The retention of the Precinct Planning Consultants would be announced through public notices and planned public meetings. OPA 715 requires a public consultation process for the Precinct Plan and the subsequent *Planning Act* approvals (Draft Plan of Subdivision/Zoning By-law amendment) will require public hearings. York Central Hospital will also be conducting public consultation as part of their work which may include meetings to satisfy Planning Act and Environmental Assessment Act requirements for the new hospital.

#### Purpose

The purpose of this report is to seek Council approval to retain a Development Facilitator / Project Manager to work on behalf of the City to advance the Precinct Plan on the City lands at the northwest quadrant of Major Mackenzie Drive and Jane Street, and to direct staff to enter into discussions with the planning and engineering consultants who have already commenced work on the Precinct Plan.

#### Background - Analysis and Options

A hospital in Vaughan is one of Council's highest priorities. In 2009, Council authorized the \$80 Million contribution towards the Local Share for land acquisition and the development of a hospital in Vaughan. The City acquired 87 acres of land at the northwest quadrant of Major Mackenzie Drive and Jane Street, to provide a location for the hospital and for economic development objectives, funded by the contribution. The City owns the land and continues to have control of land uses to achieve the community objectives of advancing the health and well being of Vaughan residents and the economic development of the City.

In 2010, the Ministry of Health and Long-Term Care directed that responsibility for planning and development of a hospital in Vaughan vested in York Central Hospital. In order to support York Central Hospital in its planning stages, the City needs to now move forward on precinct planning of the site to achieve certainty through land use and environmental approvals to support early works including ponds, roads, etc.

York Central Hospital is proceeding with the Hospital Planning process, with a view to enabling Infrastructure Ontario to issue tenders for proposals from private sector partners in 2014-2015. It will be necessary for the City, in consultation with York Central Hospital to establish the development framework, which can form the basis for the proposals. The Precinct planning process is the appropriate means of achieving this objective. The Precinct Plan entails a comprehensive process involving numerous aspects of site development. While preliminary work has been undertaken, there is still a large body of work that needs to be undertaken. Therefore, it will be necessary to proceed as quickly as possible to match the projected timelines for the hospital development process, while ensuring that the City's design and development interests are protected.

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The Alternative Financing and Procurement (AFP) process requires bidders to submit proposals on the project based on certainty achieved through pre-development work including land use planning and servicing work. It is necessary to finalize the City precinct plan process to provide certainty for the Infrastructure Ontario AFP process within the next 10 months in order to maintain the timeline identified by YCH in consultation with the Province for the hospital project.

#### City's Objectives: Support Timely Hospital Development and Maximize Opportunities

In order to create a development plan which supports timely hospital development and maximizes economic development opportunities on the City-owned lands, the City needs to proactively pursue timely delivery of a precinct plan for the site. An initial priority will be to ensure early resolution of the access easements on the lands required by Canada's Wonderland and to provide timely transit and transportation planning input to York Central Hospital.

Precinct planning will need to include a Master Servicing Strategy, a Functional Transportation Master Plan, a Community Energy Plan, an Urban Design Framework, and the establishment of natural areas boundaries, differing land uses and phasing of proposed development. Given the timeframe involved it is recommended that staff be directed to enter into discussions with the firms of Malone Given Parsons and Cole Engineering as they have already commenced work for the City-led Precinct Planning process and to obtain the necessary land use planning approvals. MGP is already familiar with the site and they would be able to begin work immediately.

A standard procurement process which would lead to the retention of a consulting team would take approximately 4 months to complete, allowing for advertising, evaluating and reporting back to Council. An alternative expedited process discussed under Retention of Consultants would take at least 6 to 8 weeks.

#### Development Facilitator Will Bring Focus to Effort

There is a substantial body of work involved driving towards the development of the lands. This will include overseeing and monitoring the work of consultants engaged by the City to develop the detailed plans, ensuring coordination of consultations with the public and stakeholders, as well as internal departments and the various external public agencies. The development effort requires a primary point of contact for day-to-day activity and to act as principle negotiator with Cedar Fair (Canada's Wonderland) and York Central Hospital, to protect the City's interests including optimizing value and to facilitate the timely resolution of the complex matters involved in moving forward.

This individual will be tasked with ensuring resolution of access easements related to Canada's Wonderland's access requirements, instructing the requisite consultants, and generally overseeing project management from the City's perspective.

Given the timelines implicit in supporting the York Central Hospital planning requirements, and the need to focus on maximizing the value of the asset to the City, it is advantageous to ensure distinct separation from internal administrative and operational responsibility.

As well, given the complexity of issues in creating a comprehensive development plan for the land, the role requires an individual with a proven track-record of development experience who has the knowledge, skill set and approach to move the project forward expeditiously while recognizing the City's fiduciary duty, obligations under the Official Plan and *Planning Act* and the dynamics of the Infrastructure Ontario alternative financing and procurement process.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012

#### Item 29, CW Report No. 21 – Page 4

A 'Development Facilitator' should be retained by the City on a full time two-year contract basis to carry out this responsibility. The Development Facilitator would prepare a Project Charter setting out goals and timelines, an operational structure, a master Pro Forma for the development of the land which would provide a cost-benefit framework, which would be used to test potential expenditures and land use scenarios in order to optimize value and opportunity on the hospital lands.

The Development Facilitator would report to the City Manager, providing updates to Council. The Development Facilitator would be expected to work closely with relevant Commissioners to prepare business cases and reports. The Development Facilitator would be expected to run and manage (notes, action items, etc.) regular liaison meetings involving relevant agencies and Ministries of the Province, the Region, City and other stakeholders. The Development Facilitator would work to established goals and timelines, bringing reports when Council direction is required.

#### Easement/Access Re-Design Engineering Needs To Proceed Immediately

The City has been engaged in discussions with Cedar Fair with respect to the access easement re-design issues. Time is of the essence in resolving this aspect of the transportation design work to allow York Central Hospital to continue its planning process. Cole Engineering had been retained to undertake due diligence required prior to the acquisition of the site, and to develop alternatives regarding the accesses to the lands. Preliminary work has been done and meetings have been held to identify City/Region/Hospital/Canada's Wonderland functional objectives. Having completed the preliminary work, it would be cost effective to retain Cole Engineering to continue as lead consultant to establish a work plan, hold meetings with stakeholders and facilitate a resolution on the access easement issues. Staff are recommending entering into discussions for this purpose.

#### Retention of Consultants to Utilize Work Already Done

Both Cole Engineering and Malon Given Parsons were selected through a competitive Request For Proposals process by the VHCC, which satisfied the procurement requirements for the Federal Development grant funding of \$10 Million. Malone Given Parsons is a qualified team with experience on hospital projects including the Downsview Humber River Health redevelopment project. Malone Given Parsons was also retained to prepare a draft plan of subdivision and to work with the City to prepare a precinct plan for this site. The firm met with City staff and agencies on several occasions and prepared land use concepts and conducted due diligence on this project. The effort was publicly funded and it would be appropriate to consider retaining this firm to continue their work on the City's behalf. Staff are preparing the Terms of Reference for the scope of work to meet the City's needs which is close to the VHCC Terms of Reference with City requirements added. There may be other disciplines required to meet the City objectives that could be used to complement the skill sets of MGP.

Staff did consider proceeding with a new competitive procurement process where MGP would be invited to bid, along with two or three other qualified firms for land use planning and engineering services, to take place immediately, in anticipation of the retention of the Project Manager/Facilitator. This would add at least six to eight weeks before a team could be retained, and firms may be reluctant to submit proposals recognizing MGP and Cole have already gone through an RFP process, expended funds on the effort, and are already familiar with the project.

Based on the above, staff are recommending the City enter into discussions with the team of Malone Given Parsons and Cole Engineering with a view to optimizing the precinct planning and transportation work already commenced. This would support the completion of the precinct plan in a timely manner along with hospital planning and design objectives.

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Item 29, CW Report No. 21 – Page 5

Staff are preparing draft Terms of Reference, and will report to Council with final Terms of Reference and costs on May 29, 2012.

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

Supporting the timely development of a hospital in Vaughan is one of the City's primary strategic initiatives set out in Vaughan Vision 2020. A Development Facilitator will significantly advance this initiative.

**Regional Implications**

There are no Regional implications as a result of this report.

**Conclusion**

In order to ensure that the City meets the timing objectives of the Hospital development process, it is recommended that a Development Facilitator/ Project Manager be retained to expedite the Precinct Plan approvals for the site. This will provide a dedicated resource to the management of the project and ensure the effective and efficient coordination of City and stakeholder participation, including the public consultation process. Due to the need to create the necessary certainty of development (e.g. servicing, design, approvals) at this location, within required timeframes for Hospital development, staff is recommending entering into discussions with the consulting team which has already commenced the Precinct Plan work. Staff will report further to Council on May 29, 2012.

**Attachments**

1. Confidential Memorandum of May 4, 2012 – to Mayor and Members of Council only

**Report prepared by:**

Roy McQuillin, Manager of Policy Planning  
Heather Wilson, Director of Legal Services  
Andrew Pearce, Director of Development and 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.)



CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 30, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

30

**PROCLAMATION REQUEST**  
**ONTARIO HUMAN RIGHTS CODE DAY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 15, 2012:

**Recommendation**

The City Clerk recommends:

- 1) That June 15, 2012 be proclaimed "Ontario Human Rights Code 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 Chief Commissioner, Ontario Human Rights Commission, dated May 2, 2012.

**Background - Analysis and Options**

A request has been received from the Chief Commissioner, Ontario Human Rights Commission to proclaim June 15, 2012 "Ontario Human Rights Code Day". (Attachment 1).

The Ontario Human Rights Commission is requesting City of Vaughan Council to proclaim June 15, 2012 as "Ontario Human Rights Code Day" in an effort to celebrate the many changes seen in the past 50 years. Some of these changes include the end of segregation, workplaces opening their doors to newcomers, public facilities accommodating people with disabilities and freedom from discrimination and harassment. The proclamation would also raise awareness of how far we have come to achieve equitable inclusive environments that protect and advance human rights.

The proclamation request meets the City's Proclamation Policy as the matter relates to a matter within the City's jurisdiction.

**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".

**CITY OF VAUGHAN**

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**Regional Implications**

N/A

**Conclusion**

Staff is recommending that June 15, 2012 be proclaimed “Ontario Human Rights Code Day” and that the proclamation be posted on the City’s website and published on the City Page Online.

**Attachments**

Attachment 1: Correspondence from the Chief Commissioner, Ontario Human Rights Commission, dated May 2, 2012

**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.)

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 31, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

31

**TAX SALE – TWO PROPERTIES  
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance & City Treasurer, the Commissioner of Legal and Administrative Services & City Solicitor and the Director of Financial Services, dated May 15, 2012:

**Recommendation**

The Commissioner of Finance & City Treasurer, the Commissioner of Legal and Administrative Services & City Solicitor and the Director of Financial Services in consultation with the Manager of Property Tax & Assessment recommends:

That Council receive this report for information.

**Contribution to Sustainability**

This is not applicable to this report.

**Economic Impact**

The efficient collection of outstanding property taxes provides a positive economic impact to the City. Any unpaid taxes become the responsibility of the City although funds are still required to meet financial obligations to the Region of York and the Province of Ontario for education purposes.

**Communications Plan**

As required by the *Municipal Act, 2001* and the Municipal Tax Sales Rules, O.Reg.181/03 as amended, the properties will be advertised as "Sale of Land for Tax Arrears By Public Tender" in *The Ontario Gazette* on May 19<sup>th</sup>, 2012 as well as once a week for four weeks starting May 24<sup>th</sup>, 2012 in local newspapers.

**Purpose**

Further to Council being informed of the upcoming commencement of the tax sale process for the two properties listed in this report at the meeting held on December 1, 2009, the purpose of this report is to advise Council that Finance staff are proceeding with two (2) property tax sales in accordance with the *Municipal Act, 2001*.

**Background - Analysis and Options**

There following are two (2) properties within the City of Vaughan that remain in tax arrears in excess of three (3) years:

- 1) PIN # 03343-1860 (LT)  
Legal Description: Pt Lt 24 Conc 3 Vaughan Pt 1, 64R3035;  
Vaughan, Regional Municipality of York (No.65)  
Assessed Owner: 2085061 Ontario Inc c/o SF Partners Inc  
Roll Number: 1928 000 214 64500  
\*\* waste transfer site

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

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- 2) PIN #03343-0323 (LT)  
Legal Description: Pt Lt 24 Conc 3 Vaughan as in R262588;  
Vaughan, Regional Municipality of York (No.65)  
Assessed Owner: 2020699 Ontario Inc c/o SF Partners Inc  
Roll Number: 1928 000 214 65000

\*\* waste transfer site

The tax sale process is commenced under the authority of Part XI of the *Municipal Act, 2001*, for properties in all classes that have tax arrears in excess of three years. Staff utilize the tax sale process as part of an ongoing collection effort.

Staff, through various collection efforts, receives satisfactory payment plans or full payment on most property tax accounts with arrears; however, the listed properties had been identified in December 2009 as being eligible for registration of a tax arrears certificate, which is the first step in the tax sale process.

Once a tax arrears certificate is registered on title, the property owner has one (1) year to pay the tax account in full. Failing that, the owner, the spouse, a mortgagee or a tenant occupying the land may enter into an extension agreement with the City. An extension agreement allows additional time for payment of the property tax arrears. If payment in full or a satisfactory extension agreement is not processed during the 1-year period, the City is in a position to proceed with a tax sale to recover outstanding property taxes, late payment charges and costs incurred relating to the tax sale process.

10525 & 10533 Keele Street are the address of a privately owned waste transfer station. In 1994 a Certificate of Approval (C of A) was issued by the Ministry of the Environment (MOE) to Rail Cycle Inc. to operate the site as a Waste Disposal Site (Processing/Transfer). In the Fall of 2004, two significant fires occurred on the site, and as a result, the MOE suspended the C of A for the site. In March 2006, following significant clean-up, the MOE reinstated the C of A to the Waste Excellence Corporation (WEC). As a result of the fire response the City incurred significant costs in the amount of \$854,190. the repayment of which was imposed as a condition of Site Plan Approval, and secured by Promissory Notes payable in four equal installments. The first two cheques were successfully processed (2006 & 2007) however in 2008 the City learned that the account on which the cheques were written had been closed out, and the secured creditors of WEC, Starnino Holdings Limited, Brovi Investments Limited, Romeo Di Battista Sr., and R. Di Battista Investments Inc. made an Application to put the property into Receivership.

In January 2011, the City was notified that MOE had received a request to transfer the C of A from WEC to a numbered company. The City objected strenuously to transfer of the C of A on the basis that historic operations at the site have had a significant negative impact on the City and on the residents living near the site, and that transfer of the C of A would remove any opportunity for the City to obtain reimbursement of the outstanding costs, which along with unpaid taxes, then totaled \$780,000.

In December 2010 the City registered Certificates of Tax Arrears against the properties. Following the expiry of one year the City together with the MOE brought a motion for leave of the Court from the provisions of the Receivership Order to commence the tax sale of the property. On November 30, 2011 the Court granted leave to the City to commence tax sale proceedings. The MOE also has a priority lien against the property for their outstanding costs, which amounts to over \$1.2 M. Under the legislation, the MOE debt is collectible through the City's tax sale process. Since early in 2012, there have been discussions with the Receiver.

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**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

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On March 8, 2012, the City and MOE met with the Receiver and Romeo Di Battista Jr. who indicated that a proposal to pay the outstanding amounts was forthcoming. When no proposal was received, on April 4, 2012 the City advised that it would be proceeding with the tax sale, and targeted a mid-May date. On April 23, 2012 the Receiver again promised to deliver a proposal the following week. No proposal to clear the outstanding debt has been forthcoming. Therefore, the legislation requires staff to proceed to advertise the tax sale. The current amount owing for the two properties, which includes taxes, interest, legal costs, MOE debt and clean-up costs, totals \$2,350,704.66.

The property is in excess of 2.5 hectares and has a current assessed value of \$3.2 M. The value of a operating waste transfer site with a valid C of A is believed to add significantly to the value of the land.

It is staff's intention to proceed with a tax sale by public tender, with a tender amount sufficient to cover all outstanding taxes, penalty, interest and costs.

Should there be successful purchaser the City will be covered for all outstanding monies, and clear title will be available to the purchaser. If there are no successful bids received for the tender amount, the municipality has the authority to write-off the outstanding taxes as uncollectible and vests the ownership of the property to the City. Should this be the case, staff will prepare a further report to Council and request direction in that regard.

A "Request for Comments" notice has been sent to all applicable City Departments in order to bring this course of action to the attention of City Staff.

**Relationship to Vaughan Vision 2020**

This report is consistent with the priorities set forth by Council in Vaughan Vision 2020 and the necessary resources have been allocated and approved.

**Conclusion**

Finance staff will proceed with the property tax sale on two (2) properties, in compliance with the *Municipal Act, 2001*.

**Attachments**

Attachment 1 - Location Map of the two (2) properties

**Report prepared by:**

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

(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 MAY 29, 2012**

Item 32, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

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**32            CEREMONIAL PRESENTATION – WOODBRIDGE RAINBOW CREEK CLUB**

Mayor Bevilacqua and Councillor Carella together with all Members of Council congratulated Mr. Joe Sicoli, Mr. Franco Cervo, Mr. Eddy DeCillia and Mr. Alfredo Bartolomucci for their win of the Canada Cup of Bocce that took place in Montreal in March.

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 33, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 29, 2012, as follows:

***By receiving the following Communications:***

- C5. Director of Legal Services, dated May 25, 2012; and***
- C6. Confidential Communication, Director of Legal Services, dated May 25, 2012.***

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**33 DEPUTATION – MS. OLENA STRELETSKA WITH RESPECT TO  
THE AL PALLADINI CELL TOWER**

The Committee of the Whole recommends that the deputation of Ms. Olena Streletska, 37 Islington Woods Court, Woodbridge, L4L 9J1 and Communications C5 and C30, dated May 7 and 15, 2012, be received and that the Legal Department prepare for the Council meeting of May 29, 2012, a report with respect to the implications of moving the present tower and not replacing it anywhere on the Al Palladini site.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 34, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

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**34 DEPUTATION – ORIT TOBE WITH RESPECT TO THE 17<sup>TH</sup> ANNUAL ISRAEL DAY FESTIVAL**

The Committee of the Whole recommends that the deputations of Ms. Orit Tobe and Ms. Lori Nusbaum, Na'amat Canada Toronto, 272 Codsell Avenue, Toronto, M3X 2H2, and Communications C1 and C30, dated April 11, 2012 and May 15, 2012, be received and that services-in-kind valued up to \$800, consistent with other requests of similar nature, be provided.



**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 35, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

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**35**

**DEPUTATION – MR. SIMON MARWOOD WITH RESPECT TO  
URBAN COYOTES IN VAUGHAN**

This deputation request per Communication C2 from Mr. Simon Marwood was deferred to the June 5, 2012 Committee of the Whole meeting, in accordance with Communication C10 from the deputant, dated May 10, 2012.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 36, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

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**36            DEPUTATION – MS. ELAINE COOC WITH RESPECT TO DRIVEWAY ISSUE**

**The Committee of the Whole recommends:**

- 1)        That the deputation of Ung Lan Cooc, 35 Martina Crescent, Woodbridge, L4H 3B7 and Communication C3 dated April 23, 2012, be received and referred to staff for a report regarding the concerns raised and issues dealing with the policy; and**
- 2)        That Communication C6, memorandum from the Director, Enforcement Services, dated May 15, 2012, be received.**

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 37, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

**37**

**OTHER ITEMS CONSIDERED BY THE COMMITTEE**

**37.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS**

**The Committee of the Whole recommends:**

**That the following Ad Hoc Committee reports be received:**

- 1. Task Force on the City's Role in Festivals and Community Events meeting of April 16, 2012 (Report No. 4)**
- 2. Telecommunication Facility Siting Protocol Task Force meeting of April 19, 2012 (Report No. 4)**
- 3. Heritage Vaughan meeting of April 18, 2012 (Report No. 4)**

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 29, 2012**

Item 38, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 29, 2012.

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**38 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION  
MAY 15, 2012**

The Committee of the Whole passed the following resolution to resolve into closed session for the purpose of discussing the following:

1. **PROPERTY MATTER  
LEASE RENEWAL OF INFRASTRUCTURE ONTARIO LANDS  
CONCORD COMMUNITY PARK – WARD 4**  
(acquisition or disposition of land)
2. **ONTARIO MUNICIPAL BOARD APPEAL  
2109179 ONTARIO INC.  
FILES Z.10.002 AND DA.11.086  
3501 KING-VAUGHAN ROAD – WARD 1**  
(litigation or potential litigation)
3. **BLOCK 47 – SKANDATUT SITE  
LEGAL ADVICE SUBJECT TO  
SOLICITOR/CLIENT PRIVILEGE – WARD 3**  
(solicitor/client privilege)
4. **LITIGATION/LEGAL ADVICE  
RIZMI HOLDINGS/MILANI LANDS  
11333, 11641 DUFFERIN STREET, 11490 BATHURST STREET – WARD 1**  
(litigation or potential litigation)