

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 1, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

1

**SIGN VARIANCE APPLICATION
FILE NO: SV.12-008
OWNER: MINTO YONGE & ARNOLD INC.
LOCATION: 7608 YONGE STREET
PART OF LOT 29-30, CONCESSION 1
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 5, 2012:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-008, Minto Yonge & Arnold Inc., as revised as per attachment, 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 to install multiple development signs on proposed hoarding which exceed the maximum size of 20 sq.m. and which is located within the Thornhill Heritage District.

Background - Analysis and Options

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

Section 12 – Development Signs

12.1 (c) Each builder is permitted a maximum of two (2) signs, with a combined sign face area not to exceed 20 sq.m.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

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

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Conclusion

The applicant is proposing multiple development signs to be placed on the hoarding while construction is taking place of the proposed development. These signs are temporary only until the hoarding is removed. Originally, the applicant proposed signage totaling 217 sq.m. The application was reviewed by Heritage Vaughan at its meeting of April 18, 2012. Through discussion at the subject meeting, the applicant proposed revised signage options totaling 67 sq.m. for all signs combined, which was approved by the Committee.

Under the Heritage Guidelines these signs would not be permitted, however, due to the temporary nature of the sign, they are recommended for approval

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

Attachments

1. Site Plan
2. Elevations

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 2, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

2

**SIGN VARIANCE APPLICATION
FILE NO: SV.12-010
OWNER: THE SORBARA GROUP
LOCATION: 3310 LANGSTAFF ROAD, UNIT 1
BLOCK 14, PLAN 65M-2745
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 5, 2012:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-010, The Sorbara Group, be APPROVED, subject to the life style signs being removed.

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 an additional 18 wall signs on three wall elevations which were not approved under the original site plan agreement.

Background - Analysis and Options

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

Section 6.1 – One (1) only of the following sign types per exterior wall per business premises:

a) wall sign

6.2 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.

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

These wall signs have been in place for years and since the Barbecue store has been in business at this premise.

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

Attachments

1. Sign Location
2. Photo and Location of Sign (Front, Side and Back)

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. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

3

**SIGN VARIANCE APPLICATION
FILE NO: SV.11-045
OWNER: MARKET LANE HOLDINGS INC.
LOCATION: 140 WOODBRIDGE AVENUE
PART OF LOT 7, CONCESSION 7
WARD 2
(Deferred)**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Sign Variance Committee, dated April 24, 2012, be approved; and
- 2) That the deputation of Mr. Rocco Cerone, be received.

Council, at its meeting of May 8, 2011, adopted the following Committee of the Whole recommendation (Item 3, Report 16):

Committee of the Whole recommendation of April 24, 2012:

The Committee of the Whole recommends that this matter be deferred in accordance with Communication C3 from Mr. Rocco Cerone, dated April 18, 2012.

Recommendation of the Sign Variance Committee, dated April 24, 2012.

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-045, Market Lane Holdings Inc., be APPROVED subject to the following:

- i) That the subject application be refused as proposed;
- ii) That the proposed sign be amended to be reduced in total size, by at least 50%;
- iii) That the proposed sign be amended to be of a historically appropriate, matte non-reflective material; and
- iv) That if internally lit, the proposed sign be amended to be externally lit in a historically appropriate manner, or be unlit.

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.

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Purpose

The applicant is requesting to maintain an additional ground sign on an existing entrance feature as shown on the attached drawings.

Background - Analysis and Options

6.1 **LIMIT ON NUMBER OF SIGNS**

Except as may otherwise be permitted in this by-law, the maximum number of signs that may be erected shall be:

One (1) ground sign per lot

SECTION 11 – SPECIAL SIGN DISTRICT

11.3 (a) Ground signs for multi-use buildings shall not exceed 2.0 sq.m in area per single sign face or 4.0 sq.m for all faces combined.

(b) Such ground signs, notwithstanding Section 6.5(d) shall not exceed 3.0 m in height.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

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

Conclusion

The applicant is requesting approval to maintain an existing 42 sqm. (per side) ground sign on an existing entrance feature as shown on the attached drawings installed without a permit. This proposed ground sign is in addition to an already existing 10 sqm.± ground sign located at the front entrance and approved by Council in 1997 under Sign Variance Application File No. SV.97-002.

The subject property is located within the Heritage Conservation District for Woodbridge and subject to the Special Sign District provisions of the City's Sign By-law. Signage permitted within the Special Sign Districts (Heritage Conservation Districts) is substantially reduced from other areas of the City. Applications for Sign Variances within the Special Sign Districts are forwarded to Heritage Vaughan/Heritage Staff for their consideration prior to being considered by the Sign Variance Committee and Council. Heritage Vaughan have considered the applicant's proposal and have recommended the following to Council. :

- i) That the subject application be refused as proposed;
- ii) That the proposed sign be amended to be reduced in total size, by at least 50%;
- iii) That the proposed sign be amended to be of a historically appropriate, matte non-reflective material; and
- iv) That if internally lit, the proposed sign be amended to be externally lit in a historically appropriate manner, or be unlit.

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Members of the Sign Variance Committee have also considered the application and note that the proposed signage far exceeds the maximums contained with the City's Sign By-law for Special Sign Districts. The proposed signage is approximately twice the sign area that would normally be permitted for regular shopping centers outside the sign districts. (Maximum one ground sign with a maximum sign area of 20 sqm. per side for the same size plaza.)

Members of the Committee of the Sign Variance Committee concur with the above recommendations of Heritage Vaughan.

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

Attachments

1. Site Plan
2. Sketch of Sign
3. Photo of the front entrance prior to the construction of the subject sign.

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

(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. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

4

**AWARD OF RFP12-146
PROVISION OF LEASE, DELIVERY, INSTALLATION AND SERVICES
OF TWO (2) NEW BLACK & WHITE PRODUCTION PRINTING EQUIPMENT
AND ONE (1) NEW BLACK & WHITE HIGH VOLUME NETWORK COPIER**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated June 5, 2012:

Recommendation

The City Clerk, in consultation with the Acting Director of Purchasing Services, recommends:

- 1) That Part A – Provision of lease, delivery, installation and services of two (2) new black & white production printing equipment for the Mailroom / Print Shop be awarded as follows:
 - (a) That Equipment #1, being the larger unit with 8 trays, be awarded to Xerox Canada Ltd., Toronto, Ontario, for equipment model Nuvera 120 EA at a cost of \$83,560.80, excluding taxes, for a lease term of 48 months;
 - (b) That Equipment #2, being the smaller unit with 4 trays, be awarded to Xerox Canada Ltd., Toronto, Ontario, for equipment model Nuvera 120 EA at a cost of \$69,232.80, excluding taxes, for a lease term of 48 months;
- 2) That Part B – Provision of lease, delivery, installation and services of one (1) new black & white high volume network copier for the City Clerk's Office be awarded as follows:
 - (a) That Equipment #3 be awarded to Xerox Canada Ltd., Toronto, Ontario, for equipment model D110 Copier/Printer at a cost of \$22,867.68, excluding taxes, for a lease term of 48 months;
- 3) That staff be authorized to undertake vendor negotiations to refine the details of the delivery, installation and service agreements; and
- 4) That the Mayor and City Clerk be authorized to sign the appropriate documents.

Contribution to Sustainability

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

- Goal 1, Objective 1.5: to reduce the amount of waste generated in City owned facilities and procure sustainable products for the City's use.

Economic Impact

The cost associated with this RFP will be funded through the approved 2012 departmental budget and as such there is no additional economic impact. Staff recommend a 48 month lease term, at an annual cost, excluding taxes, of \$20,890.20, 17,308.20 and \$5,716.92 respectively for the three units referenced in the above recommendation.

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Communications Plan

The RFP was advertised on Biddingo and OPBA websites and on the City Page Online on April 4, 2012.

Council's decision regarding the award of RFP12-146 will be communicated to all proponents by the Purchasing Services Department in accordance with standard procedure.

Purpose

The purpose of this report is to seek Council approval to award RFP 12-146.

Background - Analysis and Options

An RFP was issued to replace the existing three photocopiers (two in the Mailroom / Print Shop and one in the City Clerk's Office) as the lease agreements for these units expire in August 2012.

RFP Issuance

RFP12-146 was advertised on April 4, 2012 on Biddingo and OPBA websites and the City Page. An addendum was issued on April 20, 2012 to clarify questions submitted by a proponent. The closing date for the RFP was April 26, 2012.

Scope of RFP

RFP12-146 was issued to seek proposals for two (2) high production photocopiers for the Mailroom / Print Shop and one (1) high volume network copier for the City Clerk's Office. The RFP contained two parts:

1. **Part A – Provision of lease, delivery, installation and services of two (2) new black & white production printing equipment for the Mailroom / Print Shop.**

The two high volume/high speed production units in the Mailroom / Print Shop are used for the corporation's printing requirements, including meeting the timelines with respect to printing and distribution of Council and Committees of Council agendas and related documents. The larger unit with 8 trays (Equipment #1) facilitates the colour coding of agendas, particularly Council agendas, allowing for colour paper collation and insertion to be done with speed and efficiency.

2. **Part B – Provision of lease, delivery, installation and services of one (1) new black & white high volume network copier for the City Clerk's Office.**

Due to the nature of the City Clerk's Office business operations, specifically Secretariat Services and Committee of Adjustment, a high volume network copier allows for printing that cannot be accommodated by the Mailroom / Print Shop due to tight deadlines, printing that is often done after normal business hours and printing of confidential information.

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RFP Submissions

Proposals were submitted by:

1. Pitney Bowes, Mississauga, Ontario.
2. Canon Canada Inc., Toronto, Ontario.
3. Sharp Electronics of Canada Inc., Mississauga, Ontario.
4. Ricoh Canada Inc., North York, Ontario.
5. Xerox Canada Ltd., Toronto, Ontario.

Evaluation Criteria

The following evaluation criteria and weighting system was used for evaluating the proposals submitted:

| | |
|--|-----------|
| Company Experience, Background and Product Information | 40 points |
| <ul style="list-style-type: none">• Proponent experience in performing similar contracts• Product information/specifications• Service level standards• Implementation Plan (delivery/installation/training) | |
| Financial | 40 points |
| <ul style="list-style-type: none">• Cost of proposed products• Per copy impression rate• Value added service | |
| Vendor Services | 15 points |
| <ul style="list-style-type: none">• Customer service• Proponent procedure to resolve service /mechanical issues and reporting• Information obtained through references | |
| Proposal Submission | 5 points |
| <ul style="list-style-type: none">• Completeness of the proposal• Organization and clarity of presentation | |

Evaluation of Proposals Submitted

The five proposals submitted were evaluated by a team comprised of staff from the City Clerk's Office and facilitated by the Purchasing Services Department. All proposals were evaluated in accordance with the evaluation criteria set out in the RFP document and as outlined above.

RFP Results

Xerox Canada Ltd. scored the highest points for Part A – Provision of lease, delivery, installation and services of two (2) new black & white production printing equipment for the Mailroom / Print Shop and Part B – Provision of lease, delivery, installation and services of one (1) new black & white high volume network copier for the City Clerk's Office.

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Relationship to Vaughan Vision 2020/Strategic Plan

This report supports the strategic priorities established in Vaughan Vision 2020, in particular:

Service Excellence: Demonstrate Excellence in Service Delivery
 Lead & Promote Environmental Sustainability

Regional Implications

There are no Regional implications associated with this report.

Conclusion

Staff recommend RFP12-146 be awarded to Xerox Canada Ltd., Toronto, Ontario, for both Part A and Part B as set out in the recommendation contained in this report.

Attachments

N/A

Report prepared by:

Sybil Fernandes, Deputy City Clerk

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Item 5, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

5

ELECTION SIGN REVIEW

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Legal & Administrative Services & City Solicitor, and the Director of Enforcement Services, dated June 5, 2012, be approved;
- 2) That staff negotiate with the Region of York, with the objective of harmonizing the related by-laws and enforcement with respect to election signs;
- 3) That staff bring back a report with options on how to improve enforcement, in order to provide a level playing field; and
- 4) That staff hold a forum with past candidates, residents and regional staff to discuss election sign issues, including size, and report back with recommendations for Council's consideration.

Recommendation

The Commissioner of Legal & Administrative Services & City Solicitor, and the Director of Enforcement Services recommend that this report be received for information.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

N/A

Purpose

The purpose of this report is to provide information on the City's experience with respect to placement of election signs during the weeks prior to the 2010 Municipal Election.

Background - Analysis and Options

By-law 203-92, the Sign By-law, regulates the placement of signs on public property, including restrictions on the placement of election signs.

Currently, the following restrictions are in place under the By-law:

- Election signs cannot be erected prior to the close of nominations or the dropping of the writ, as the case may be – effectively allowing a six (6) week period for signs to be erected.

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- Candidates must pay a non-refundable fee to the City prior to the erection of election signs.
- Signs may not be erected on municipal road allowances, or on City property.
- Signs cannot exceed 5 square metres, and must meet minimum set back requirements of 1 metre from all street lines and 1.5 metres from a common boundary with an adjacent lot.
- Signs must also be removed 48 hours after an election.

In addition, election signs are permitted to be erected on intersections of Regional roads with another Regional road, or with a City road. These are subject to specific restrictions to numbers per candidate per corner of the intersection, distance from the intersection, and sight lines.

With the exception of the time when election signs can be erected, most of these restrictions have remained unchanged over the past decade.

As with all sign enforcement on City property, staff proactively patrol the City road allowances for improperly placed signs. Any illegally erected signs are removed by staff and are returned at no charge to the candidate, or their representatives. The City does not enforce for illegally erected election signs on Regional roads, however, during the 2010 Municipal Elections, and subsequent provincial and federal elections, York Region staff have proactively enforced for illegally erected election sign on Regional road allowances, removing any illegal signs.

Since 2010, there have been several elections in this jurisdiction for which election signs have been erected, including the General Municipal Election, a Federal By-election, a School Board By-election, the General Federal Election and the General Provincial Election.

The table below indicates the number of signs seized by the City during these elections.

Election Signs Impounded by City of Vaughan Staff

| YEAR | ELECTION | # OF CONFISCATED SIGNS |
|--------------|--------------------------|-------------------------------|
| 2010 | Municipal Election | 6,016 |
| 2010 | Federal By-election | 350 |
| 2010 | School Board By-election | 204 |
| 2011 | Federal Election | 1,245 |
| 2011 | Provincial Election | 1,676 |
| TOTAL | | 9,492 |

In addition to the above, York Region advises that they removed a further 6,005 signs during the 2010 Municipal Election.

Significant staff resources are dedicated to the enforcement of election sign restrictions, including responding to complaints about signage at polling stations on election day.

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The provisions in surrounding municipality's sign by-laws are similar to those in the City of Vaughan. Although various restrictions and processes have been implemented over the past number of years, a large number of election signs are confiscated each election campaign.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is in keeping with the Vaughan Vision in respect to the pursuit of service excellence and providing a safe environment.

Regional Implications

N/A

Conclusion

The current restrictions on erection of election signs is proactively enforced by City Enforcement staff on City road allowances and other City-owned property. The Region enforces for illegally erected election signs on its own road allowances. The non-refundable fee imposed on candidates provides a nominal off-set to the City resources expended in enforcement of the By-law. No changes are being recommended at this time.

Attachments

N/A

Report prepared by:

Tony Thompson, Director
Rick Girard, Managing Supervisor

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Item 6, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

6

**SIGN VARIANCE APPLICATIONS
FILE NO: SV.11-004 & SV.11-005
OWNER: CANADIAN PACIFIC RAILWAY COMPANY
LOCATION: PART OF LOT 15, CONCESSION 9 AND
PART OF LOT 20, CONECESION 9
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning and the Director of Building Standards, dated June 5, 2012:

Recommendation

The Commissioner of Planning and the Director of Building Standards recommend that:

1. The City enter into an agreement with Canadian Pacific Railway Co. and Patterson Outdoor Advertising to implement the City's approval of Sign Variance Applications SV.11-004 and SV.11-005.
2. The Mayor and Clerk be authorized to sign the agreement substantially in the form attached.

Contribution to Sustainability

Not Applicable.

Economic Impact

There is no economic impact as a result of this Report.

Communications Plan

The results of this Report will be communicated to the applicant through the Secretary to the Sign Variance Committee. A copy of the draft agreement has been forwarded to the applicant for comment.

Purpose

To obtain the authority authorizing the Mayor and Clerk to sign an agreement that implements Councils recommendations respecting Sign Variance Applications SV.11-004 and SV.11-005.

Background - Analysis and Options

On November 8, 2011 and December 13, 2011, Council approved Sign Variance Applications SV. 11-004 and SV.11-005. These applications were for the erection of a Billboard Signs on the CP Rail lands east of Kleinburg for a 5 year period. As part of this approval, Council required an appropriate security deposit to ensure removal of the signs at the end of this period. To facilitate this security deposit, Staff are recommending that the City enter in a temporary Sign Agreement, a copy of which is attached. This Agreement will require a \$20,000 letter of credit or certified cheque as security. (\$10,000 per sign.) This Agreement will also stipulate other conditions such as the restoration of the lands once the sign is removed. The Legal Department will review the final Agreement prior to it's execution.

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

Region of York Engineering approval is required for the proposed signs.

Conclusion

Staff are recommending that the City enter into an agreement substantially in the form attached to implement the City's approval of Sign Variance Applications SV. 11-004 and SV.11-005 and to authorize the Mayor and Clerk to sign agreement.

Attachments

1. A copy of the draft Sign Agreement.

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

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

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Item 7, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

7 **APPOINTMENT OF BUILDING OFFICIALS**

The Committee of the Whole recommends:

- 1) That the following revised recommendation in accordance with Communication C7 memorandum from the Commissioner of Planning, dated June 4, 2012, be approved:
That the attached list of Building Official appointments (Attachment 1) be approved and that an amended by-law be forwarded to the next Council meeting for enactment.
- 2) That the following report of the Commissioner of Planning and the Director of Building Standards, dated June 5, 2012, be received.

Recommendation

The Commissioner of Planning, and the Director of Building Standards recommend:

1. THAT the attached Draft Appointment of Building Officials be approved and forwarded to the next Council meeting for enactment.

Contribution to Sustainability

Not applicable.

Economic Impact

None.

Communications Plan

None.

Purpose

The purpose of amending the Appointment of Building Officials is to recognize recent employee changes within the Building Standards Department and Vaughan Fire and Rescue Services.

Background - Analysis and Options

The Appointment of Building Officials, Attachment 1, contains the names of the employees authorized to enforce the Ontario Building Code Act, and needs to be revised periodically to recognize operational and employee changes within the Building Standards Department and the Vaughan Fire and Rescue Services respectively.

Under the City's Building By-Law, Vaughan Fire and Rescue Services are responsible for the review and inspection of fire related matters. These matters include, but are not limited to, sprinkler systems, fire alarm systems, and commercial kitchen exhaust systems within new buildings. Accordingly, the fire prevention officers must be appointed as building officials for the purpose of fire inspections in accordance with the Ontario Building Code Act. The updated names are provided as Attachment 1 to this report.

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

None.

Conclusion

The current appointment by-law must be revised periodically to recognize operational and employee changes.

Attachments

Attachment 1 – Updated names

Report prepared by:

John Studdy, Manager of Customer and Administrative Services Ext. 8232

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

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Item 8, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

8 PROCLAMATION OF JUNE AS RECREATION AND PARKS MONTH

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 5, 2012:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Recreation and Culture, recommend:

- 1) That Council proclaim the month of June as "Recreation and Parks Month"; and
- 2) That the Schedule of Activities for Recreation and Parks Month – June 2012 (Attachment 1), outlining the activities and events scheduled to be held throughout the City of Vaughan in June, 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, Objective 4.1:

- 4.1 To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.
 - 4.1.1 Develop an implementation plan for the initiatives described in the City's Active Together Master Plan through a phased and budgeted program.

Economic Impact

Funding for the activities and events indicated in this report has been incorporated into the 2012 Recreation and Culture base operating budget.

Communications Plan

The proclamation of June as Recreation and Parks Month, including the "Recreation and Parks Month" activity calendar will be posted on the City website, in community centres, and at Vaughan Public Libraries. It will also be distributed to elementary and secondary schools in Vaughan. Outreach to community groups, cultural organizations and businesses will take place via social media, poster distribution and a news release.

Purpose

The purpose of this report is to request that Council proclaim the month of June as "Recreation and Parks Month" and to present an overview of the activities and events (Attachment 1) to be held in June across the City of Vaughan that will provide citizens with opportunities to be physically active.

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Background - Analysis and Options

The City of Vaughan in its strategic plan, Vaughan Vision 2020, is committed to Service Excellence through enhancing and ensuring community safety, health and wellness. The Active Together initiatives, such as June as Recreation and Parks Month, will help achieve the objective of community health and wellness.

The City of Vaughan believes the development of a more physically active community enhances the quality of life of its residents, that physical activity levels are a critical economic, environmental, health and social issue for the community and that participation in physical activity is a key requirement for individual physical and mental health and well-being. Research shows that strategies involving physical activity and recreation appear particularly promising in minimizing or removing risk factors faced by many children and youth. Participation in recreation activities can provide positive benefits related to psychological health, physical health, familial interaction, peer influence, academic performance, community development and other lifestyle behaviours.

June as Recreation and Parks Month (JRPM) was first proclaimed in 2005 by Parks and Recreation Ontario (PRO), the Ontario Parks Association, and the Ontario Recreation Facilities Association. JRPM was created to draw attention to the value of recreation and to encourage people to get out there and *live it everyday!* In 2006, the Province of Ontario first declared “June as Recreation and Parks Month”; Vaughan first proclaimed it in 2009.

Recreation and parks opportunities are essential for strengthening and maintaining a healthy community. Positive impacts are evident throughout the community. Recreation brings neighbours together, encourages safer, cleaner neighbourhoods and creates a livelier community atmosphere.

In 2012, the Recreation and Culture Department will celebrate June as Recreation and Parks Month from June 1 – June 30, 2012. Many activities are scheduled throughout the community, including:

- Pedometer Rental Program at Vaughan Public Libraries
- Family Day at the Maple Nature Reserve
- Photo Contest
- Power Walk
- Family Zumba
- Family Boot Camp
- Youth Ball Hockey
- Serve for Kids Beach Volleyball Tournament
- Boot Camp Aquafit
- Water games in the Pool
- Tennis Clinic
- Fitness Member Appreciation Days

The complete listing of the activities and events can be found on Attachment 1.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

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Relationship to Vaughan Vision 2020/Strategic Plan

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

- **STRATEGIC GOAL:**
Pursue Excellence in Service Delivery; and Enhance and Ensure Community Safety, Health and Wellness – To deliver high quality services and promote health and wellness through program development and increased awareness.

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.

Conclusion

The City of Vaughan is taking a proactive approach to improve the health and active lifestyles of its citizens by proclaiming June as Recreation and Parks Month and by providing a month of physical activity opportunities throughout Vaughan. As an initiative of the Physical Activity Strategy of the “Active Together” Master Plan for Parks, Recreation, Culture and Libraries, Recreation and Parks Month will help achieve the objective of improving community health and wellness.

Attachments

1. Schedule of Activities for Recreation and Parks Month – June 2012

Report Prepared By

Mary Reali, Director of Recreation and Culture, ext. 8234
Paul Compton, Area Recreation Manager, ext. 8358
Heather McLean, Active Living Coordinator, ext. 7438

(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 JUNE 26, 2012

Item 9, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

9

**AWARD OF TENDER T12-112
SUPPLY & DELIVERY OF FOUR (4) CURRENT YEAR 4-WD NARROW CAB
STRAIGHT TRACTORS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 5, 2012:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Purchasing Services, the Director of Building and Facilities, the Director of Parks Operations and Forestry, and the Director of Budgeting and Financial Planning recommends:

1. That Tender T12-112, supply & delivery of four (4) current year 4-WD narrow cab straight tractors be awarded to Kooy Brothers Lawn Equipment Limited, for the amount of \$222,000, plus applicable taxes and administration recovery; and,
2. That the Mayor and the City Clerk be authorized to sign the necessary documents.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 1, Objective 1.2 and Objective 1.5:

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

Economic Impact

These four (4) current year 4-WD narrow cab straight tractors are in the 2012 Capital Budget in the amount of \$261,800.00 in approved funding.

Communications Plan

N/A.

Purpose

To award Tender T12-113 for the supply and delivery of four (4) current year 4-WD narrow cab straight tractors.

Background – Analysis and Options

Council approved funds for the above projects (Capital Project No. FL-5163-12, FL-5184-12, FL-5218-12, FL-5219-12) in the 2012 Capital Budget to purchase four (4) current year 4-WD narrow cab straight tractors to come with 60 inch folding “V” plow and rear mounted sander as part of the ongoing equipment program, and are funded from Development Charges ,Taxation and Vehicle Reserve.

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Tender T12-112, was advertised in the Bidding, Ontario Public Buyers Association and the City of Vaughan website. A total of three (3) documents were issued, with two (2) being received by Purchasing Services on the closing date of May 1, 2012, with one (1) bid being deemed non-compliant by Purchasing Services.

The result of the bid including applicable taxes are as follows:

| <u>Supplier</u> | <u>Bid (including HST)</u> |
|--------------------------------------|-----------------------------------|
| Kooy Brothers Lawn Equipment Limited | \$250,860.00 |

SUPPLY & DELIVERY OF FOUR (4) CURRENT YEAR 4-WD NARROW CAB STRAIGHT TRACTORS TO COME WITH 60 INCH FOLDING “V” PLOW AND REAR MOUNTED SANDER

| Financial Summary FL-5149-12, FL-5177-12, FL-5213-12, FL-5214-12 | |
|---|-------------------|
| FL-5163-12 Parks - Equipment Replacement | 67,000.00 |
| FL-5184-12 Parks - Equipment Replacement | 67,000.00 |
| FL-5218-12 Parks - New Equipment | 63,900.00 |
| FL-5219-12 Parks - New Equipment | 63,900.00 |
| Approved Capital Budget | 261,800.00 |
| Tender Cost T12-113 <i>(Including HST)</i> | 250,860.00 |
| Less: HST | 28,860.00 |
| Tender Costs <i>(Excluding HST)</i> | 222,000.00 |
| Non Refundable Portion of HST (1.76%) | 3,907.20 |
| Sub-Total | 225,907.20 |
| Administration Recovery (3%) | 6,777.22 |
| Total Costs | 232,684.42 |
| Total Cost (rounded) | 232,700.00 |
| Balance Remaining | 29,100.00 |

The residual balance will be used for miscellaneous costs incurred to put the equipment in service, including logo painting.

Relationship to Vaughan Vision 2020

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

- STRATEGIC GOAL:
Management Excellence - Providing excellence in the management of our city.
- STRATEGIC OBJECTIVE:
Maintain Assets and Infrastructure - To optimize existing infrastructure through sound asset management.

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

Regional Implications

N/A

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 9, CW Report No. 25 – Page 3

Conclusion

Staff has reviewed the submission and based on the Tender results, and the ability of the manufacturer to supply the required tractors, it is recommended that the Tender be awarded to Kooy Brothers Lawn Equipment Limited.

There are sufficient funds available in the approved Capital Budget to complete the projects.

Attachments

None.

Report Prepared by:

Jeff Peyton, Director of Building and Facilities, ext. 8173
Alvin Boyce, Fleet Manager, ext. 6141

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 10, Report No. 25, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 26, 2012, as follows:

By approving the following in accordance with Communication C27, from the Commissioner of Community Services, dated June 26, 2012:

- 1) ***That Tender T12-042 for the Construction of Woodrose Neighbourhood Park be awarded to the lowest bidder Mopal Construction Ltd. in the amount of \$655,403.40, plus applicable taxes and administration recovery;***
- 2) ***That provisional items be also awarded to Mopal Construction Ltd. in the amount of \$23,882.40, plus applicable taxes and administration recovery;***
- 3) ***That a 15% contingency in the amount of \$101,892.87, plus applicable taxes and administration recovery be approved within which Parks Development is authorized to approve amendments to the contract; and***
- 4) ***That the Mayor and City Clerk be authorized to sign all documentation necessary to complete the contract.***

10

**AWARD OF TENDER T12-042
WOODROSE NEIGHBOURHOOD PARK
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 5, 2012:

Recommendation

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

- 1) That Tender T12-042 for Woodrose Neighbourhood Park Construction 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-6273-10, Woodrose Neighbourhood Park funding was approved in the Capital Budget. The actual cost of the project will be established following receipt of the bids.

Communications Plan

Not applicable.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 10, CW Report No. 25 – Page 2

Purpose

The purpose of this report is to seek Council approval to award Tender T12-042 – Woodrose Neighbourhood Park Construction.

Background - Analysis and Options

The project is a new neighbourhood park for Ward 4 in Block 12 which includes a junior / senior playground, mini soccer field, pathways, open play areas, and naturalized planting areas.

This project will provide a new neighbourhood park in a rapidly growing and established community.

The twelve (12) prequalified general contractors are to be invited to provide bids for Tender T12-042 and are to be notified of the anticipated tender closing date. Staff will prepare an additional information report for this item after the bids have been evaluated for Council's consideration at the June 26, 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 100 working days (weather permitting).

Attachments

None.

Report prepared by:

Melanie Morris, Construction Coordinator, Ext. 8058
Michael McNamara, Landscape Architect, Ext. 8110

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 11, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

11

**AWARD OF TENDER T12-113
SUPPLY & DELIVERY OF FOUR (4) TEN FOOT WINGED ROTARY MOWERS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 5, 2012:

Recommendation

The Commissioner of Community Services, in consultation with the Director of Purchasing Services, the Director of Building and Facilities, the Director of Parks Operations and Forestry and the Director of Budgeting and Financial Planning recommends:

1. That Tender T12-113, supply & delivery of four (4) ten foot winged rotary mowers be awarded to G.C. Duke Equipment Ltd., for the amount of \$155,400 plus applicable taxes and administration recovery; and,
2. That the Mayor and the City Clerk be authorized to sign the necessary documents.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 1, Objective 1.2 and Objective 1.5:

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

Economic Impact

These four (4) ten foot winged rotary mowers are in the 2012 Capital Budget in the amount of \$226,800.00 in approved funding.

Communications Plan

N/A.

Purpose

To award Tender T12-113 for the supply and delivery of four (4) ten foot winged rotary mowers.

Background – Analysis and Options

Council approved funds for the above projects (Capital Project No. FL-5149-12, FL-5177-12, FL-5213-12 & FL-5214-12) in the 2012 Capital Budget to purchase four (4) ten foot winged rotary mowers as part of the ongoing equipment program, and are funded from the Development Charges, Taxation, and Vehicle Reserve. These units will be used for turf cutting in the City's Parks and boulevards.

Tender T12-113, was advertised in the Bidding, Ontario Public Buyers Association and the City of Vaughan website. A total of four (4) bids were received by Purchasing Services on the closing date of May 1, 2012, with one (1) bid being deemed as non-complaint.

The result of the bids including applicable taxes are as follows:

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| <u>Supplier</u> | <u>Bid (including HST)</u> |
|------------------------------|-----------------------------------|
| 1. G.C. Duke Equipment Ltd. | \$175,602.00 |
| 2. Green Tractors Inc. | \$180,777.40 |
| 3. Turf Care Products Canada | \$186,721.20 |

SUPPLY & DELIVERY OF FOUR (4) TEN FOOT WINGED ROTARY MOWERS

| Financial Summary FL-5149-12, FL-5177-12, FL-5213-12, FL-5214-12 | |
|---|-------------------|
| FL-5149-12 Parks - Equipment Replacement | 56,700.00 |
| FL-5177-12 Parks - Equipment Replacement | 56,700.00 |
| FL-5213-12 Parks - New Equipment | 56,700.00 |
| FL-5214-12 Parks - New Equipment | 56,700.00 |
| Approved Capital Budget | 226,800.00 |
| Tender Cost T12-113 <i>(Including HST)</i> | 175,602.00 |
| Less: HST | 20,202.00 |
| Tender Costs <i>(Excluding HST)</i> | 155,400.00 |
| Non Refundable Portion of HST (1.76%) | 2,735.04 |
| Sub-Total | 158,135.04 |
| Administration Recovery (3%) | 4,744.05 |
| Total Costs | 162,879.09 |
| Total Cost (rounded) | 162,900.00 |
| Balance Remaining | 63,900.00 |

The residual balance will be used for miscellaneous costs incurred to put the equipment in service, including logo painting.

Relationship to Vaughan Vision 2020

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

- STRATEGIC GOAL:
Management Excellence - Providing excellence in the management of our city.
- STRATEGIC OBJECTIVE:
Maintain Assets and Infrastructure - To optimize existing infrastructure through sound asset management.

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

Regional Implications

N/A.

Conclusion

Staff has reviewed the submission and based on the Tender results, and the ability of the manufacturer to supply the required mowers, it is recommended that the Tender be awarded to G.C. Duke Equipment Ltd.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 11, CW Report No. 25 – Page 3

There are sufficient funds available in the approved Capital Budget to complete the projects.

Attachments

None.

Report Prepared by:

Jeff Peyton, Director of Building and Facilities, ext. 8173
Alvin Boyce, Fleet Manager, ext. 6141

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 12, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

12 CONTRACT AWARD – RFP12-234 LEASE OF SPACE – WARD 5

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 5, 2012:

Recommendation

The Commissioner of Community Services, in consultation with the Directors of Recreation and Culture, Purchasing Services, Building and Facilities and Budgeting and Financial Planning, recommends:

- 1) That Contract RFP12-234, Lease of Space, be awarded to Developing and Nurturing Independence (DANI) for a five (5) year term commencing September 1, 2012, with an option to renew for two (2) additional five (5) year terms at the discretion of the City;
- 2) That the Mayor and City Clerk be authorized to sign all documentation necessary to complete the contract;
- 3) That funds available in the Garnet A Williams C.C. Reserve be used to prepare and renovate the site as required with any remaining balance to be reallocated to the City's post 1998 Building and Facilities Reserve and the Garnet A. Williams C.C. Reserve be discontinued and removed; and,
- 4) That 40% of the annual rental fees collected be directed to the post 1998 Building and Facilities Reserve for the purpose of site repair, renovation and renewal requirements.

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, Objective 4.2:

- To ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century.

Economic Impact

On an annual basis, the implementation of RFP12-234 will generate approximately \$65,000 in revenue per year for a contract term of five years; approximately \$20,000 for the remainder of 2012. Under the previous rental arrangement, rental fees collected were transferred to the Garnet A. Williams C.C. Reserve for the purpose of offsetting costs associated with site repair, renovation and renewal requirements. It is requested that these reserved funds be used to prepare and renovate the site as required with any remaining reserve balance to be reallocated to the City's post 1998 Building and Facilities Reserve and the Garnet A. Williams C.C. Reserve be discontinued and removed. The Garnet A. Williams C.C. Reserve is currently mirroring the purpose and intent of the post 1998 Building and Facilities Reserve and therefore not required. On a go forward basis, 40% of the new agreement rental revenue will be directed to the City's post 1998 Building and Facilities Reserve for future site repair, renovation and renewal requirements. The other 60% will offset operating budget expenses.

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Communications Plan

The successful proponent will be advised of Council's decision.

Purpose

The purpose of this report is to obtain Council's authorization to enter into a five (5) year contract effective September 1, 2012 with an option to renew for two (2) additional five (5) year terms, with Developing and Nurturing Independence (DANI) for the operation of special needs programming at the Garnet A. Williams C.C.

Background - Analysis and Options

Since 1984, Family Day Care Services operated a child care centre in approximately 8200 square feet attached to Garnet A. Williams C.C. at 501 Clark Avenue West. Recently, Family Day Care Services came forward to Council to request an early termination of the lease prior to the expiry date of August 31, 2012. The lease with Family Day Care Services generated approximately \$50,000 annually. Recognizing that the available space could address other gaps in community programming, in consultation with the Purchasing Services Department, a two step process beginning with an RFEOI (Request for Expression of Interest) and followed by an RFP (Request for Proposal) would be established to select appropriate proponents to deliver the programs in this space.

The space consists of the following features:

- Multiple program and activity rooms;
- Adult and toddler/preschool washrooms;
- Kitchen;
- Separate entrances;
- Fenced in outdoor play area; and
- Community centre parking lot.

The Recreation and Culture Active Together Master Plan (ATMP) identifies the need to examine programming for participants with special needs. To meet the growing needs of the community, the ATMP embraces the philosophy of providing services through partner organizations and rounding out any gaps in service to ensure that persons with special needs have an adequate supply of opportunities.

The City of Vaughan advertised RFEOI (Request for Expression of Interest) 12-075 on Biddingo, OPBA and the City webpage on February 22, 2012 with a closing date of March 12, 2012. Three (3) proponents picked up the RFEOI documents from the Purchasing Services Department. Three submissions from the following respondents were received:

1. Developing and Nurturing Independence (DANI), Thornhill, ON
2. Gan Nitzanim Nursery, Thornhill, ON
3. Alef-Bet Day Care, Thornhill, ON

After review, the three (3) respondents of the RFEOI were invited to pick-up RFP12-234 (Lease of Space) documents on April 27, 2012 with a closing date of May 11, 2012.

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RFP12-234 was issued on April 27, 2012 with a closing date of May 11, 2012. Three (3) proponents were invited to apply; three (3) picked up the RFP documents and two (2) proposals were received from:

1. Developing and Nurturing Independence (DANI), Thornhill, ON
2. Gan Nitzanim Nursery, Thornhill, ON

An evaluation team comprised of the Recreation and Culture, Building and Facilities and Purchasing Services departments was established and the evaluation and selection of the proposals received was based on the following criteria as detailed in the proposal documents:

| Components | Rating |
|---|---------------|
| Payment Proposal | 20 points |
| Capital Improvement Plan | 15 points |
| Overall Business/Operation Plan | 45 points |
| Community Stewardship and Added Benefits/Incentives | 10 points |
| Company Profiles and References | 5 points |
| Audited Financial Statement | 5 points |

DANI obtained overall highest scores based on bid document criteria. With their high score, payment proposal and well prepared business plan; it is our recommendation to award Developing and Nurturing Independence (DANI) with contract RFP12-234.

DANI is a reputable non-profit charitable organization currently located in Thornhill. The organization’s focus is to create opportunities for young adults with physical and/or cognitive challenges. DANI offers a day program, summer and winter camps, music and after school integrated programs. The central goals of the organization are to help the transition of young adults into adulthood by providing support and practical life skills.

Relationship to Vaughan Vision 2020/Strategic Plan

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

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

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

Regional Implications

None.

Conclusion

Awarding Contract RFP12-234, Lease of Space, for a five (5) year contract with an option to renew for two (2) additional five (5) year terms, with Developing and Nurturing Independence (DANI) for the operation of special needs programming at the Garnet A. Williams C.C. will provide stable and quality services to the community. The Active Together Master Plan supports the opportunity to offer an array of services to residents via community centres and the special needs program offered by DANI compliments the department’s objectives.

Attachments

None.

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 12, CW Report No. 25 – Page 4

Report Prepared By

Mary Reali, Director of Recreation and Culture, ext. 8234
Sunny Bains, Business Services Manager, ext. 8336

CITY OF VAUGHAN

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Item 13, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

13 **2012 CYCLE FACILITY STAKEHOLDER CONSULTATION**
WARDS 1, 2, 4, 5

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 5, 2012:

Recommendation

The Commissioner of Engineering and Public Works recommends that staff proceed with stakeholder consultation for the proposed cycle facilities on Confederation Parkway, McNaughton Road, Napa Valley Avenue, New Westminster Drive, North Rivermede Road and Staffern Drive as per the Pedestrian and Bicycle Master Plan, and potential network refinements in Blocks 11, 12 and 18, and report back to Council on the implementation plans.

Contribution to Sustainability

Increased cycling in the City of Vaughan will reduce automobile dependency, traffic congestion and transportation related greenhouse gas emissions. The proposed cycle facilities will create a safer environment for cyclists, which will attract new cyclists. Increasing cycling 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

Stakeholder consultation will be funded from the approved Capital Budget (DT-7040-10) for implementation of the Pedestrian and Bicycle Master Plan, which includes a public education component in conjunction with the design process. It is expected that each consultation will cost approximately \$3,000. Local developers have committed funding to contribute to the cycle network in Blocks 11, 12 and 18.

Staff will report back to Council with implementation plans following stakeholder consultation for all cycle facilities. The plans will outline cost estimates for each cycle facility, and funding source.

Communications Plan

Staff recommend a separate stakeholder consultation for each geographic area. Consultation will consist of Public Open Houses. Notification of the public meetings will be advertised in local newspapers, posted on the City's website, and flyers will be distributed to residents in the surrounding area. The Public Open Houses will be an opportunity to provide information on the proposed cycle facilities, respond to queries, and receive input from stakeholders. Questionnaires will be available at the open house, and on the City's website. Staff will report back to Council with a recommended cycle facility together with implementation plans.

Purpose

The purpose of this report is to seek Council approval to proceed with stakeholder consultation on certain elements of the approved Pedestrian and Bicycle Master Plan, and refinements to the cycle network in Blocks 11, 12, and 18.

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

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Background - Analysis and Options

The existing on-road cycle network in Vaughan consists of signed bicycle routes, boulevard pathways, shared roadways, bike lanes and paved shoulders (see Attachment No. 1). This network is complimented by off-road multi-use greenways and pathways. With the aim to provide increased connectivity between existing cycle facilities, staff are looking to proceed with design and consultation on new cycle facilities that will bridge gaps, and provide a better connected cycle network.

The Vaughan Cycling Forum provided valuable feedback on the needs of the cycling community, particularly the need to create a better connected cycle network

The inaugural meeting of the Vaughan Cycling Forum was held in April 2012. The Forum provided an opportunity for citizens and cyclists to help shape and provide input into future cycling initiatives. Based on the discussion and comments received at the Forum, the highest priority amongst the participants was the need for a better connected cycle network, and cycle facilities such as bike lanes, as a means of encouraging cycling. In addition, there was support for dedicated cycle facilities on Collector Roads.

Staff propose stakeholder consultation on approved cycle facilities

Three corridors for new cycle facilities have been selected from the Pedestrian and Bicycle Master Plan (PBMP), and approved by York Region's Pedestrian and Cycling Municipal Partnership Program, to provide connections to the existing cycle network (as shown in Attachment No. 2):

- McNaughton Road East, Peter Rupert Avenue, Confederation Parkway, Staffern Drive and North Rivermede Road (Ward 4 – Concord/Thornhill North, Ward 1 – Maple/Kleinburg)
- Napa Valley Avenue (Ward 2 – Woodbridge West)
- New Westminster Drive (Ward 5 – Thornhill)

The corridors consist of Collector Roads. Each corridor travels through a variety of land uses, which will require a context sensitive approach to provide the most appropriate solutions while maintaining safety and mobility. The PBMP proposes neighbourhood bike lanes for these corridors. However, staff recommend progressing with stakeholder consultation to help determine the most appropriate cycle facility (i.e. bike lanes, shared roadways or signed bicycle routes).

Staff also propose refinements to the approved cycle network in Blocks 11, 12 and 18, which is consistent with the Pedestrian and Bicycle Master Plan

In addition to the approved cycle facilities above, the City is also working with local developers on proposed refinements to the cycle network in Blocks 11, 12 and 18 (see Attachment No. 3). The Block Plans were approved in 2003. In 2007, Council approved the PBMP, which identified a City-wide cycle network. After approval of the PBMP, the City began requiring developers to incorporate the approved cycle network into their developments. This would apply to the City of Vaughan's agreements with the developers for later phases of Blocks 11, 12 and 18.

The approved cycle network designates on- and off-road cycle facilities. The on-road cycle facilities consist of bike lanes on Peter Rupert Avenue and signed bicycle routes. The off-road facilities consist of boulevard pathways, which are separated from the traveled portion of a road and designed to support pedestrians and cyclists. The local developers are prepared to install all approved cycle facilities on City roads as per the PBMP.

The objectives of the new Vaughan Official Plan and Transportation Master Plan support more cycle-friendly streets

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Since adoption of the PBMP in 2007, the City approved the new Vaughan Official Plan (VOP 2010) and a City-wide Transportation Master Plan, both of which emphasize the need to enhance the street network to support alternatives to the automobile, including cycle-friendly streets. The VOP 2010 states, “it is policy of Council to support the provision of dedicated bicycle lanes, where feasible, on collector streets” (Policy 4.2.1.25).

The Transportation Master Plan sets out a vision to ensure future growth will balance new, more reliable ways to travel, including cycling. Sustainability Principle 2 of the Transportation Master Plan proposes to “Make Vaughan’s neighbourhoods pedestrian and bicycle friendly” by enhancing opportunities to walk and cycle.

Bike lanes provide numerous benefits and the appropriate corridors were selected according to acceptable criteria

The cycle facilities consultation for Blocks 11, 12 and 18 will include bike lanes, shared roadways and signed bicycle routes, depending on the characteristics of each street. Bike lanes are the preferred cycle facility as they provide safety for cyclists with the provision of a dedicated lane for bicycle use only. Bike lanes separate cyclists from traffic and parking by solid white lines. However, most streets do not have sufficient width for bike lanes and on-street parking. Therefore, partial or full parking prohibitions are required if bike lanes are implemented. Finally, bike lanes contribute to ‘Complete Streets’, by providing for all road users. The benefits and disadvantages of bike lanes are outlined in Attachment No. 4, and a typical bike lane cross-section is provided in Attachment No. 5.

In regard to bike lanes, staff will use the following considerations for the selection of acceptable corridors in Blocks 11, 12 and 18:

- **Street Type** – The corridor provides a direct route that consists of Collector Road(s) long enough to connect neighbourhoods between two arterial roads (or cycle facilities on intersecting roads)
- **Spacing** – There is no more than two parallel bike lane corridors proposed within a block

A number of other considerations will be used to select the appropriate cycle facility, including:

- **Destinations** – The street provides connectivity to key origins or local destinations (e.g. schools, community centres, libraries, parks, institutions, commercial)
- **Parking** – Where on-street parking demand is low, residential street frontage is less frequent, or parking can be accommodated on only one side of the street
- **Continuity** – The street provides continuity to the cycle network
- **Transit** – The street has (or has been designated for) a transit route
- **Density** – The street serves higher density land uses

If, during detailed design or stakeholder consultation, it is determined that bike lanes are not appropriate for a particular street, another cycle facility will be proposed (i.e. shared roadway or signed bicycle route). A comparison of each cycle facility is provided in Attachment No. 4.

The proposed refinements to Blocks 11, 12, and 18 will improve the cycle network and better serve the community

The proposed refinements to the cycle network in Blocks 11, 12 and 18 will better serve the community and encourage cycling. Since the area is still under development, an opportunity exists to improve the cycle network in keeping with the objectives of the VOP 2010 and Transportation Master Plan.

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Additional bike lanes in Blocks 11, 12 and 18 would provide a more connected, convenient and safe cycle network. The merits of each cycle facility are discussed in Attachment No. 4. Stakeholders will be consulted on various options for the proposed cycle network, which responds to the objectives of VOP 2010, including bike lanes on more Collector Roads.

Stakeholder consultation will consist of Public Open Houses starting in Summer 2012, and implementation will take place in Fall 2012 and Spring 2013

Stakeholder consultation will consist of Public Open Houses, taking place in Summer and Fall 2012, for each of the geographic areas where cycle facilities are proposed. The Public Open Houses will be an opportunity to provide information on the proposed cycle facilities, respond to queries, and receive input from stakeholders.

Staff will consult on the following cycle facilities located in (or bordering) Wards 1 and 4:

- Proposed cycle facilities on McNaughton Road, Peter Rupert Avenue, Confederation Parkway, Staffern Drive and North Rivermede Road
- Proposed refinements to cycle network in Blocks 11, 12 and 18 (all streets being considered for cycle facilities are shown in Attachment No. 3)

Staff will also consult on cycle facilities for the following streets in separate consultations:

- Napa Valley Avenue in Ward 2 (Woodbridge West)
- New Westminster Drive in Ward 5 (Thornhill)

Following consultation staff will report back to Council with implementation plans

Following consultation, staff will analyze feedback and report back to Council on the final recommendations and financial implications, including implementation plans for each of the proposed cycle facilities. If bike lanes are approved by Council, amendments to the Traffic and Parking By-laws will be required to designate specific lanes for the use of bicycles only, and prohibit parking.

Relationship to Vaughan Vision 2020/Strategic Plan

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

- Pursue Excellence in Service Delivery
- Enhance and Ensure Community Safety, Health and Wellness
- Plan and Manage Growth & Economic Vitality

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 direct regional implications. However, staff will consult with the Region as part of stakeholder consultation. The Region of York will also be implementing complementary cycle facilities on Regional Roads in conjunction with the Region's 10-Year Roads Construction Program.

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Conclusion

Staff wish to proceed with the next phase of the PBMP by consulting on approved cycle facilities that will provide connections to the City's existing cycle network. The proposed corridors travel through a variety of land uses, which will require a context sensitive approach to provide the most appropriate solutions. Staff also propose refinements to Blocks 11, 12 and 18 to improve the cycle network and better serve the community.

Stakeholder consultation will include Public Open Houses and involve all stakeholders to develop cycle facilities and cycle network refinements that fit their physical setting, while maintaining safety and mobility. Staff will report back to Council on recommended cycle facilities together with implementation plans.

Attachments

1. Existing On- and Off-Road Cycle Facilities
2. Approved On-Road Cycle Facilities (2012-13)
3. Refinements to the Cycle Network in Blocks 11, 12 and 18
4. Benefits and Disadvantages of Proposed Cycle Facilities
5. Typical Collector Road Cross-Section Including Bike Lanes

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.)

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Purpose

This report pertains to the assumption of the municipal services in Plan of Subdivision 65M-3535 by the City.

Background - Analysis and Options

The Langstaff Contwo Investments Limited Phase 1, Plan of Subdivision 65M-3535 is a 106 lot townhouse residential and commercial block development located on the north side of Highway 7, and east of Dufferin Street, in Block 9 as shown on Attachment No.1.

The Subdivision Agreement with Langstaff Contwo Investments Limited was executed on August 12, 2001, and the Plan of Subdivision was subsequently registered on November 5, 2001. The construction of the roads and municipal services in Plan 65M-3535 was completed in 2005.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivision has been certified by the Developer's Engineering Consultant. Accordingly, the Developer has requested that the roads and municipal services in the subdivision be assumed by the City, and the Municipal Services Letter of Credit be released.

All documentation required by the Subdivision Agreement for assumption has been submitted. Engineering staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works.

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

Relationship to Vaughan Vision 2020

The development of this subdivision and the assumption of the municipal services are consistent with Vaughan Vision 2020, which encourages management excellence through planned and managed growth and the maintenance of City assets and infrastructure. This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

All regional implications have been satisfied as they have conducted their own inspection of municipal services located within the Highway No.7 right of way and have found the works to be satisfactory. The Region of York provided their release on July 14, 2004.

Conclusion

The construction of the roads and municipal services associated with the Langstaff Contwo Investments Limited, Plan of Subdivision 65M-3535 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3535 be assumed and the Municipal Services Letter of Credit be released.

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Attachments

1. Location Map

Report prepared by:

Kevin Worth – Engineering Technologist - Development, ext. 8670
Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

KW

(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 15, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

15

**VAUGHAN STREET NAMING POLICY
FILE 4.8
WARDS 1 TO 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 2012:

Recommendation

The Commissioner of Planning recommends:

1. THAT the City of Vaughan Street Naming Policy provided on Attachment #1, which includes Procedures for Street Naming including the gifting or auctioning of street names as provided on Attachment #2, and the Application for Street Name Approval as provided on Attachment #3, BE APPROVED.
2. THAT the list of street names in the Street Name Reserve List provided on Attachment #4, BE APPROVED, and that this list be periodically repopulated and approved by Vaughan Council as the list is depleted.
3. THAT any future amendments to the Street Naming Policy be approved by Vaughan Council.

Contribution to Sustainability

Permitting the gifting or auctioning of street names will benefit local charities, many of which contribute to improving social and economic well-being and environmental sustainability.

Economic Impact

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

Communications Plan

The approved Street Naming Policy will be placed on the Vaughan Development Planning Department's web-site for access by the public. The Application Form for Street Name Approval shown on Attachment #3 will be made available at the Development Planning Department's front counter and on the City's web-site.

Purpose

The purpose of this report is to respond to the following resolutions adopted by Vaughan Council on May 3, 2011 and January 31, 2012, respectively:

"That staff undertake a review of the City's Street Naming Policy including proposals regarding the gifting or auctioning of street names to developers."

"That the Commissioner of Planning review the policy and practices on street-naming in light of the list of potential street names previously approved by Council."

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Background – Analysis and Options

Street Naming Policy and Procedures

The purpose of a street naming policy is to ensure a consistent procedure for approving street names within the City of Vaughan, for emergency response purposes, and to prevent the same street name or similar sounding names being used more than once within the Region of York.

The majority of new streets in the City are created through the approval of draft plans of subdivision, and through some infill development approved through the site plan process. The proposed street name(s) in each plan of subdivision or site plan are usually provided by the applicant, and are subject to review by the Vaughan Development Planning and Fire and Rescue Departments, and the Region of York Planning Department, and approved by Vaughan Council.

The proposed Vaughan Street Naming Policy (Attachment #1) provides a formal street naming policy for the City of Vaughan. Historically, the City has used informal comments made by members of Council at Council Meetings (rather than by a formal resolution of Council) to formulate the street name policies and procedures. The one exception was the policy to name rear laneways, which was formally approved by the following resolution of Vaughan Council on October 28, 2008:

- "1. That the policy respecting Street Naming be amended to include the identification of all existing and future public laneways, numerically (e.g. Laneway V1 with "V" representing "Vaughan"), and that "Laneway" be present in all names."

The Development Planning Department has incorporated Council's resolution respecting rear laneways into the proposed City of Vaughan Street Naming Policy (Policy #5 on Attachment #1).

Attachment #1 provides a formal City of Vaughan Street Naming Policy, to be approved by Vaughan Council, which will require the review of appropriate street names with respect to:

- a) spelling and pronunciation;
- b) length of name;
- c) street name characteristics;
- d) names to avoid;
- e) suffix/prefix guidelines;
- f) the naming of laneways;
- g) the gifting or auctioning of a street name; and,
- h) the proposed street name(s) must be approved by Vaughan Council.

Attachment #2 outlines the following Street Naming Procedures, which will be used internally by the Development Planning Department:

- a) the Owner must submit a proposed street name(s) to the Vaughan Development Planning Department for review;
- b) the proposed name(s) will be reviewed by the Vaughan Fire and Rescue Department;
- c) the proposed name(s) must be reviewed by the Region of York Planning Department for appropriateness of the street name and to ensure there is no duplication within the Region of York;
- d) once the name(s) is reviewed by the City Departments and the Region for appropriateness, the proposed name(s) will be circulated to all members of Vaughan Council for a one (1) week period with any comments to be forwarded to the Vaughan Development Planning Department for further consideration;

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- e) procedures and criteria respecting the gifting or auctioning of a street name for charity or fundraising events; and,
- f) the street name(s) shall be included in a report prepared by the Vaughan Development Planning Department to the Vaughan Committee of the Whole for approval by Vaughan Council.

The Development Planning Department recommends that Council approve the City of Vaughan Street Naming Policy (Attachment #1), which establishes policies for street name approvals, including criteria for the appropriateness of proposed street names. This process provides for the efficient assignment of street names, and has been used for many years by the Development Planning Department. In addition, the proposed street naming policy includes criteria respecting the gifting or auctioning of street names for charity and fundraising events, which is discussed in the following section of this report. Should Council concur, all future amendments to the Vaughan Street Naming Policy must be approved by Vaughan Council.

Auctioning of Street Names

The current procedure for processing new street names does not identify the origin of the street name or if the name was a result of an auction at a charity/fundraising event. There are some street names that have been approved in the past that originated from a charity/fundraising event. Staff are unaware of how many street names are the result of gifting or auctioning at charity and fundraising events, since they have not been tracked in the past and the applicant usually does not disclose this information.

On May 3, 2011, Vaughan Council directed that staff undertake a review of the Street Naming Policy including the gifting or auctioning of street names by developers. The Development Planning Department recommends that the gifting or auctioning of a street name be permitted (Policy #7 on Attachment #1), subject to the following procedures and criteria (Procedure #6, Criteria (a) to (e) inclusive on Attachment #2):

- a) the charity/fundraising event must be based in the City of Vaughan, be locally affiliated, and/or directly benefit Vaughan residents;
- b) prior to and during the charity/fundraising event, the charity organizer must provide a clear disclaimer that the winning bidder's proposed street name is subject to the City of Vaughan Street Naming Policy and must be approved by Vaughan Council (a copy of this disclaimer must be provided as proof to the Development Planning Department with the application form);
- c) the applicant must disclose the proposed street name, whether the name is a result of a charity/fundraising event, the name of the event, and the contact information of the winning bidder on the Application for Street Name Approval (see Attachment #3);
- d) street names originating from a charity/fundraising event;
- e) only one (1) street name associated with a charity/fundraising event shall be permitted within each approved plan of subdivision or site plan application if not within a subdivision; and,
- f) the street name associated with a charity/fundraising event must be located on a Local road, preferably on a short stretch of road or a cul-de-sac road, and cannot be identified with a Primary, Collector or Arterial road.

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When a developer submits an application for street name approval to the Development Planning Department, the proposed new application form shown on Attachment #3, must be completed. The proposed street name(s) including the gifted or auctioned street name (only 1 per subdivision, or site plan if not within a subdivision) will be reviewed for appropriateness through the typical screening and review process. The contents of the form will then be circulated to all Council members for their review for a one (1) week period. Comments from Council members can be forwarded to Development Planning Staff for further review or action. This new process will allow Council members to provide feedback and to be fully informed about the origin of the proposed street names, including gifted or auctioned street names, that have been vetted and considered to be consistent with the Street Naming Policy by City and Regional Staff, before Council makes a final decision to approve or refuse the proposed street name(s).

As noted earlier in this report, the majority of street names originate from the approval of plans of subdivision where new greenfield development is occurring or planned to occur. As a result, the majority of new street names going forward will likely be in Ward 1, and in the northerly portions of Wards 3 and 4, and in new intensification areas such as the Vaughan Metropolitan Centre. The Development Planning Department is satisfied that provided the street name originating from a charity or fundraising event meets the Vaughan Street Naming Policy and that Council approves the street name, that the approved street name is considered appropriate on its own merit. On this basis, Development Planning Staff is recommending only (1) street name associated with a charity/fundraising event shall be permitted within each approved plan of subdivision or site plan application if not within a subdivision, to ensure these street names do not over saturate a particular area and are fairly allocated across the municipality. In addition, Staff are recommending that street names associated with gifting or charity events be located on a Local road, preferably on a short stretch of road or a cul-de-sac road, and cannot be identified with a Primary, Collector or Arterial Road, given such street name usually has some meaning for the winning bidder and should be defined to a small geographic area.

The Development Planning Department supports the above proposed policy and procedures as the process is efficient to administer, and provides Council members and staff with the necessary information (e.g. charity/fundraiser, auction, bidder, etc) to make an informed decision. Also, the process allows public and private funding opportunities for charities that benefit Vaughan residents and/or are locally affiliated.

Street Name Reserve List

On June 27, 2005, Councillor Carella introduced a Street Name Reserve List in consultation with Councillor Shefman. A total of 466 names were included on the list of which 119 names have since been reviewed and approved by the Region of York. Development Planning Staff have added 135 additional names to the list, which have been approved by the Region. The current Street Name Reserve List includes 254 names, as shown on Attachment #4.

The street names within the current Street Name Reserve List have been approved by the Region of York, and are reserved solely for use by the City of Vaughan, but have not been formally approved by Vaughan Council. The Development Planning Department recommends that the list of street names in the Street Name Reserve List provided on Attachment #4, be approved, and that this list be periodically repopulated and approved by Council as the list is depleted.

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Other Municipalities

The Development Planning Department polled other GTA municipalities regarding their street naming policies, including the City of Mississauga, the City of Brampton, the Town of Markham, the Town of Aurora and the Town of Richmond Hill. The City of Mississauga advised that they are part of the Region of Peel's Street Names Committee, which reviews proposed street names. Their policy includes procedures for naming a street honouring an individual, a street name bank, and street name changes. The City of Brampton only uses street names from a reserve list. The Town of Markham has a Council adopted process that is similar to Vaughan's proposed Street Naming Policy, and also adds an additional review by the area Ward Councillor. The Town of Aurora and the Town of Richmond Hill's Street Naming Policies are more reliant on a bank of approved street names.

Richmond Hill is the only municipality surveyed whose policy requires that any local charity wishing to auction a street name must first receive Council approval. The charity must be affiliated with Richmond Hill and provide a letter describing how the funds will be used. Prior to and during the event, the charity must provide a clear disclaimer that the winning bidder's proposed street name shall be consistent with the Town's Street Naming Policy and subject to final Council approval. The following chart summarizes the main features of the respective municipalities:

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Comparison of Street Naming Policies of Vaughan and Other Municipalities

| POLICIES / PROCEDURES RELATED TO THE FOLLOWING | RICHMOND HILL | AURORA | MARKHAM | MISSISSAUGA | BRAMPTON | VAUGHAN (EXISTING) | VAUGHAN (PROPOSED) |
|---|----------------------|---------------|----------------|--------------------|-----------------|---------------------------|---------------------------|
| Reserve List | Y | Y | Y | Y | Y | Y | Y |
| Circulation to Ward Councillor | N | Y | Y | N | N | N | Y |
| Street Names Honouring Individuals | Y | Y | Y | Y | Y | N | Y |
| Charitable Auction Names | Y | N | N | N | N | N | Y |
| Suffix/Prefix Guidelines | Y | Y | Y | N | N | Y | Y |
| Circulation to Emergency Services | Y | Y | Y | Y | Y | Y | Y |
| Names Honouring History, Places or Culture | Y | N | N | N | Y | N | Y |
| Street Names with Themes | Y | Y | Y | Y | Y | N | Y |
| Avoidance of Corporate/Business Names | Y | N | N | N | Y | N | Y |
| Avoidance of Discriminatory Names | Y | N | N | N | Y | Y | Y |
| Other Guidelines (i.e. Spelling, Length) | Y | N | Y | Y | Y | Y | Y |
| Fee For Naming Streets | N | Y | N | Y | N | N | N |

From this chart, it is evident that street naming policies vary and that there is little consistency across the municipalities reviewed. The policies appear to reflect the history and requirements of each respective community. Similarly, it is proposed that Vaughan’s Street Naming Policy reflect the City’s needs with respect to being efficient to administer, achieve consistency in the process, and serve emergency response requirements.

Relationship to Vaughan Vision 2020/Strategic Plan

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

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Regional Implications

The Region of York does not have any objection to the proposed Street Naming Policy, and has reviewed and approved all street names for use in the Reserve List.

Conclusion

This report provides a formal Street Naming Policy (Attachment #1) for the City of Vaughan. The policy establishes consistent procedures for the approval of street and laneway names, and includes criteria for permitting the naming of streets using names that originate from a charity auction or fundraising event. This policy will ensure street names are appropriate and not duplicated within York Region for review and approval by the City of Vaughan and the Region of York. All future amendments to the Street Naming Policy must be approved by Vaughan Council.

In addition, this report recommends that Council approve the list of street names in the Street Name Reserve List provided on Attachment #4, and that this list be periodically repopulated and approved by Council as the list is depleted.

Attachments

1. City of Vaughan Street Naming Policy
2. City of Vaughan Street Naming Procedures
3. Application For Street Name Approval
4. Street Name Reserve List
5. Draft Street Naming Policy and Procedures Document

Report prepared by:

Jack McAllister, Senior GIS Technician, ext. 8209
Erika Ivanic, Planner, ext. 8485
Mauro Peverini, Manager of Development Planning, ext. 8635

/LG

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

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Item 16, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

16

**ZONING BY-LAW AMENDMENT FILE Z.11.041
SITE DEVELOPMENT FILE DA.11.107
BFI CANADA INC.
WARD 4 - VICINITY OF HIGHWAY 407 AND CREDITSTONE ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 2012, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.041 (BFI Canada Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to expand the use of the existing waste recycling facility on the subject lands shown on Attachments #1 and #2, by permitting additional exceptions to the EM2 General Employment Area Zone, Exception 9(1033), as identified in Table 1 of this report.
2. THAT Site Development File DA.11.107 (BFI Canada Inc.) BE APPROVED, to facilitate development of a 2,013 m² expansion (total new additional building area) to the existing waste recycling facility (2,152 m² of retained building area), as shown on Attachments #4 to #9, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan, stormwater management plan, and traffic maneuvering plan shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall satisfy all requirements of the Ministry of Transportation, and obtain a Ministry Building and Land Use Permit; and,
 - iv) the implementing Zoning By-law (File Z.11.041) shall be in-full force and effect; and,
 - b) that the Site Plan Letter of Undertaking include the following provisions:
 - i) prior to the issuance of a building permit, the Owner shall submit an Environmental Management Plan for the site for review and approval by the City and/or its peer review consultant. The Owner shall pay the cost associated with the peer review of the Environmental Management Plan;

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- ii) the Owner shall agree in the Letter of Undertaking to carry out the recommendations of the approved Environmental Management Plan in conjunction with the site development to the satisfaction of the City. The Owner shall post an additional \$50,000 for the Site Plan Letter of Credit to ensure that the recommendations of the Environmental Management Plan are implemented;
- iii) prior to the issuance of an occupancy permit and release of the Site Plan Letter of Credit, the Owner shall provide certification from Conestoga-Rovers & Associates confirming that the recommendations of the approved Environmental Management Plan have been implemented to the satisfaction of the City;
- iv) prior to occupancy of any new building on the subject lands, the Owner shall obtain an Environmental Compliance Approval (C of A) from the Ministry of the Environment (MOE); and,
- v) 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, in accordance with Section 51 of the Planning Act and City of Vaughan Policy. 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 approval shall form the basis of the cash-in-lieu payment.

Contribution to Sustainability

The applicant has advised that the site and building design will include the following sustainable features and initiatives:

- i) utilize new equipment to increase the recovery rate of recyclable materials to 90%, with 10% residual waste (the current recovery rate for recyclable materials on site ranges between 10-30%);
- ii) collect and treat all stormwater runoff on site to remove oils and suspended solids;
- iii) provide landscaping for 16.8% of the site area; and,
- iv) increase energy efficiency with respect to power supply, lighting and water usage.

The Development Planning Department encourages the Owner to incorporate additional sustainable features for the future Phase II development.

Economic Impact

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

Communications Plan

On January 13, 2012, a Notice of Public Hearing for Zoning By-law Amendment File Z.11.041 was circulated to all property owners within 150 m of the subject lands. Notice signs were also installed on the property in accordance with City of Vaughan procedures.

The City received written correspondence, dated January 27, 2012 and February 29, 2012, from the Law Office of Benjamin Blufarb, on behalf of Mr. Zeppieri, a neighbouring property owner at 29-35 Killahoe Road and 80 Costa Road. The letters identify the following concerns:

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- i) BFI has already requested and obtained approval in the past to increase the size of the existing waste recycling establishment;
- ii) compliance with appropriate environmental regulations and independent environmental monitoring, air quality and emissions;
- iii) safety and fire hazard issues;
- iv) nuisance effects, including dust, odour, debris, garbage, noise and rodents;
- v) increased traffic; and,
- vi) clarification on the proposed education centre.

BFI Canada Inc. responded to these concerns via letters dated February 3, 2012 and April 2, 2012, as follows:

- i) the facility expansion will accommodate new sorting and processing equipment to increase capture of recyclable materials, storage of recovered materials, and provide an employee area and education centre;
- ii) BFI Canada Inc. has owned and operated the existing facility in compliance with environmental approvals and permits for the last five years. BFI will continue to monitor the site and resolve any issues that arise pertaining to site emissions and environmental regulations;
- iii) the Owner has prepared draft Fire Safety and Emergency Response Plans, which will be updated as required;
- iv) waste is processed and sorted inside of the buildings to minimize nuisance effects. Access routes are paved to reduce dust, and road sweepers will be used if necessary. Odour is mitigated by removing waste residuals within a 24-hour period whenever possible, and conducting daily site inspections. Litter is cleaned on a daily basis, and the facility is fenced to prevent any litter from blowing off-site. Building doors are closed to reduce noise, when necessary. Rodents are managed through a pest control program;
- v) truck traffic on Freshway Drive will increase slightly, however, the local roads will have minimal truck traffic, and one-way traffic on the site will facilitate efficient truck movement; and,
- vi) an education centre is proposed on the second floor of the employee building (Attachments #4 and #6) to communicate with and educate the public, government officials and staff, and business owners/operators regarding recycling practices and procedures.

The Committee of the Whole's recommendation to receive the Public Hearing report of February 7, 2012, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on February 21, 2012.

Based on the above response and further discussions with the Owner, Mr. Benjamin Blufarb withdrew his objections in a letter dated April 12, 2012.

On May 22, 2012, a courtesy Notice of this Committee of the Whole meeting was circulated to all individuals who requested notification with respect to these applications.

Purpose

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

1. Zoning By-law Amendment File Z.11.041 to amend Zoning By-law 1-88, specifically to expand the use of the existing waste recycling facility by permitting additional exceptions to the EM2 General Employment Area Zone, Exception 9(1033), as identified in Table 1 of this report; and,

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2. Site Development File DA.11.107, to facilitate a 2,013 m² expansion to the existing waste recycling facility (2,152 m² of retained building area), as detailed in the Site Plan Review Section of this report and as shown on Attachments #4 to #9 inclusive.

Background - Analysis and Options

Location

The 2.79 ha subject lands are located north and south of Freshway Drive (10 Freshway Drive), through to Highway 407, east of Creditstone Road, adjacent to the CN Rail Classification Yard, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Rail Facilities” by OPA #450 (Employment Area Plan). OPA #450 states that should railway and related uses cease, lands may be developed with the adjacent land use designation, which is “Prestige Area” (adjacent to Highway 407) and “Employment Area General” (remainder of the property).

OPA #450 only permits waste recycling establishments within the “Employment Area General” designation, provided that the lands do not abut an arterial road and existing or planned provincial highways. The existing waste recycling facility was in operation prior to OPA #450 being adopted (1995) and conformed to the policies of OPA #5. Accordingly, the facility’s location adjacent to Highway #407 is considered non-conforming under OPA #450, which permits the extension or enlargement of such uses, provided that it will not adversely affect the welfare of the local area.

OPA #450 defines a waste recycling establishment as an operation that may collect, store and/or process recyclable materials for the purposes of creating new products or raw materials. The definition includes a waste transfer station and a material recovery facility, but does not include a concrete or asphalt recycling facility or a composting facility (the latter three uses are not proposed in the subject applications).

The Owner has submitted a Planning Justification Brief to address conformity with the waste recycling policies in OPA #450, including a high level of site design, outside storage provisions, mitigating nuisance effects (dust, noise, odour, vermin), and providing appropriate landscaping and buffering. The Development Planning Department is satisfied with the proposed nuisance mitigation measures outlined in the Planning Justification Brief (and described in the Communications section of this report), as well as with the site design and landscaping, which are described later in this report. Accordingly, the proposal to expand the existing waste recycling facility conforms to the Official Plan.

The subject lands are designated “General Employment” (entire property) by the 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. The “General Employment” designation permits manufacturing, processing and outside storage, and would permit the proposed development.

Zoning

The subject lands are zoned EM2 General Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(1033), which permits a Materials Recovery Facility in Building “C” only (existing baling facility shown on Attachment #3), as well as site-specific definitions and zone standards.

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The proposed facility expansion will be used to process and recycle solid non-hazardous industrial and commercial waste (primarily construction and demolition waste). Unrecoverable residual waste will be compacted and transported for disposal at a Ministry of the Environment (MOE) approved facility. An amendment to Zoning By-law 1-88 is required to expand the use of the existing waste recycling establishment on the site, and provide additional site-specific definitions and zone standards, as follows:

| Table 1: Proposed Exceptions to Zoning By-law 1-88 | | | |
|---|--|---|--|
| | By-law Standard | By-law 1-88 Requirements, EM2 Zone, Exception 9(1033) | Proposed Exceptions to By-law 1-88, EM2 Zone, Exception 9(1033) |
| a. | Definition of a Waste Transfer Station | <ul style="list-style-type: none"> ▪ No definition for a Waste Transfer Station. This use is currently permitted as part of the existing Material Recovery Facility. The proposed Waste Transfer Station definition seeks to clearly establish the proposed use. | <ul style="list-style-type: none"> ▪ Means a building or part of a building engaged primarily in the collection, sorting and separation of waste recyclable materials, and the processing or preparation thereof in the form of densification for the efficient storage and/or shipment to a material recovery facility or directly to end-users. |
| b. | Location of Material Recovery Facility and Waste Transfer Station on the Subject Lands | <ul style="list-style-type: none"> ▪ A Material Recovery Facility is permitted in Building “C” (existing Baling Facility - Attachment #3) on Part 2, and shall operate within a wholly enclosed building. | <ul style="list-style-type: none"> ▪ A Material Recovery Facility and a Waste Transfer Station shall be permitted on Part 2 (shown on Attachment #4) and shall operate within a wholly enclosed building or buildings. |
| c. | Definition of a Front Lot Line | <ul style="list-style-type: none"> ▪ Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line. | <ul style="list-style-type: none"> ▪ The front lot line for Parts 1 and 2 shall be that which abuts the driveway access/private easement over Canadian National Railway lands. |
| d. | Minimum Interior Easterly Side Yard Setback | <ul style="list-style-type: none"> ▪ 1.9 m from Building “C” (existing baling facility - Attachment #3). | <ul style="list-style-type: none"> ▪ 1.8 m (waste transfer facility expansion and elevated truck bins - Attachment #4). |
| e. | Minimum Rear Yard Setback | <ul style="list-style-type: none"> ▪ 12.0 m | <ul style="list-style-type: none"> ▪ 14.0 m (required Ministry of Transportation setback from Highway 407) |
| f. | Maximum Height of Accessory Equipment | <ul style="list-style-type: none"> ▪ 15.0 m | <ul style="list-style-type: none"> ▪ 16.8 m (elevated truck bins - Attachment #4) |

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The existing Exception 9(1033) provides definitions for a Material Recovery Facility and Waste Recyclable Materials, which will be maintained. The proposed definition for a Waste Transfer Station conforms to the Official Plan, and is consistent with definitions for similar facilities used elsewhere in the City of Vaughan.

Permitting a Material Recovery Facility and Waste Transfer Facility on the whole of Part 2 (shown on Attachment #3) is considered appropriate, as it provides flexibility for subsequent changes to the site, subject to approval of future Site Development Applications. As per the current Exception 9(1033), outside storage shall only be permitted on Part 2 (shown on Attachment #4), and all materials stored outdoors shall be placed in sturdy containers, bins or enclosures, which are covered, secured and maintained in good condition, or shall be baled or palletized.

The remaining setbacks and zone standards required to implement the proposal are considered minor in nature, and compatible with the surrounding employment land use context.

Site Plan Review

The existing site plan is shown on Attachment #3 and the proposed site plan is shown on Attachment #4. The Owner is proposing to expand the existing waste recycling facility and redevelop the 2.79 ha subject lands as follows:

- i) demolish existing buildings “A” (quonset hut), “B” (scale hut) and “C” (sheds), which have a total gross floor area of 1,071.5 m²;
- ii) retain buildings “C” (baling facility) and “D” (waste transfer facility), which have a total gross floor area of 2,152 m²;
- iii) construct a new 1,280 m² baling facility, a new 38 m² scale house, and expand the existing waste transfer facility with a 445 m² clean wood receiving addition and a two-storey 250 m² employee building and education centre;
- iv) provide an interim 966 m² open storage area;
- v) install elevated truck bins (“hoppers”);
- vi) remove the existing scale and replace with two new scales;
- vii) utilize the northerly portion (Part 1) of the site as a parking area; and,
- viii) expand the existing stormwater management pond.

Access to the site is provided by a right-of-way from Freshway Drive over lands owned by Canadian National Railway. The site plan includes 53 spaces for employee and visitor parking, whereas no parking spaces are required by the existing Exception 9(1033). The proposed interim outdoor storage area (Attachment #4) includes metal bins filled with recyclable materials, and will be enclosed with a chain link fence as per OPA #450 and Zoning By-law 1-88 requirements. The open storage area will be contained within a building through future Phase II development of the subject lands, which will require submission and approval of a separate Site Development Application.

The Owner is proposing to landscape 16.8% of the site with coniferous and deciduous trees, shrubs and grass, as shown on Attachment #5. A large portion of the existing gravel area at the southerly portion of the site will be replaced with asphalt and concrete paving to reduce dust.

The proposed building elevations are shown on Attachments #6 to #8. The upgraded waste transfer facility and new baling facility are comprised of pre-engineered steel frame buildings with blue metal wall panels, UV resistant translucent panels, and white metal roofs. The scale house is a wood framed modular building with white metal wall panels.

The Development Planning Department will continue to work with the applicant to finalize the details of the site plan building elevations and landscape plan. A condition to this effect is included in the recommendation of this report.

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Vaughan Development/Transportation Engineering Department

The Phase I and Phase II Environmental Site Assessments submitted in support of the application have been peer reviewed by Decommissioning Consulting Services Limited (DCS). DCS has advised that the submitted information is sufficient for site plan approval, subject to the appropriate conditions of approval being imposed with respect to preparation and implementation of an Environmental Management Plan. The Environmental Management Plan will address matters such as the removal of potentially impacted fill around the foundation of the building addition and its replacement with clean engineering fill, the placement of a new asphalt cover system on portions of the site to create an engineering barrier above some of the impacted sub-surface material, installation of passive venting systems, and the installation of long term monitoring wells at the parameter of the site. Provisions to this effect will be included in the Site Plan Letter of Undertaking.

The Development/Transportation Engineering Department has reviewed the proposed site servicing, grading, stormwater management, and traffic maneuvering plans. The Owner must revise the plans to the satisfaction of the Vaughan Development/Transportation Engineering Department, including, but not limited to: ensuring that all run-off is contained on site, providing a traffic signage plan, and ensuring that the development meets the criteria of the Black Creek Stormwater Optimization Study Municipal Class Environmental Assessment Master Plan Report. A provision to this effect is included in the recommendation of this report.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that the Owner must pay to the City of Vaughan by way of certified cheque, cash-in-lieu of 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. 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 approval shall form the basis of the cash-in-lieu payment. A provision to this effect is included in the recommendation of this report.

Canadian National Railway

Canadian National Railway has reviewed the Zoning By-law Amendment and Site Development Applications, and has no comments or objections to the proposal.

Ministry of Transportation (MTO)

The Ministry of Transportation requires a 14 m setback from the rear property line adjacent to Highway 407, which the Owner has provided (see Attachment #4) and will be included as a provision in the implementing zoning by-law. The Owner must satisfy all MTO requirements and obtain a Ministry Building and Land Use Permit, as per the recommendation of this report.

Ministry of the Environment (MOE)

BFI Canada Inc. previously obtained a Certificate of Approval (No. A230632) for the existing waste transfer/processing facility on the subject lands. The Ministry of the Environment has advised that they are in receipt of an application from BFI Canada Inc. to amend their Environmental Compliance Approval (previously termed a Certificate of Approval) to permit the proposed facility expansion. The Owner must obtain an Environmental Compliance Approval with the MOE prior to occupancy of any new building on the subject lands. A condition to this effect will be included the Site Plan Letter of Undertaking.

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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 York Region Transportation and Community Planning Department has reviewed the Zoning By-law Amendment and Site Development Applications, and has no comments or objections. The subject lands do not abut a Regional Road.

Conclusion

Zoning By-law Amendment File Z.11.041 and Site Development File DA.11.107 have been reviewed in accordance with OPA #450, Zoning By-law 1-88, written correspondence received from the public, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposal to expand the existing waste recycling facility conforms to the Official Plan, and is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development Applications, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan
4. Proposed Site Plan
5. Landscape Plan
6. Building Elevations - Upgraded Waste Transfer Facility
7. Building Elevations - Proposed Baling Facility
8. Building Elevations - Proposed Scale House
9. Rendering - Aerial View From West

Report prepared by:

Erika Ivanic, Planner, ext. 8485
Christina Napoli, Senior Planner, ext. 8483
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

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Item 17, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

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**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-12V001
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-12V002
PINEGROVE ON SEVEN INC.**

WARD 2 – SOUTHWEST CORNER OF KIPLING AVENUE AND REGIONAL ROAD 7

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 2012:

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Standard - Residential) File 19CDM-12V001 (Pinegrove on Seven Inc.) as shown on Attachments #5 and #6, BE APPROVED, subject to the conditions set out in Attachment #1.
2. THAT Draft Plan of Condominium (Standard - Commercial) File 19CDM-12V002 (Pinegrove on Seven Inc.) as shown on Attachment #7, BE APPROVED, subject to the conditions set out in Attachment #2.

Contribution to Sustainability

The subject lands are currently being developed in accordance with Site Development File DA.09.056 that was approved by Vaughan Council on March 9, 2010, and the contribution to sustainability was identified at that time. The 2 proposals address the residential and commercial tenure of the property only, and therefore, there is no contribution to sustainability through these applications.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted the following Draft Plan of Condominium applications on the subject lands shown on Attachments #3 and #4, for a 12-storey mixed-use commercial/residential building that is currently under construction on the property:

1. Draft Plan of Condominium (Standard) File 19CDM-12V001 (Pinegrove on Seven Inc.) as shown on Attachments #5 and #6, pertaining to the residential component of the development that includes 118 residential units and 149 parking spaces (125 resident parking spaces and 24 visitor parking spaces located below grade and associated aisles and landscaped areas).
2. Draft Plan of Condominium (Standard) File 19CDM-12V002 (Pinegrove on Seven Inc.) as shown on Attachment #7, pertaining to the commercial component that includes 445 m² of ground floor commercial space, 15 parking spaces at grade (6 of which are shared with the residential component) and 3 spaces located below grade.

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Background - Analysis and Options

Location

The 0.274 ha site is located at the southwest corner of Kipling Avenue and Regional Road 7, with 45.7 m of frontage on Regional Road 7, and 60.9 m of flankage on Kipling Avenue, as shown on Attachments #3 and #4.

Official Plan and Zoning

The subject lands are designated “Prestige Areas – Centres & Avenue Seven Corridor” by OPA #240 (Woodbridge Community Plan), as amended by OPA #661 (The Avenue Seven Land Use Futures Study Plan), and site-specific OPA #701, which permits the mixed use residential/commercial development with a maximum height of 12 storeys and a maximum density of 3.99 FSI (Floor Space Index). The subject lands are also designated “Mid-Rise Mixed-Use” with a maximum permitted height of 12 storeys and a maximum density of 3.99 FSI by the new City of Vaughan Official Plan 2012, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposal conforms to the Official Plans.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1338). The proposal complies with Zoning By-law 1-88, as amended.

Site Plan

Each proposed Draft Plan of Condominium (Standard) is consistent with approved Site Development File DA.09.056 (Attachment #8), which was approved by Vaughan Council on March 9, 2010. The mixed use building is currently under construction.

Garbage/Recycling Collection and Snow Removal

Snow removal and garbage and recycling pick-up will be privately administered and the responsibility of the Condominium Corporations.

Canada Post Corporation

Canada Post has no objections to the respective proposals subject to the inclusion of conditions in the respective Condominium Agreements as identified in Attachments #1 and #2.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The applications have been circulated to the Region of York for review and comment. Any Regional conditions received will be included in the City’s Condominium Agreement, prior to registration.

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Conclusion

The Vaughan Development Planning Department has reviewed the residential and commercial Draft Plan of Condominium Applications, each of which conforms to the Official Plan, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Development Planning Staff has no objection to the approval of each Draft Plan of Condominium application, subject to the conditions set out in Attachments #1 and #2.

Attachments

1. Conditions of Approval 19CDM-12V001 (Residential)
2. Conditions of Approval 19CDM-12V002 (Commercial)
3. Context Location Map
4. Location Map
5. Condominium Plan 19CDM-12V001 (Residential Units) Ground Floor
6. Condominium Plan 19CDM-12V001 (Residential Units) Typical Units
7. Condominium Plan 19CDM-12V002 (Commercial Units)
8. Approved Site Plan (File DA.09.056)

Report prepared by:

Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

/LG

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 18, Report No. 25, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 26, 2012, as follows:

By approving the recommendation of the Commissioner of Planning, dated June 5, 2012, subject to the following:

- ***Change the current lattice tripole design to a shrouded monopole design as shown in Communication C30; and***
- ***After 10 years, review with the City of Vaughan the design of the pole in relation to the development of the Vaughan Mills Centre area with the view to creating a more aesthetically appropriate installation at this location that recognizes the built form of the community completed and proposed at that time.***

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**SITE DEVELOPMENT FILE DA.12.017
CORPAR PARTNERSHIP
WARD 4 - VICINITY OF JANE STREET AND GENSAL GATE**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred pending the findings report from the Telecommunication Facility Siting Protocol Task Force;
- 2) That the deputation of Mr. David Hahn, Turriss Corp., 70 Todd Road, Vaughan, L7G 4G7, be received; and
- 3) That the coloured elevation submitted by the applicant be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.017 (Corpar Partnership) BE APPROVED, for the installation of a 30 m high telecommunication tower and accessory radio equipment cabinet on the subject lands shown on Attachments #1 and #2.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

The Proponent (Globalive Wireless – WIND Mobile) has submitted Site Development File DA.12.017 on the subject lands shown on Attachments #1 and #2 for the installation of a 30m high telecommunication tower and accessory radio equipment cabinet as shown on Attachments #3, #4, and #5.

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 18, CW Report No. 25 – Page 2

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located southwest of Jane Street and Gensal Gate (136 Corstate Avenue) within an existing industrial area and approximately 1,360 m from the nearest residential area, as shown on Attachment #1.

City of Vaughan's Telecommunication Tower/Antenna Protocol

On June 23, 2003, the City of Vaughan adopted a protocol for establishing telecommunication tower/antenna facilities. In accordance with the City's Protocol, all new tower/antenna systems greater than 16.6 m in height (now 15 m as superseded by Industry Canada's Protocol, January 2008) require consideration by Vaughan Council. The proposed 30 m high telecommunication tower exceeds the 15 m maximum exemption height and is subject to site plan approval.

The City's Protocol states that if a telecommunication tower/antenna facility is proposed in an industrial area and located a minimum of 100 m away from a residential area, the proponent is not required to notify the public and is exempt from the public consultation requirements. The proposed telecommunication tower is located in an industrial area and is approximately 1,360 m from existing residential uses (Attachment #1), and therefore, the application is not subject to the City's public consultation process.

In accordance with the Protocol, the Proponent had a Pre-Application Consultation meeting with the Vaughan Development Planning Department and submitted the subject application. The Proponent conducted a survey of the surrounding area and determined that there were no existing facilities suitable for collocation within the vicinity network coverage.

On June 7, 2011, Vaughan Council resolved to appoint a Telecommunication Facility Task Force comprised of residents and industry representatives to review the City of Vaughan's existing protocol for establishing Telecommunication Tower/Antenna Facilities. The Telecommunication Task Force is currently conducting a background review and consulting key stakeholders, prior to preparing a Findings Report that will support the development of a new City of Vaughan Telecommunication Facility Siting Protocol. On June 7, 2011, Council also resolved:

"THAT Site Development Applications for new telecommunication facilities submitted prior to approval of a new City protocol be reviewed under the current City of Vaughan Protocol for Establishing Telecommunication Towers/Antenna Facilities."

Official Plan and Zoning

The subject lands are designated "Employment Area General" by in-effect OPA #450 (Employment Area Plan); and, are also designated "General Employment" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (modified on September 21, 2011 and April 17, 2012), and is subject to approval by the Ontario Municipal Board. The proposal conforms to the Official Plans.

The subject lands are zoned EM2 General Employment Area Zone by Zoning By-law 1-88. The *Radiocommunication Act* designates Industry Canada as the approval authority for all matters respecting telecommunication towers and antenna facilities and Federal regulations are not subject to Provincial policies, including the *Planning Act* and Building Code Act. As such, telecommunication towers and antenna facilities are exempt from Municipal zoning by-law requirements and site plan control (i.e. no implementing Site Plan Agreement or Letter of Undertaking).

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The installation of the proposed telecommunication tower will result in the removal of two existing parking spaces on the subject lands. The subject lands are currently developed with 57 parking spaces. In accordance with Zoning By-law 1-88, the subject lands require a minimum of 55 parking spaces. The removal of two existing parking spaces does not result in a reduction of the parking supply required by Zoning By-law 1-88.

Planning Considerations

The proposed 49 m² equipment compound is located within the parking area used for an existing industrial building, as shown on Attachments #3 and #4. The compound is enclosed by a 1.8 m high chain link fence, and can be accessed via lands leased to the Proponent on Corstate Avenue (Attachment #3). The compound includes a 30m high telecommunication tower and accessory radio equipment cabinet, as shown on Attachment #4.

According to the Proponent, the proposed telecommunication tower is required to address existing network and coverage issues along Highway #400 and the industrial, commercial and residential areas to the north and west. The proposed tower will be painted white with a grey hue.

The accessory hybrid walk-in radio equipment cabinet is constructed of galvanized steel and is situated on a concrete pad. The cabinet is approximately 1.6 m x 2.4 m, with an approximate height of 2.4 m. All hydro requirements to service the equipment cabinet for the telecommunications tower must be to the satisfaction of PowerStream Inc.

The location of the proposed compound was chosen to mitigate impact to the compound area and parking area. The Development Planning Department has no objection to the proposed layout and location of the compound and telecommunication tower.

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 Well-being".

Regional Implications

On April 23, 2009, the Region of York adopted Industry Canada's Protocol (CPC-2-0-03) to reduce redundancies and permit a more efficient and consistent approach for regulating telecommunication facilities, while providing an opportunity for local municipalities to determine individual procedures and protocols. The proposed compound area and telecommunication tower conforms to the Region of York's adopted Protocol.

Conclusion

The Vaughan Development Planning Department has reviewed the proposal for a 30 m high telecommunication tower and accessory radio equipment cabinet in accordance with the Official Plan, Zoning By-law 1-88, the City of Vaughan's Protocol for Establishing Telecommunication Tower/Antenna Facilities, and Industry Canada's Protocol for Radiocommunication and Broadcasting Antenna Systems. The installation of the tower and accessory radio equipment is considered acceptable. Accordingly, the Development Planning Department can support the approval of Site Development File DA.12.017.

Attachments

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

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4. Compound Layout Plan & Tower Elevation
5. Radio Cabinet Details & Elevations

Report prepared by:

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Christina Napoli, Senior Planner, ext. 8483
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 JUNE 26, 2012

Item 19, Report No. 25, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 26, 2012, as follows:

By receiving Communication C8, from the Commissioner of Planning, dated June 21, 2012.

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**SITE DEVELOPMENT FILE DA.08.062
BLACKWOOD REAL ESTATE GENERAL PARTNER I LTD.
WARD 3 - VICINITY OF HIGHWAY 407 AND WESTON ROAD**

The Committee of the Whole recommends:

- 1) That this matter be referred back to staff for further consultation with the applicant;
- 2) That the deputation of Mr. David McKay, MHBC, 70 Weston Road, Suite No. 230, Vaughan, L4L 8G7, on behalf of the applicant, be received; and
- 3) That the coloured elevation submitted by the applicant be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.062 (Blackwood Real Estate General Partner 1 Ltd.) BE APPROVED, to facilitate the development of seven multi-unit buildings with a total gross floor area of 14,189.15 m² to be used for service commercial and prestige employment uses, as shown on Attachments #3 to #8, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations shall be approved by the Vaughan Development Planning Department;
 - ii) the Owner shall amend related Minor Variance File A212/11 to include a variance for increased gross floor area within the C7 Service Commercial Zone, as shown on Table 1, which shall be approved by the Vaughan Committee of Adjustment, and shall be final and binding; and, that the requested variance pertaining to minimum unit sizes in the EM1 Zone, as shown on Table 1, not be supported;
 - iii) the final site servicing plan and stormwater management plan shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iv) the final waste management plan and waste collection design standards submission shall be approved to the satisfaction of the Vaughan Public Works Department;
 - v) the Owner shall satisfy all requirements of the Ministry of Transportation, and obtain a Ministry Building and Land Use Permit; and,
 - vi) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
 - b) that the Site Plan Letter of Undertaking include the following provisions:

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- i) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of 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. 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 approval shall form the basis of the cash-in-lieu payment. The cash-in-lieu payment in accordance with Section 42 of the Planning Act will not be required so long as the Council Policy waiving such payment remains in effect for industrial land."
- ii) "That prior to release of a separate Site Plan Letter of Credit, the Owner shall design and construct at no cost to the City, a 1.5m wide sidewalk (at \$90/metre), on the east side of Weston Road between Century Place and the northern driveway (across from the 407ETR ramp), and two pedestrian connections to the sidewalk as per the approved site plan, to the satisfaction of the City of Vaughan, Region of York, 407ETR and Ministry of Transportation. The Owner shall obtain all necessary approvals to construct the sidewalk. The Owner shall post this Site Plan Letter of Credit to the City, to construct the sidewalk and pedestrian connections incurred by the value of the sidewalk."

Contribution to Sustainability

The Owner has advised that the site and building design will incorporate the following sustainable features and initiatives:

- i) bicycle parking and pedestrian connections to support active modes of transportation;
- ii) existing trees along the Weston Road frontage will be preserved in accordance with the approved Tree Preservation Plan;
- iii) permeable pavers will be utilized on select areas of the site to reduce runoff and increase site permeability;
- iv) implement a white roof system for all buildings to reduce the heat island effect; and,
- v) provide low-E argon window units.

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.08.062 to permit the development of seven multi-unit buildings with a total gross floor area of 14,189.15 m² to be used for service commercial and prestige employment uses, as shown on Attachments #3 to #8.

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Background - Analysis and Options

Location

The 3.93 ha subject lands are located on the east side of Weston Road, south of Highway 407, as shown on Attachments #1 and #2. The subject lands are vacant and the surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Prestige Area” (adjacent to Weston Road and Highway 407) and “Employment Area General” (interior portion of lot) by OPA #450 (Employment Area Plan). The proposed site development conforms to the in-effect Official Plan.

The subject lands are designated “Prestige Employment” (adjacent to Weston Road and Highway 407) and “General Employment” (interior portion of lot) by the new City of Vaughan Official Plan 2010 (as modified September 27, 2011 and April 17, 2012), which is pending approval from the Ontario Municipal Board. The proposed uses conform to the City of Vaughan Official Plan 2010.

Zoning

The subject lands are zoned C7 Service Commercial Zone (adjacent to Weston Road) and EM1 Prestige Employment Area Zone (remainder of the lot) by Zoning By-law 1-88, subject to Exception 9(1332), as shown on Attachment #2. The Owner has submitted Minor Variance File A212/11 to permit a minimum unit size of 100 m² for the EM1 Zone, which was adjourned pending review of the subject Site Development Application. The Owner must amend the Minor Variance Application to include the following additional variances that are being proposed:

| Table 1: Proposed Variances to Zoning By-law 1-88 | | | |
|--|--|--|--|
| | By-law Standard | By-law 1-88 Requirements, C7 & EM1 Zones, Exception 9(1332) | Proposed Variances to By-law 1-88, C7 & EM1 Zones, Exception 9(1332) |
| a. | Maximum Gross Floor Area for Uses Within the C7 Zone | <ul style="list-style-type: none">4,175 m² for all C7 Zone uses, including a maximum of 2,843 m² for business and professional offices and/or an office building use | <ul style="list-style-type: none">5,650 m² (including business and professional offices and/or an office building use) |
| b. | Minimum Unit Size Within the EM1 Zone | <ul style="list-style-type: none">158 m² | <ul style="list-style-type: none">100 m² for the entire site60 m² for units D1, D13 & D24 as shown on Attachment #3 |

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The Development Planning Department can support the proposed additional gross floor area for uses within the C7 Zone, which is required to facilitate the construction of mezzanines in Buildings “Ax and Ay” and Unit B1 of Building “B”. The additional gross floor area for business and professional offices and/or an office building use within the C7 Zone is considered appropriate, as Zoning By-law 1-88 does not typically limit gross floor area for this type of use, which is desirable, and office uses require less parking than service commercial uses.

The Development Planning Department does not support the proposed minimum unit sizes within the EM1 Zone. The Owner has already received a reduction in the minimum unit size from 274m², as required by Zoning By-law 1-88, to 158 m², which was approved through the related Zoning By-law Amendment File Z.08.063. When the by-law was passed, the accompanying site plan proposed eight units in the EM1 Zone with a minimum unit size of approximately 158 m². The remaining 21 units proposed within the EM1 Zone ranged from 170.9 m² to 319.68 m². The unit sizes were based on the ground floor area only, and did not include the proposed mezzanine area.

In the current site plan shown on Attachment #3, the Owner is proposing a minimum 100 m² unit size for the entire EM1 Zone (30 units), with an additional reduction of 60 m² unit sizes for units D1, D13 and D24. The Development Planning Department is of the opinion that the proposal does not meet the intent of the by-law, which was to permit a reduced 158 m² unit size for eight units only, and not for the entire EM1 Zone portion of the site.

Further, the Development Planning Department has consulted with the Economic Development Department, and are concerned that the small unit sizes (100 m² and 60 m² respectively) will result in a high turnover rate, and facilitate the conversion of the prestige industrial units into commercial uses. Accordingly, the Development Planning Department cannot support the proposed minimum unit sizes within the EM1 Zone, as identified in variance b. noted above.

Prior to the execution of the Site Plan Letter of Undertaking, all variances required to implement the proposal must be approved by the Vaughan Committee of Adjustment, and the Committee’s decision shall be final and binding. A condition to this effect is included in the recommendation of this report. If any variances are refused, the subject Site Development Application shall be revised accordingly.

Site Plan Review

The Owner is proposing to develop the subject lands with seven multi-unit buildings (shown on Attachment #3), to be used for service commercial and prestige employment uses, as follows:

| | | |
|------|---|-------------------------------|
| i) | Building “Ax” (service commercial) | 2,047.96 m ² |
| ii) | Building “Ay” (service commercial) | 3,379.51 m ² |
| iii) | Building “B” (prestige employment with one service commercial unit) | 2,212.31 m ² |
| iv) | Building “C” (prestige employment) | 1,624.78 m ² |
| v) | Building “D1” (prestige employment) | 2,048.84 m ² |
| vi) | Building “D2” (prestige employment) | 1,547.10 m ² |
| vii) | <u>Building “D3” (prestige employment)</u> | <u>1,328.65 m²</u> |
| | Total Gross Floor Area: | 14,189.15 m ² |

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The Development Planning and Development/Transportation Engineering Departments recommend that the Owner construct a sidewalk on the east side of Weston Road, between Century Place and the northern driveway, as well as, two pedestrian walkways through the MTO's setback on the westerly portion of the site (shown on Attachments #3 and #4). This would facilitate continuous pedestrian access to the site, and is subject to approval from the MTO, the 407ETR, the Region of York, and the City of Vaughan. A condition to this effect will be included within the Site Plan Letter of Undertaking.

The proposed site plan has 561 parking spaces, including 26 interior parking spaces (located within units in Buildings "Ax", "Ay" and "B"), whereas Zoning By-law 1-88 requires 554 parking spaces for the proposed development. Adding the recommended pedestrian walkways will remove four parking spaces from the site, for a total of 557 spaces, which complies with Zoning By-law 1-88.

The landscape plan shown on Attachment #4 consists of coniferous and deciduous trees, shrubs, flowers, and grasses. Some existing trees along the Weston Road frontage will be preserved in the proposed development. The plan includes a landscaped pedestrian walkway, which bisects buildings "Ax" and "Ay", along with permeable paving materials and bicycle racks on select areas of the site.

Four of the seven proposed building elevations are shown on Attachments #5 to #8. All of the proposed buildings are one-storey multi-unit buildings with mezzanines. Buildings "Ax" and "Ay" (service commercial uses) are comprised of white precast panels with blue tint spandrel glass windows in aluminum frames. The corner treatments incorporate blue tint curtain walls, while the individual unit entrances have fabric canopies. Buildings "B", "C", "D1", "D2", and "D3" (prestige employment uses) are comprised of grey precast panels with clear glazed windows in anodized aluminum frames. Buildings "B" and "C" are shown on Attachments #6 and #7 as typical elevations for the five prestige employment buildings at the easterly end of the site, which also includes Buildings "D1", "D2" and "D3".

The Development Planning Department is generally satisfied with the proposed site plan, landscape plan, and building elevations, and will continue to work with the applicant to finalize the drawings. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the Site Development Application and provides the following comments:

i) Phase I and Phase II Environmental Site Assessments

The Vaughan Development/Transportation Engineering Department has approved the Phase I and Phase II Environmental Site Assessments submitted in support of the application.

ii) Site Servicing, Grading and Stormwater Management

The Development/Transportation Engineering Department has approved the grading and sediment erosion plan submitted in support of the application. The final site servicing plan and stormwater management plan must be revised to their satisfaction, as per the recommendation of this report.

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iii) Traffic and Access

The applicant has submitted a traffic impact study, which analyzes current and future traffic conditions for the 2013, 2018 and 2021 planning horizons. The study indicates that under future traffic conditions, the Weston Road/Aviva Park/Century Place intersection will continue to operate under acceptable levels of service. The Development/Transportation Engineering Department is satisfied that the traffic volumes generated by the proposed development are a small component of the total traffic passing through the intersection during peak hours, and therefore, a minor factor in the operation of the intersection.

Vehicular access to the site will be provided from Century Place, which is a private road, and currently serves the adjacent Toronto Star property. The Development Transportation/Engineering Department is satisfied that the proposed single access at Century Place reflects acceptable operational characteristics with no critical movements.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of 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. 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 approval shall form the basis of the cash-in-lieu payment. The cash-in-lieu payment in accordance with Section 42 of the Planning Act will not be required so long as the Council Policy waiving such payment remains in effect for industrial land. A provision to this effect will be included in the Site Plan Letter of Undertaking.

Vaughan Public Works Department

The Vaughan Public Works Department, Solid Waste Management Division is generally satisfied with the proposed waste management plan. The final waste management plan and waste collection design standards submission shall be approved by the Public Works Department, as per the recommendation of this report.

Vaughan Cultural Services Division

The Vaughan Cultural Services Division has reviewed the proposed Site Development Application, and has indicated that an Archaeological Assessment is not required.

Ministry of Transportation (MTO)

The Ministry of Transportation has reviewed the Site Development Application, and has no concerns with stormwater management, site servicing or grading. The MTO requires a minimum 14.0 m building setback along Weston Road, which has been provided. Access to the site is permitted from Century Place only; the existing one-way driveway to the north of the site must be gated, and is reserved for PowerStream only.

The MTO has reviewed the traffic impact study submitted in support of the application, which must be revised to their satisfaction. The Owner is further required to obtain a Building and Land Use Permit from the MTO, as per the recommendation of this report.

The MTO has indicated that a future Transitway Station will be located opposite the subject lands, and that the intersection of Weston Road and Century Place will need to be developed into a fully-signalized four-leg intersection when the Transitway Station is implemented.

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The MTO and 407ETR are agreeable in principle to a sidewalk on the east side of Weston Road, between Century Place and the northern driveway, as well as, two pedestrian walkways at the west end of the site through the MTO's required setback (shown on Attachments #3 and #4). The Owner shall construct this sidewalk and pedestrian walkways, subject to approval from the MTO, the 407ETR, the Region of York, and the City of Vaughan. The Site Plan Letter of Undertaking will include a provision to this effect.

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 and Community Planning Department has reviewed the application, and has indicated that a Regional Site Plan Agreement is not required, as Weston Road between Century Place and Highway 407 is currently under the jurisdiction of the Ministry of Transportation. The Region of York has no objections to the proposed development, subject to conditions of approval. The Owner must satisfy all York Region requirements prior to the execution of the City's Site Plan Letter of Undertaking, as per the recommendation of this report.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.08.062 in accordance with OPA #450, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development of seven multi-unit service commercial and prestige employment buildings is appropriate and compatible with the surrounding land uses. Accordingly, the Development Planning Department can support approval of the Site Development Application, subject to the recommendations of this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations - Buildings "Ax" & "Ay"
6. Elevations - Building "B"
7. Elevations - Building "C"
8. Rendering - Looking Northeast from Weston Road and Century Place

Report prepared by:

Erika Ivanic, Planner, ext. 8485
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 JUNE 26, 2012

Item 20, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

20

**SITE DEVELOPMENT FILE DA.12.023
1219414 ONTARIO LIMITED
WARD 5 - VICINITY OF STEELES AVENUE WEST AND PALM GATE BOULEVARD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 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.12.023 (1219414 Ontario Limited) BE APPROVED, to permit the development of a one-storey building addition to the existing motor vehicle sales establishment (BMW) as shown on Attachments #3 to #5, subject to the following conditions:
 - a) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
 - b) the final site servicing and grading plan and storm water management brief shall be approved by the Vaughan Development/Transportation Engineering Department; and,
 - c) the Owner shall satisfy all waste management requirements of the Vaughan Public Works Department.
2. THAT the Owner shall amend the existing registered Site Plan Agreement to implement the proposed development, shown on Attachments #3 to #5 inclusive, through a Site Plan Letter of Undertaking.
3. THAT the Owner shall include a standard clause in the amending Site Plan Letter of Undertaking to ensure that all City, Region and Boards of Education Development Charges are paid.

Contribution to Sustainability

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

- i) utilize a white TPO roof system to reduce energy consumption and costs;
- ii) utilize Low-E glass to reduce summer solar gain;
- iii) utilize a lighting system switched on in rows to use natural ambient light and reduce daytime lighting load; and,
- iv) provide bicycle racks to facilitate cyclists.

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Economic Impact

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

Purpose

The Owner has submitted Site Development File DA.12.023 for the subject lands shown on Attachments #1 and #2, to permit the development of a one-storey building addition to the existing motor vehicle sales establishment (BMW), as shown on Attachments #3 to #5. The proposed site plan (Attachment #3) shows the 358.16 m² one-storey building addition with a height of 4.98 m. Both the existing and proposed buildings are served by a total of 278 parking spaces.

Background - Analysis and Options

Location

The 1.72 ha subject lands shown on Attachments #1 and #2 are located on the northeast corner of Steeles Avenue West and Palm Gate Boulevard (480 Steeles Avenue West), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "General Commercial" by in-effect OPA #210 (Thornhill Community Plan) and subject to OPA #524, which permits the outdoor storage and display of vehicles; and, "Mid-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 on September 27, 2011 and April 17, 2012), and is pending approval from the Ontario Municipal Board.

The subject lands are zoned C2 General Commercial Zone by Zoning By-law 1-88, and further subject to Exception 9(805). A motor vehicle sales establishment is permitted in the C2 Zone.

The proposed development conforms to the Official Plans and complies with Zoning By-law 1-88.

Existing Registered Site Plan Agreement

Site Development File DA.99.070 was approved to permit the development of the existing 3,432m² automotive dealership. The implementing Site Plan Agreement was registered on title on October 31, 2001 as Instrument No. YR67558. The proposed building will be implemented through a Site Plan Letter of Undertaking.

Site Design and Building Elevations

The proposed site plan shown on Attachment #3 includes two buildings with a total of 278 parking spaces. The existing motor vehicle sales building is 3,432 m² and the proposed addition is 358.16 m² and will be used for the delivery of new cars to the purchaser. The addition will be connected to the existing building by a covered walkway. Vehicular access to the site is from an existing full movement access on Palm Gate Boulevard and from an existing right-in/right-out access on Steeles Avenue West. Pedestrian access can be obtained from the existing sidewalk on both Steeles Avenue West and Palm Gate Boulevard.

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The proposed building elevations are shown on Attachment #4. The south elevation consists of a glass curtain wall which is consistent with the glass curtain wall of the existing motor vehicle sales building. The covered walkway will be constructed at roof level and will connect to the existing building. The north, east and west elevations consist of white concrete to match that of the existing building and will include six drive-in doors and two man doors. The proposed building addition does not include or require new signage.

Enhanced landscaping will be provided for any reconfigured landscaped areas. Bicycle parking and a 2-stream side opening waste and recycle receptacle will be provided near the main building entrance. Landscape plans and details in the vicinity of the proposed building must be submitted and stamped by a Licensed Landscape Architect. The Landscape cost estimate for the proposed landscape revisions should reflect the actual market price including one year of maintenance for the proposed items.

The Vaughan Development Planning Department will continue to work with the applicant to finalize the site plan, building elevations and landscape plan. A condition to this effect is included in recommendation of this report.

The applicant is working with the Vaughan Public Works Department to revise the proposed site plan to show the access route, loading area and the replacement of the originally approved waste enclosure area. The Owner must satisfy all requirements of the Vaughan Public Works Department. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has requested that the applicant show a traffic signage plan on the Site Plan, revise the Site Grading and Servicing Plan to clarify rooftop stormwater storage and existing site ponding areas, and revise the Stormwater Management Brief to provide additional details regarding drainage areas, and existing and required storage volume. The applicant is working with the Vaughan Development/Transportation Engineering Department to finalize the drawings for the proposed building. The final plans must be approved to the satisfaction of the Vaughan Development/Transportation Department. A condition of approval to this effect is included in the recommendation of this report.

Vaughan Reserves and Investments

The Vaughan Reserves and Investments Department advises that City, Region, and Boards of Education Development Charges are applicable. A standard clause will be included in the amending Site Plan Letter of Undertaking to this effect.

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 has no comments on this application.

The City of Toronto governs and maintains Steeles Avenue West. There are no revisions to the on-site driveway accesses with the proposed building addition.

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Conclusion

Site Development File DA.12.023 has been reviewed in accordance with OPA #210, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied with the proposed building addition, and will continue to work with the applicant to finalize the details. Accordingly, the Development Planning Department can support the approval of Site Development File DA.12.023, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Elevations
5. Floor Plan – Proposed Addition

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.)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 21, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

21

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-12V003
7 BRIGHTON PLACE INC.
WARD 5 – VICINITY OF STEELES AVENUE WEST AND BATHURST STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 2012:

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-12V003 (7 Brighton Place Inc.) as shown on Attachments #4 and #5, BE APPROVED, subject to the conditions set out in Attachment #1.

Contributions to Sustainability

The subject lands are currently being developed in accordance with Site Development File DA.07.068 that was approved by Vaughan Council on November 10, 2008, and the contribution to sustainability was identified at that time. This proposal addresses the tenure of property only, and therefore, there is no contribution to sustainability through this application.

Economic Impact

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

Communications Plan

On March 30, 2012, a Notice of Public Hearing regarding the Draft Plan of Condominium (Common Elements) File 19CDM-12V003 was circulated to all property owners within 150 m of the subject lands. No comments were received by the Development Planning Department through the Notice. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 24, 2012, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 8, 2012.

Purpose

The Owner has submitted Draft Plan of Condominium (Common Elements) File 19CDM-12V003 for the subject lands shown on Attachments #2 and #3, comprised of 54 freehold townhouse dwelling units and 108 exclusive use underground parking spaces accessed by a private road (Brighton Place). The proposed condominium common elements consist of a private road, walkways, landscaped areas, 4 underground visitor parking spaces and drive aisles as shown on Attachments #4 and #5.

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the north side of Steeles Avenue West, east of Bathurst Street (7 Brighton Place), City of Vaughan. The surrounding land uses are shown on Attachment #3.

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Official Plan and Zoning

The subject lands are designated “High Density Residential” by in-effect OPA #210 (Thornhill Community Plan), as amended by OPA #247, OPA #572, and OPA #687. The subject lands are also designated “High-Rise Residential” by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposal conforms to the Official Plans.

The subject lands are zoned RA3 Apartment Residential Zone by Zoning By-law 1-88, subject to Exception 9(1336). The proposed townhouse development complies with Zoning By-law 1-88.

Site Plan

The proposed Draft Plan of Condominium (Common Elements) is consistent with the approved Site Development File DA.07.068 (Attachment #6), which was approved by Vaughan Council on November 10, 2008. The 54 freehold townhouse dwelling units approved through Site Development File DA.07.068 as shown on Attachment #6 are currently under construction.

Garbage/Recycling Collection and Snow Removal

Snow removal and garbage and recycling pick-up will be privately administered and the responsibility of the Condominium Corporation.

Canada Post Corporation

Canada Post has no objections to the proposal subject to the inclusion of conditions in the Condominium Agreement as identified in Attachment #1.

Related Part Lot Control By-law

Part Lot Control By-law 105-2010 was approved by Vaughan Council on May 18, 2010, to create two lots for a condominium apartment building and a condominium townhouse complex. The Applicant will use the existing Part Lot Control By-law 105-2010 to facilitate the creation of the 54 townhouse dwelling units currently under construction. The lots (frontage, area and depth) comply with the RA3 Zone requirements of Zoning By-law 1-88, and are consistent in location with the approved site plan and common elements shown on the proposed Draft Plan of Condominium.

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

The Region of York has no objections to approval of Draft Plan of Condominium File 19CDM-12V003.

Conclusion

The Vaughan Development Planning Department has reviewed the Draft Plan of Condominium Application, which conforms to the Official Plan, complies with Zoning By-Law 1-88, and is consistent with the approved site plan, and has no objection to the approval of the Draft Plan of Condominium, subject to the conditions set out in Attachment #1,

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Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Condominium – Level 1 (Common Elements)
5. Draft Plan of Condominium – Underground Parking (Common Elements)
6. Approved Site Plan (File DA.07.068)

Report prepared by:

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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 JUNE 26, 2012

Item 22, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

22

**SITE DEVELOPMENT FILE DA.12.006
DEV-WEST PROPERTIES INC.
WARD 3 – VICINITY OF WESTON ROAD AND HIGHWAY 7**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 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.12.006 (Dev-West Properties Inc.) BE APPROVED, to permit new facades and signage for the 3 existing multi-unit commercial buildings, and the addition of painted crosswalks, concrete planters, benches and bicycle racks within the Woodbridge Square plaza, as shown on Attachments #3 to #9 inclusive, subject to the following conditions:
 - a) that the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department; and,
 - b) that the Owner submit a revised Waste Management Plan and a revised Waste Collection Design Standards Sheet for review and approval by the Vaughan Public Works Department.

Contributions to Sustainability

The Applicant has advised that the following sustainable features will be provided within the site design:

- i) drought tolerant plant species in the proposed concrete planters (Attachment #3);
- ii) additional water efficient landscaping; and,
- iii) bicycle racks to promote alternatives to cars.

Economic Impact

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

Communications Plan

N/A

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Purpose

The Owner has submitted Site Development File DA.12.006 on the subject lands shown on Attachments #1 and #2 to permit new exterior building elevations for the three existing multi-unit commercial buildings (Buildings “A”, “B”, and “C”) as shown on Attachments #3 to #9 inclusive. The proposal also includes upgrades to the existing signage, and the addition of painted crosswalks, concrete planters, benches and bicycle racks as shown on Attachment #3. No additional floor area will be added to the existing building footprints. A total of 11 parking spaces are proposed to be relocated to the westerly side of the property in order to facilitate the addition of concrete planters in the main easterly parking area as shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the south west corner of Regional Road #7 and Weston Road (7600 Weston Road), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated “Corporate Centre District” by in-effect OPA #500, as amended by OPA #663. The subject lands are also designated “High-Rise Mixed-Use” by the City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposal to reface the existing commercial plaza with updated building elevations and the addition of painted crosswalks, concrete planters, benches and bicycle racks conforms to the Official Plans.

The subject lands are zoned C5 Community Commercial Zone by Zoning By-law 1-88, subject to Exception 9(720). The proposal complies with Zoning By-law 1-88.

Site Plan Review and Building Design

The 4.07 ha site is developed with three single-storey multi-unit commercial buildings (Buildings “A”, “B” and “C”), as shown on Attachment #3. The Owner has proposed new elevations to the three existing commercial buildings as shown on Attachments #5 to #8 inclusive. Each building will be refaced with cream coloured EIFS finishing and framed by a grey band of sandblasted dryvit. Neutral coloured (sepia and grey) masonry block is proposed at the base of the buildings. The existing signature towers will be refaced with a combination of dark grey EIFS finishing, white and grey prefinished metal panels, frosted illuminated glass and neutral coloured (white) masonry. The 6 existing signature towers on “Building A” will be reduced to 4 as shown on Attachments #5 and #6.

The proposal also includes the renovation of the 3 existing pylon signs located at the entrances of Regional Road #7 and Weston Road, and on the northeast corner of the subject lands, as shown on Attachment #9. The renovation will match the architectural style and colour scheme of the proposed refaced building elevations. The installation of additional concrete planters, bike racks, benches, and painted crosswalks at the Regional Road #7 and Weston Road entrances are also proposed, as shown on Attachments #3 and #4. To facilitate the installation of new concrete planters, a total of eleven (11) parking spaces are to be relocated to the westerly side of the subject lands, as shown on Attachment #3. The site will continue to comply with the minimum parking requirements of Zoning By-law 1-88.

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The Vaughan Development Planning Department is satisfied with the proposed changes to the existing site plan as shown on Attachments #3 and #4, and building elevations and pylon signage as shown on Attachments #5 to #9 inclusive, and will continue to work with the applicant to finalize the details. The final site layout and building elevations must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

The Vaughan Public Works Department requires the Owner to submit a revised Waste Management Plan and a revised Waste Collection Design Standards Sheet in order to ensure that all waste bins are stored in their designated areas, that all waste enclosures are kept in good repair, and that the enclosures are of sufficient size to enclose all waste bins on-site (i.e. garbage bins, cardboard only bins, general recycling bins, and used cooking oil bins). 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.

Conclusion

Site Development File DA.12.006 has been reviewed in consideration of the policies of OPA #500, as amended by OPA #663, Zoning By-law 1-88, comments from City Departments and the area context. The Vaughan Development Planning Department is satisfied with the proposed new building elevations and additions to the site in the form of painted crosswalks, concrete planters, benches and bicycle racks as discussed in this report. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building “A” Elevations
6. Building “A” Elevations Continued
7. Building “B” Elevations
8. Building “C” Elevations
9. Proposed Pylon Signs

Report prepared by:

Mark Antoine, Planner 1, ext. 8212
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 JUNE 26, 2012

Item 23, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

**23 CERTIFICATE OF APPROVAL AMENDMENT – 7055 KIRBY ROAD
WARD 1**

The Committee of the Whole recommends:

- 1) That whereas By-Law staff advise that the operation of a waste transfer station at 7055 Kirby Road appears to have been expanded onto adjacent properties which is in contravention of the Zoning By Law and the Ministry of the Environment's (MOE) Certificate of Approval;

It is therefore recommended that the City of Vaughan recommends to the MOE not to approve an amendment to the Certificate of Approval (C of A) until such time as the MOE verifies compliance with the existing C of A, and that the City verifies compliance with the zoning By-Law, and that prior to any approval by the MOE that MOE consults with the City of Vaughan regarding full compliance of the site and operation;

- 2) That the following report of the Commissioner of Engineering and Public Works, dated June 5, 2012, be received;
- 3) That the following deputations and communication be received:
 1. Mr. Antony Niro, 333 Laurentian Boulevard, Maple, L6A 2V3 and Communication C11, dated June 4, 2012; and
 2. Mr. Vince Ussia, Kirby Waste Transfer Solutions, 7055 Kirby Road, Vaughan, L0J 1C0; and
- 4) That the following Communications be received:
 - C6. Memorandum from the Director of Enforcement Services, dated June 1, 2012; and
 - C8. Mr. Paul Mantella, dated June 4, 2012, submitted by Councillor Iafrate.

Recommendation

The Commissioner of Engineering and Public Works recommends that this report be received for information, and that copies of this report, along with other recommendations from Council, be provided to:

Ms Vivian Tsapas, Application Assessment Officer, Ministry of the Environment, Operations Division, Floor 12A, 2 St. Clair Avenue West, Toronto, Ontario, M4V 1L5,

The Regional Clerk, The Regional Municipality of York, 17250 Yonge Street, Newmarket, Ontario, L3Y 6Z1

Contribution to Sustainability

Private transfer stations provide opportunities for the Industrial/Commercial/Institutional sectors to recycle and dispose of waste that is not collected, or cannot be collected, as municipal waste.

Economic Impact

N/A

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Communications Plan

The Ministry of the Environment has posted the proposed changes to the Provisional Certificate of Approval on the Environmental Registry (www.ebr.gov.on.ca), for a 30 day public consultation. Comments must be received by the Ministry by May 30, 2012; however, staff has asked for an extension to this submission date to allow for Council to provide any comments.

Purpose

To provide information to Council concerning an application to amend the Provisional Certificate of Approval for the Waste Transfer Site at 7055 Kirby Road.

Background - Analysis and Options

The proponent wishes to increase the amount of waste handled at this site

The Waste Transfer Site located at 7055 Kirby Road is a privately owned facility. The site handles solid, non-hazardous commercial and industrial, construction and demolition wastes. The proposal is for an amendment to Provisional Certificate of Approval No. A230629 issued for the use and operation of this facility.

The proposed amendment is as follows:

- The site would continue to accept only solid non-hazardous waste including construction and demolition waste from residential, industrial, commercial and institutional sources.
- The total amount of unprocessed waste that may be accepted at the site per day would increase from 170 tonnes to 650 tonnes (annual average).
- The total amount of unprocessed waste that may be stored on site at any time would increase from 340 tonnes to 750 tonnes, with 650 tonnes of processed and sorted materials.

No additional buildings or land use are proposed to handle this additional tonnage

Staff have contacted the Ministry of Environment and reviewed the information submitted by the proponent. The Ministry confirmed that no additional lands are proposed to be used to handle this additional waste, and no additional buildings are proposed to be built on the property. The existing areas designated for handling waste will accommodate this increased tonnage.

Current zoning is Agricultural Legal Non-Conforming

Building Standards Department staff indicated that this property is zoned as Agricultural and the use of lands as a waste transfer/recycling facility for solid, non-hazardous commercial and industrial, construction and demolition waste has been deemed to be legal non-conforming. Based on the new Official Plan, this land will remain designated as Agricultural. Based on the proponent's submission that showed no additional lands are proposed to be used and no additional buildings are proposed to be constructed to handle this increased tonnage, the application to increase the amount of tonnage handled on this site would not impact the current zoning status.

Should the proponent expand the current operation beyond the area previously approved through the site plan agreement, the proponent would need to submit the appropriate planning applications.

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Truck traffic will increase due to the increased tonnage being handled at the site

The proponent wished to handle an additional 490 tonnes of waste per day. Based on an average trailer load of waste being 30 tonnes, an additional 32 truck trips would take place each day (16 trips in and 16 trips out).

At the Committee of the Whole meeting of May 14, 2012, Council had before it a staff report that recommended the section of Kirby Road, from Hwy 27 to Bathurst Street, be uploaded to the Region of York. This recommendation to upload this road was based on the fact that Kirby Road meets all the criteria for assumption by the Region, including the volume of traffic. The volume criteria is 4,000 Average Annual Daily Traffic for assumption by the Region. Given the current volume of traffic meets this criteria, the increase of 32 truck trips should have minimal impact.

The Ministry can be requested to hold public hearings on applications for waste disposal facilities if there are valid reasons and technical justification

Section 32, Part V of the Environmental Protection Act allows the Director of the Ministry of the Environment to hold a public hearing with respect to this application, if there are valid reasons and technical justification for doing so.

A waste transfer facility currently operates on this site, and has done so for a number of years. The site is zoned as a Legal Non-Conforming use. The proponent has indicated no additional lands will be used or new buildings constructed to handle this additional waste. As such, staff find no technical grounds to request the Ministry to hold a public meeting to deal with this application.

The Ministry seeks Council's input on this application

As part of the application process, the Ministry asks for comments on the application, as well as confirmation of the current zoning for these lands.

Should Council wish to provide comments to the Ministry concerning this application, then it would be appropriate to make them in the form of an amendment to the recommendation contained in this report. Any such comments could then be sent formally to the Ministry and the Region of York.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Goal: Service Excellence
Objective: Lead & Promote Environmental Sustainability

Regional Implications

As part of the Ministry's process, the Region has also been asked for comments. Traditionally, the Region does not comment on these applications until the City had put forward its comments to the Ministry. As such, it is recommended a copy of this report be sent to the Region for their review, and they can then provide their comments to the Ministry.

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Conclusion

The owners of the Waste Transfer facility located at No. 7055 Kirby Road wish to increase the amount of waste that can be processed and stored at this site. They have made a formal application to the Ministry of the Environment to do so, and as part of that process, the Ministry is seeking comments from the City about this application, and seeking confirmation as to the zoning of the property.

Attachments

Site Map

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

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Item 24, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

24 **AWARD OF TENDER T12-122 - SPRAY PATCHING OF SURFACE TREATED ROADS**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering & Public Works, dated June 5, 2012:

Recommendation

The Commissioner of Engineering & Public Works, in consultation with the Acting Director of Purchasing Services, recommends:

1. That Tender T12-122 be awarded to MSO Construction Limited, Etobicoke, Ontario; and,
2. That the Mayor and Clerk be authorized to sign the necessary documents.

Contribution to Sustainability

This program has a direct impact on extending the life of the City's 28 kilometres of surface treated roads.

Economic Impact

Sufficient funds have been approved in the 2012 Operating Budget to perform this work

Funds to cover the cost of the spray patching of surface treated roads are budgeted for under the road platform maintenance account. This account covers various road repair activities, such as asphalt patching with hot and cold mix, as well as crack routing and sealing. The 2012 budget amount that is allocated to the various platform maintenance related activities is \$748,114. The estimated value of this contract is \$159,386.50 per annum, including applicable taxes.

Tender prices have increased approximately 27% compared to the 2009 contract prices

Comparing the prices bid in the 2009 tender for this work against the prices bid in this current tender, there is an overall unit price increase of 27% (\$141,050 in 2012 vs. \$111,000 in 2009). This is reflective of the increased cost of aggregates and petroleum based products. The tender is based on an estimated quantity of 50,000 litres of RS-1 emulsion and 500 tonnes of stone chip materials being used annually to repair the City's surface treated roads. The actual quantities of work, and resulting activity costs may vary, as more or less materials may be required restore the deficiencies identified.

The contract is for a two years and six months (2.5 year) term, with two one year optional extension periods. The estimated total value of this contract is approximately \$796,932, based on the potential five year life of this contract.

Communications Plan

Tender T12-122 was advertised on the City Page, Biddingo, and the OPBA website, and closed May 7, 2012.

Purpose

To award tender T12-122 "Spray Patching of Surface Treated Roads".

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Item 24, CW Report No. 25 – Page 2

Background - Analysis and Options

Spray patching helps extend the life of the City’s surface treated roads

The Public Works Department uses contracted forces to perform spray patching services to repair the City’s surface treated roads, and bring the road platform back to acceptable standards. Each year, staff compiles an inventory of the areas to be repaired and prioritizes these locations based on the type and severity of the deficiencies.

The work performed by the contractor includes applying a liquid asphalt emulsion to the road surface, topping it with stone chips, and compacting it. This process is repeated a number of times over the affected areas to build up and eliminate wheel ruts and depressions, repair shoulder breaks, seal cracks, and smooth uneven areas. This type of repair work helps to extend the life of surface treated roads, and improves the overall ride quality of the road.

MSO Construction was the sole bidder on this tender

Tender T12-122 was advertised in Vaughan Today (City Page), the Electronic Tendering Network, and with the Ontario Public Buyers’ Association on April 23, 2012. Tenders closed on May 7, 2012. MSO Construction Limited was the only bidder to pick-up a document as well as the only bidder who submitted a bid. The following are the results of the tender opening:

| Contractor | Total Price (excluding taxes) | Total Price (including taxes) |
|---------------------------------|--|--|
| MSO Construction Limited | \$141,050.00 | \$159,386.50 |

The sole bid submitted by MSO Construction Limited was for \$141,050.00 excluding all applicable taxes. The unit prices are firm until December 31st, 2014, while CPI adjustments will be applied to the prices in the optional years, with a 5% ceiling. The optional extension years are at the City’s sole discretion, and conditional upon satisfactory performance and sufficient funding.

MSO Construction Limited has a proven track record with the City of Vaughan

MSO Construction had the previous contract for spray patching of surface treated roads in the City of Vaughan, and staff were satisfied with their work performance.

Notwithstanding the costs have increased substantially since the last tender was awarded 3 years ago, it is necessary to perform this work to ensure that the maximum life is achieved from the City’s surface treated roads. Therefore, it is recommended that Tender T12-122 be awarded to MSO Construction Limited for spray patching of surface treated roads.

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 2020 Goals and Objectives:

- Goal: Service Excellence
- Theme: Demonstrate Excellence in Service Delivery

- Goal: Organizational Excellence
- Theme: Manage Corporate Assets

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Regional Implications

There are no Regional implications as a result of this tender award.

Conclusion

The work performed under Tender T12-122 “Spray Patching of Surface Treated Roads” is essential to ensuring the much needed platform maintenance is completed on the City’s 28 km of surface treated roads. Therefore, it is recommended that Tender T12-122, be awarded to MSO Construction Limited.

Attachments

N/A

Report prepared by:

Tina Di Biase, Technical Co-ordinator Ext 6156

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Item 25, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

25 TENDER AWARD – T12-121 FOR ROAD CRACK TREATMENT SERVICES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering & Public Works, dated June 5, 2012:

Recommendation

The Commissioner of Engineering & Public Works, in consultation with the Acting Director of Purchasing Services, recommends:

1. That Tender T12-121 be awarded to Metro Asphalt Sealer & Repair Limited, Concord, Ontario; and,
2. That the Mayor and Clerk be authorized to sign the necessary documents.

Contribution to Sustainability

This program has a direct impact on extending the life of the City's 938 kilometres of asphalt surfaced roads.

Economic Impact

Sufficient funds have been approved in the 2012 Operating Budget to perform this work

Funds to cover the cost of the road crack treatment services are budgeted for under the road platform maintenance account. This account covers various road repair activities, such as asphalt patching with hot and cold mix, spray patching, as well as crack treatment services. The 2012 budget amount that is allocated to the various platform maintenance related activities is \$748,114. The estimated value of this contract is \$211,875, including applicable taxes.

Tender prices have increased approximately 38% compared to the 2011 contract prices

Comparing the prices bid in the 2011 quotation for this work against the unit prices bid in this current tender, there is an overall unit price increase of 38%. This is reflective of the increased cost of materials and labour since the previous tender was awarded. The tender is based on an estimated quantity of 50,000 linear metres of routing, cleaning and sealing cracks and 75,000 linear metres of cleaning and sealing unrouted cracks on the City's asphalt road surfaces. The actual quantities of works and resulting total activity costs may vary, as more or less cracks may be identified by City staff as the work proceeds.

The contract is for a 1 year term, with one additional year optional extension. The estimated total value of this contract is approximately \$423,750, based on the potential two year life of this contract.

Communications Plan

Tender T12-121 was advertised on the City Page, Biddingo, and the OPBA website, and closed May 16, 2012.

Purpose

To award tender T12-121 "Road Crack Treatment Services".

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EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 25, CW Report No. 25 – Page 2

Background - Analysis and Options

Road crack treatment helps extend the life of the City’s asphalt road surfaces.

The Public Works Department uses contracted forces to perform road crack treatment services. This type of repair work helps to extend the life of asphalt road surfaces by preventing the infiltration of water into the road base, which could lead to further deterioration of the road platform.

Each year, the Public Works Department prepares an inventory roadways requiring crack treatment based on information provided through Engineering Services and field inspections by Roads staff.

The work performed by the contractor includes routing, cleaning and sealing cracks and cleaning and sealing unrouted cracks. Where routing is specified, cracks shall be routed to a width of approximately 20mm and to a depth of approximately 20mm. For both routed and unrouted cracks that have been cleaned and dried, hot poured rubberized asphalt sealant compound is uniformly placed in cracks.

Metro Asphalt Sealer & Repairs Limited was the lowest bidder on this tender

Tender T12-121 was advertised on Vaughan Today (City Page), the Electronic Tendering Network, and with the Ontario Public Buyers’ Association on May 2, 2012. The tender closed on May 16, 2012. A total of four documents were picked up from the Purchasing Department, with a total of four bids submitted. The following are the results of the tender opening:

| Contractor | Total Price (excluding taxes) | Total Price (including taxes) |
|---|--|--|
| Metro Asphalt Sealer & Repairs Limited | \$187,500.00 | \$211,875.00 |
| Multiseal Inc. | \$210,000.00 | \$237,300.00 |
| Roadmaster Road Construction & Sealing Limited | \$213,750.00 | \$241,537.50 |
| J. Di Iorio Construction Limited | \$275,000.00 | \$310,750.00 |

The lowest bid submitted by Metro Asphalt Sealer & Repairs Limited was for \$187,500 excluding all applicable taxes. The unit prices are firm until December 31st, 2012, while CPI adjustments will be applied to the prices in the optional year, with a 5% ceiling, if the option is exercised. The optional extension year is at the City’s sole discretion, and conditional upon satisfactory performance and sufficient funding.

Metro Asphalt Sealer & Repairs Limited has a proven track record with the City of Vaughan

Metro Asphalt Sealer & Repairs Limited had the previous contract for road crack treatment services in the City of Vaughan, and staff were satisfied with their work performance.

Notwithstanding the costs have increased substantially since the last quotation was awarded in 2011, it is necessary to perform this work to ensure that the maximum life is achieved from the City’s asphalt road surfaces. Therefore, it is recommended that Tender T12-121 be awarded to Metro Asphalt Sealer & Repairs Limited for road crack treatment services.

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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 2020 Goals and Objectives:

Goal: Service Excellence
Theme: Demonstrate Excellence in Service Delivery

Goal: Management Excellence
Theme: Manage Corporate Assets

Regional Implications

There are no Regional implications as a result of this tender award.

Conclusion

The work performed under Tender T12-121 “Road Crack Treatment Services” is essential to ensuring the much needed platform maintenance is completed on the City’s 938 km of asphalt road surfaces. Based on the bid prices, it is recommended that Tender T12-121, be awarded to Metro Asphalt Sealer & Repairs Limited.

Attachments

N/A

Report prepared by:

Jeff Johnston, Manager of Roads, Ext 6120
Camila Abramovich, Technical Clerk, Ext 6147

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Item 26, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

26

**STEELES WEST SERVICING STRATEGY STUDY
ADDITIONAL FEES FOR CONSULTING ENGINEERING SERVICES
WARD 4 – VICINITY NORTH OF STEELES AVE. BETWEEN JANE ST. & KEELE ST.**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated June 5, 2012:

Recommendation

The Commissioner of Engineering and Public Works, in consultation with the Director of Budgeting and Financial Planning and the Director of Purchasing Services, recommend:

THAT the contract amount for SSA09-481 with The Sernas Group Inc. be increased by \$35,000, to a total value of \$207,520, plus applicable taxes, to cover the expense associated with the increase in scope and additional work necessary to complete the Steeles West Servicing Strategy Class Environmental Assessment Study, to be funded from surplus funds available in Capital Project No. DT-7028-09.

Contribution to Sustainability

The objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan) will assist in guiding the completion of the Steeles West Servicing Strategy Study. The conclusions and recommendations of this study will have regard for:

- Supporting enhanced standards of storm water management and working with others to care for Vaughan's watersheds;
- Achieving sustainable growth and development;
- The creation of a City with sustainable built form; and
- Sharing sustainable best practices and ideas between and among municipal staff and the community.

Economic Impact

The approved Capital Budget Project DT-7028-09 allocated \$772,500 for the planning and design of municipal infrastructure required to support the planned growth in OPA620 including the Steeles West Subway Station, Regional Bus Terminal and commuter parking lot. Funding for this Capital Project is from City-Wide Development Charges.

The contract with The Sernas Group Inc. (SSA09-481) for professional engineering services related to the completion of the OPA 620 Steeles West Servicing Strategy Class Environmental Assessment Study is being expensed to this Capital Project. The increase in the contract amount of \$35,000 to cover the additional scope of work necessary to complete the OPA 620 Steeles West Servicing Strategy Class EA Study, will bring the total value of the contract to \$207,520, plus applicable taxes. Approximately \$310,000 of uncommitted funds will remain in this capital project after the additional work is expensed; accordingly, an overall budget increase is not required.

Communications Plan

Not applicable.

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Purpose

The purpose of this report is to seek Council approval to increase the contract amount for SSA09-481 with The Sernas Group Inc. to address the additional scope of work necessary to complete the Steeles West Servicing Strategy Class Environmental Assessment Study as a result of changes to the design of the York Region Rapid Transit Bus Terminal next to the Steeles West Subway Station.

Background - Analysis and Options

The Steeles West Secondary Plan, Official Plan Amendment (OPA) 620 was originally adopted by Council on June 26, 2006. The Plan was subsequently included as a component of the City's new Official Plan 2010 Volume Two document as approved by Council in September of 2010. The Secondary Plan Area is bounded by Steeles Avenue to the south, Hydro Corridor and Canadian National Railway right-of-way to the north, Jane Street to the west and Keele Street to the east as shown on Attachment No. 1.

Steeles West Plan to accommodate 5,500 residential units, 120,000 square metres of office/commercial space and subway station

At full build out, the Plan is expected to accommodate approximately 5,500 residential units and 120,000 square metres of office/commercial uses thereby generating a residential population of approximately 11,000 people and an estimated 5,000 employees. The area is currently comprised of vacant land with some existing low-rise employment uses including the United Parcel Service operations building east of Jane Street. There are significant public and private developments currently underway within the area, including the Toronto-York Spadina Subway Extension to the Vaughan Metropolitan Centre, the Steeles West Subway Station, and a Regional bus terminal and commuter parking lot. In addition, an active site development application for the vacant lands west of Keele Street is currently under review and consideration by staff.

Servicing Strategy to ensure infrastructure is comprehensively planned and delivered in a timely manner

In 2006, the City retained The Sernas Group to complete a conceptual storm water management strategy to inform the preliminary design of the Steeles West Subway station, York Region bus terminal and commuter parking lot. The strategy identified the opportunity to decommission the City's existing storm water management pond at the northeast corner of Jane Street and Steeles Avenue and replaced it with a new facility on the Black Creek Pioneer Village lands west of Jane Street and north of Steeles Avenue. The lands encompassing the existing pond would be used to facilitate a land swap arrangement between York Region, the City and affected landowners to provide for construction of the preferred design of the Steeles West Subway station and associated York Region Transit bus terminal.

In October of 2009, Council authorized the undertaking of a comprehensive water, wastewater and storm water management strategy for the OPA 620 area. The Sernas Group was retained by the City to complete this comprehensive servicing strategy in accordance with the Municipal Class Environmental Assessment process. The conclusions of the 2006 conceptual storm water management strategy were carried forward in this study.

The comprehensive servicing study was carried out and a preferred servicing strategy was presented to the public at a Public Information Centre held at Black Creek Pioneer Village on August 17, 2010.

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Land arrangement agreement not finalized resulting in need to change servicing strategy

After completion of the study, York Region advised the land swap proposal was no longer being pursued. As a result, there was a need to revisit the preferred servicing strategy and evaluate other storm water management alternatives. This additional work needed to be completed quickly in order to avoid delaying the detailed design of the Steeles West Subway Station and York Regional Bus Terminal.

Amendment to consulting contract required to reflect additional scope and fee

The Sernas Group provided a proposal for the additional engineering work necessary to revise the preferred OPA620 servicing strategy, which included:

- Identifying alternative storm water servicing options
- Modeling, assessing and evaluating new options
- Updating maps and report
- Consulting with stakeholders and agencies
- Undertaking an additional public information center to present a revised servicing strategy

Given the urgency to complete the additional work, The Sernas Group was authorized to proceed. The additional work was completed and the revised strategy was presented to the public at a third Public Information Centre held at Black Creek Pioneer Village on May 17, 2011. The final draft of the study has been produced and circulated to the TRCA, York Region and other agencies for review before it is finalized. The Steeles West Subway station and associated York Region Transit bus terminal is currently being designed in accordance with the recommendations of the revised OPA620 servicing strategy.

The professional engineering fee to complete the additional scope of work was \$35,000. Funding for the additional fee is available in the approved Capital Budget Project DT-7028-09.

A total amount of \$772,500 was approved for Capital Budget Project DT-7028-09 with funding from City-Wide Development Charges. A current financial summary of the approved Capital Budget DT-7028-09 is provided below:

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| CAPITAL PROJECT DT-7028-09 OPA 620 INFRASTRUCTURE DESIGN | |
|--|---------------------|
| Approved Capital Budget | \$772,500.00 |
| Less: Expenses/ Commitments to Date (Contract SSA09-481) | \$184,057.27 |
| Less: Expenses committed to TRCA for the Black Creek Pioneer Village North Master Plan | \$225,000.00 |
| Less: Approved Contingency* | \$15,721.92 |
| Current Funds Remaining | \$346,835.35 |
| Additional Fees Request | |
| Additional Fees | \$35,000.00 |
| Add: HST (1.76%) | \$616.00 |
| Sub-total | \$35,616.00 |
| Administration Recovery (3%) | \$1,068.48 |
| Total Additional Costs | - \$36,684.48 |
| Balance Remaining in Capital Budget | \$310,150.87 |

** Contingency of \$15,000 plus applicable taxes and administration recovery was approved on October 13, 2009 as per Committee of the Whole Report 42 Item 7.*

Accordingly, there are sufficient uncommitted funds in Capital Budget Project DT-7028-09 to expense the professional engineering fee associated with the additional scope of work necessary to revise the OPA620 Steeles West Servicing Strategy.

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
- 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

As a major stakeholder, Regional staff has participated in this study as it is needed to inform the infrastructure requirements for the Steeles West Regional Bus Terminal and transit-oriented development planned for the area.

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Conclusion

The Steeles West Servicing Strategy will ensure infrastructure is comprehensively planned and delivered in a timely manner to support the Toronto-York Spadina Subway Extension, Steeles West Subway Station, Regional Bus Terminal and the planned transit-oriented development for the area.

It is recommended that the contract amount for SSA09-481 with The Sernas Group Inc. be increased by \$35,000, to a total value of \$207,520, plus applicable taxes, to cover the increase in project scope that was necessary to complete the Steeles West Servicing Strategy Class Environmental Assessment Study in a timely manner. The additional engineering fee associated with this work will come from surplus funds available in Capital Project No. DT-7028-09.

Attachments

1. Steeles West Secondary Plan - Location Map

Report prepared by:

Carlos Couto, Senior Engineering Assistant, Ext. 8368
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.)

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Item 27, Report No. 25, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 26, 2012, as follows:

By approving that a Steering Committee be established comprising of two (2) representatives from the Concord West Ratepayers' Association and other stakeholders in the area that are deemed appropriate.

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**RFP12-019 CONTRACT AWARD
CONCORD GO CENTRE SECONDARY PLAN STUDY
FILE 26.3
WARDS 4 & 5**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 2012, be approved; and
- 2) That the following deputations be received:
 1. Dr. Paulo Correa, Concord West Ratepayers' Association, 42 Rockview Gardens, Concord, L4K 2J6; and
 2. Ms. Gila Martow, Beverley Glen Ratepayers' Association, 70 Coldwater Court, Thornhill, L4J 7S4.

Recommendation

The Commissioner of Planning, in consultation with the Acting Director of Purchasing Services, the Director of Policy Planning and Director of Budgeting and Financial Planning recommends:

1. That the Request for Proposals RFP12-019 be awarded to the consulting team led by the firm planning Alliance to carry out the Concord Go Centre Secondary Plan study in the amount of \$127,844.00 plus a contingency allowance of \$19,200.00, applicable taxes, and administration recovery.
2. That the Mayor and Clerk be authorized to sign the necessary documents.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 2, Objective 2.2:

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

Economic Impact

The total cost of \$154,500.00 including consulting fees, contingency allowance, applicable taxes, and administration recovery is within the approved capital budget for the Concord Centre Secondary Plan Study (Capital Project No. PL-9024-11) and is summarized in Table 1 below. Given the complex issues associated with this project it is recommended that a contingency of 15% be carried to cover unexpected costs which may arise during the project.

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Communications Plan

As part of the study, a comprehensive communication and public consultation plan will be developed and implemented which will include a minimum of two public meetings and at least one meeting of Committee and/or Council. A Technical Advisory Committee (TAC) will be established that will include representatives from the City, the Region of York, the Ministry of Transportation, GO/Metrolinx and the Toronto and Region Conservation Authority. The Technical Advisory Committee will provide input throughout the study process.

Purpose

To obtain approval to retain a consultant to carry out the Concord Centre Secondary Plan Study as detailed in the Terms of Reference for RFP12-019.

Background - Analysis and Options

On September 27, 2011, Council approved the Terms of Reference and budget for the Concord GO Centre Secondary Plan for \$93,000 along with the following recommendation:

“That the following be included in Section ii) under “Goals and Objectives” of the Terms of Reference:

“The Study needs to examine the ecology of protected species in this area;”

By approving that staff be directed to revise the draft Terms of Reference to reflect the input arising from the discussions with the Concord West Ratepayers Association, in accordance with Communication C15 from the Commissioner of Planning, dated September 27, 2011; and

By receiving the following report of the Commissioner of Planning, dated September 13, 2011.”

As a result of the discussions with the Ratepayers Association, it was determined that a more in depth study would need to be undertaken. On January 31, 2012, Council approved a reallocation of funds to increase the study budget to \$170,048 and to expand the scope of work to address the complexities of the study area.

A Request for Proposals (RFP) to undertake the Study was advertised on the following websites: Biddingo, OPBA, and the City Webpage on March 30, 2012, with a closing date of April 20, 2012. During the bid process a request for an extension was submitted. Due to the short timeline and the complexities of the study the closing date was extended to April 24, 2012.

Eighteen firms picked up the RFP documents. Five (5) proposals were received by the deadline all of which were found to be compliant. The proposals originated with the following firms, as lead consultants:

- Urban Strategies Inc., Toronto, ON
- Dialog, Toronto, ON
- planningAlliance, Toronto, ON
- The Planning Partnership, Toronto, On
- Sorensen Gravely Lowes Planning, Toronto, ON

The RFP package provided details of the contract, including the following evaluation criteria to be used in the assessment of the competing proposals:

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a) Qualifications and Experience: 45%

- Capability of the Consultant Team Leader;
- Degree of participation of senior staff;
- Qualifications and expertise of the team members;
- Skills consistent with the needs of the project;
- Experience and history of success in similar studies;
- Level of public sector experience;
- Experience in multi-disciplinary teams;
- Demonstrated success in public/stakeholder consultation; and
- Quality of the proposed consultation plan.

b) Quality of the Proposal: 35%

- Complete and comprehensive submission;
- Demonstrated understanding of the project requirements;
- Organization and clarity of presentation;
- Introduction of innovative ideas and concepts;
- Skill in communicating the project plan and innovative ideas and concepts;
- Preliminary identification of stakeholders;

c) Project Management: 10%

- Work program and scheduling of major milestones and meetings;
- Timelines consistent with study requirements;
- Ability to commit to the timing objectives for the completion of the study;

d) Financial: 10%

- Proposal Fee;
- Appropriate allocation of resources by phase of study;
- Ability to meet the study budget.

A committee comprised of staff from the Policy Planning, Development Planning/Urban Design and Engineering Departments, chaired by the Purchasing Services Department, carried out the evaluation. From the final proposals there were two firms that best satisfied the RFP evaluation criteria and were short-listed for interviews. The interviews were held on May 4 2012 and May 8, 2012.

Based on the proposal and the subsequent interview process, planningAlliance scored the highest. Therefore, it is recommended that the team led by planningAlliance be retained to conduct the Concord GO Centre Secondary Plan Study. The team provides the required disciplines necessary to complete the study and includes: planningAlliance and Meridian Planning Consultants (Land Use and Urban Design); Poulos and Chung (Transportation); The Municipal Infrastructure Group (Servicing); Dougan & Associates (Environment); and Unterman McPhail (Built Heritage).

The estimated cost to carry out the Concord GO Centre Secondary plan is \$154,500.00 as calculated below. The balance remaining will be used for incidental costs relating to public meetings, notifications, printing and other expenses.

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Table 1

PL-9024-11 Concord Centre Secondary Plan

| | | |
|------------------------------|---------|---------|
| Approved Capital Budget | | 170,048 |
| Costs: | | |
| RFP12-019 planningAlliance | 127,844 | |
| Contingency (15%) | 19,200 | |
| Sub-total | 147,044 | |
| Add: HST (1.76%) | 2,588 | |
| Sub-Total | 149,632 | |
| Administration Recovery (3%) | 4,489 | |
| Total Cost | 154,121 | |
| Total Cost (Rounded) | | 54,500 |
| Balance Remaining | | 15,548 |

Relationship to Vaughan Vision 2020/Strategic Plan

The preparation of the Concord GO Centre Secondary Plan is consistent with the City's objectives for planning and managing economic growth and vitality by responding to the following:

- Plan and Manage Growth and Economic Vitality;
- Complete and implement the Growth Management Strategy;

Regional Implications:

The Concord Centre GO Secondary Plan study will examine the form and scale of future development in the Local Centre, as outlined in the Vaughan Official Plan – 2010 that is focused on the Highway 7/GO Rail junction. The Concord Centre is located on a Regional Corridor, which also has been identified as the site for a future Go Rail Station and 407 Transitway Station. A major public investment is being made in the Viva Bus Rapid Transit system which will run along Highway 7. The success of the higher order transit in the Highway 7 Corridor is dependent in part on the presence of transit supportive development. Intensification along Regional Corridors at major transit stations with higher density land uses will support these planned transit initiatives. Staff from York Region will be invited to be part of the Technical Advisory Committee for this study.

Conclusion

Notwithstanding its relatively compact area, the Concord GO Centre Study Area presents challenges that will require input and interaction by a number of professional disciplines. Ensuring quality land use and urban design will be essential. There will also be the need to address issues pertaining to stormwater management, the natural environment and the road and public transit systems. All of these considerations will affect land use decisions as well as the policy direction from senior levels of government. The recommended team provides the range of expertise required to address these issues.

Therefore, staff recommends that the consulting team led by the firm planningAlliance be retained by the City to undertake the Concord GO Centre Secondary Plan Study as set out in the Recommendation section of this report.

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Attachments

N/A

Report prepared by:

Clement Chong, Acting Senior Planner, ext 8214
Roy McQuillin, Manager of Policy Planning, ext 8211

/lm

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Economic Impact

A total amount of up to \$45,000 has been budgeted to complete the study. This expenditure was endorsed at the February 16, 2010 Council meeting. The necessary funding was originally allocated in the Policy Planning Department's 2010 Operating Budget. The funds have been carried forward in a reserve since 2010 and the full \$45,000 is still available for use with zero impact on the 2012 Operating Budget.

Communications Plan

It is recommended that a Task Force be formed consisting of citizens, ratepayer group representatives and housing and social services agencies representatives who have indicated an interest in the subject of secondary suites. The Task Force, facilitated and supported by the Consultant and City staff will review and comment on a range of planning and development issues relevant to secondary suites. In addition, the Study will include a public consultation program, outreach and regular communiqué's through the City's website and print and social media.

Purpose

The purpose of this report is to provide Council with an update on recent developments in provincial policy being Bill 140 the *Strong Communities through Affordable Housing Act, 2011* as it relates to the City's initiative to undertake a secondary suites study.

Background - Analysis and Options

1. Bill 140, Strong Communities through Affordable Housing Act, 2011

Bill 140, *Strong Communities through Affordable Housing Act*, was given third reading April 19, 2011 and received Royal Assent on May 4, 2011. Its purpose was to enact the *Housing Services Act, 2011*, repeal the *Social Housing Reform Act, 2000* and make complementary changes to other Acts. One of the acts that is amended is the *Planning Act*, with the amendment focusing on the provision of secondary suites.

The Act clarifies the roles and responsibilities of both provincial and municipal governments in order, "to provide flexibility for service managers and housing providers" and ultimately allow for greater production of affordable housing at the local level. It provides policy direction regarding local housing programs, service managers and planning policies directed towards the production of affordable housing.

The Act affirms the Province's interest in pursuing a range of affordable housing options, and identifies the private sector as playing a significant role in increasing the stock of market rental units. Secondary Suites are identified as a way of meeting these needs. The recommended study will focus on how the City will implement the new provisions of the *Planning Act*. It is noted that the *Planning Act* provisions were not proclaimed until January 2012. The Province has yet to issue the associated regulations. However, staff is of the opinion that the study can proceed.

Schedule 2 of the Act contains a series of amendments to the *Planning Act* that prescribe policies governing Secondary Suites. An amendment to Section 16 (3) of the *Planning Act* now requires municipalities to establish Official Plan policies that permit secondary suites in residential structures. These provisions allow for two units, located in either a single residential building, or one unit inside a residential building and a second unit located in an ancillary structure on the same property.

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In order to protect these requirements, the Province repealed Subsection 17 (24.1) of the *Planning Act* and substituted new provisions under 17 (24.1) that there be no appeal to the OMB of a decision to adopt or approve Official Plan policies to permit secondary units. Similarly, there will be no appeal of the refusal of a proposed amendment to amend or revoke the secondary unit policies.

The Act also amends Subsection 34 (19.1) of the *Planning Act*, to prevent any appeal of zoning by-laws passed to support the creation of secondary suites, which implement Official Plan policies under Section 16 (3) of the Act.

Further amendments to the *Planning Act* include the addition of Subsection 35.1, which requires local municipal councils to pass zoning bylaws under S.34 of the *Planning Act* to implement new the provisions of section 16 (3) to provide for Secondary Suites.

The Act also under Subsection 35.1 authorizes the Minister of Municipal Affairs and Housing to make regulations, authorizing the use Secondary Suites as set out in Section 16(3) and to establish requirements and standards related to Secondary Units. It is noted that such regulations, under 35.1 (2) apply as though it is a by-law passed under section 34 (i.e. a municipal zoning by-law). These regulations prevail over a Section 34 zoning by-law to the extent of any inconsistency. No regulations have been issued at this time.

2. York Region Official Plan (ROP)

The York Region Official Plan, adopted on December 16, 2009 and subsequently approved by the Ministry of Municipal Affairs and Housing on September 7, 2010, is currently the subject of appeals to the Ontario Municipal Board.

The ROP notes in Section 3.5 *Housing Our Residents*, that the housing market in York Region is faced with a demand for a broader variety of housing types and sizes to meet the diverse needs of its residents. It is the Policy of Regional Council, under paragraph 3.5.6 “6. That a minimum 25% of new housing units across the Region be affordable and distributed within each local municipality...”

One means of achieving this mandate is through the introduction of secondary suites. Under the policies of Section 3.5 it is an objective to secure an appropriate mix and range of housing and “To encourage building design that will facilitate subsequent conversion to provide additional housing units, such as secondary suites.” The ROP goes further to: “...encourage local municipalities to include “as-of-right” secondary suite policies, on a municipal-wide basis, in local official plans and zoning by-laws.”

Addressing the need for affordable housing and the role that secondary suites can play is further reinforced in Section 5.3 Intensification which states, “It is also essential that human services and affordable housing locate in *intensification areas*.” The Section further states, “It is the policy of Council ... That local municipalities shall complete and adopt their own *intensification* strategies ... The local municipal *intensification* strategies, developed in co-operation with the Region shall:

“b. identify the role for each of the following:

- i. Regional Centres and Corridors;
- ii. GO Transit train stations and bus terminals, and subway stations
- iii. Local Centres and Corridors;
- iv. Other major streets;
- v. Local infill; and,
- vi. Secondary Suites. “

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As previously mentioned, the York Region Official Plan is currently under appeal at the OMB which may result in changes to the Plan. Any changes impacting the affordable housing section or reference to secondary suites will be addressed through the Secondary Suite Study process.

3. Vaughan Official Plan 2010

The City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (subject to modification September 27, 2011, March 20, 2012 and April 17, 2012), also addresses affordable housing and secondary suites.

Currently secondary suites are not permitted as-of-right in the City of Vaughan. However, in keeping with the policies outlined in the ROP requiring local municipalities to incorporate affordable housing where opportunities exist, VOP 2010 has addressed the affordable housing issue and directly references secondary suites. Section 7.5 *Housing Options* states “It is the Policy of Council: “7.5.1.2 To work with York Region in implementing its affordable housing policies as follows:...”. The section further referencing secondary suites specifically by stating, “It is the policy of Council: ... 7.5.1.4 To support and prioritize the following housing initiatives: allowing secondary suites where deemed appropriate by a City-initiated study.”

The City of Vaughan Official Plan Volume 1 is currently the subject of appeals to the Ontario Municipal Board. Any relevant amendments resulting from the appeal process will be given consideration through the study process.

4. Secondary Suites (Report presented at Working Sessions January 25, 2010)

The City of Vaughan Policy Planning Department brought forward a report entitled Secondary Suites File 15.112” to Committee of the Whole Working Session on January 25, 2010, which has been included for reference purposes as Attachment #1. The previous report detailed the context that resulted in Council initiating work on secondary suites in relation to their role in the provision of affordable housing. The January 25, 2010 report provided background on what a secondary suite is and the role secondary suites play in addressing issues of affordable housing and intensification. The report also included a discussion of the prevailing provincial, regional and municipal policy context at that time, as well as the practices of surrounding municipalities. Finally, the report included a draft Terms of Reference for the purposes of retaining a consultant to conduct the Secondary Suites study. It identified objectives, issues, the required review and analysis as well as criteria for establishing a Task Force, public consultation process and required funding to undertake the study.

Council at its meeting on February 16, 2010 (Attachment #2) recommended the following:

“The Committee of the Whole (Working Session) recommends:

- 1) That Clauses 1, 2 and 3 contained in the following report of the Commissioner of Planning dated January 25, 2010, be approved;
- 2) That staff provide additional information to the Council meeting of February 16, 2010 on the structure of the proposed Secondary Suites Task Force;
- 3) That the presentation by the Director of Policy Planning/Urban Design and presentation material submitted entitled, “City of Vaughan Secondary Suites, Background Report and Terms of Reference” dated January 2010, be received; and

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- 4) That the following deputation be received:
 - a) Ms. Anna Bortolus, 303 Westridge Drive, Kleinburg, L0J 1C0;
 - b) Rev. Jim Keenan, 9225 Jane Street, Maple, L6A 0J7; and
 - c) Ms. Heidi Last, 20 Glacier Court, Maple, L6A 2V3.

Clauses 1,2 and 3 from the January 25, 2010 Report of the Commissioner of Planning provide as follows;

- 1) That a study on secondary suites be undertaken;
- 2) That the Terms of Reference attached as Attachment 1 to this report, BE APPROVED;
- 3) That Council endorse the study expenditure of up to \$45,000.00 (excluding GST). Funds are available in the Policy Planning Department's 2010 Operating Budget;"

At the Council meeting of February 16, 2010 Council also approved a mandate for the operation of the Secondary Suites Task Force describing its composition, role and structure. It is set out in Attachment #4.

The general concept and framework for the study outlined in the January 25, 2010 Secondary Suites report can be maintained. However minor changes to the Terms of Reference may be required taking into consideration Bill *140 Strong Communities through Affordable Housing Act, 2011*, content updates due to the passage of time, previous Council direction and the evolution of the City's RFP formatting.

5. Next Steps

The Task Force

With the operative portions of Schedule 2 (Planning Act amendments) of *Bill 140, Strong Communities through Affordable Housing Act, 2011* proclaimed, with the associated regulations to follow, staff of the Policy Planning Department are now in a position to proceed with the Secondary Suites Study and the retention of consulting services to assist in developing the policies and standards, necessary to satisfy the requirements of the Act.

Once the consultant has been retained, the City can commence the recruitment process for the members of the Task Force.. As recognized in the previous report, the Task Force will be a key part of the process of evaluating secondary suite options and policies. The Task Force will liaise with City Staff, the consultants and public on the study. As previously determined (see Attachment #4), the Secondary Suite Task Force will consist of local experts in the field of housing, social service providers, interested citizens and representatives of ratepayer associations, as approved by Council. In addition, a City Resource Group, composed of representatives from the following departments will be created to assist the Task Force and work with the consultant: Policy and Development Planning, Building Standards, By-law Enforcement; and Fire and Rescue Services.

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The recruitment process will be consistent with City Policy, and will not be undertaken until a consultant has been retained and can provide input. Prior to proceeding a report to Committee of the Whole will be prepared which will provide recommendations further detailing such matters as composition and operation of the Task Force and the public consultation, process which will be critical to the success of the Secondary Suites Study. The Task Force and the public consultation process will provide residents with an opportunity to address the topic of secondary suites, voice opinions and gain understanding.

The Terms of Reference

The Terms of Reference that were adopted by Council on February 16, 2010 form Attachment #3 to this report. They continue to form a sound basis for proceeding with the issuance of the Request for Proposal. However, it will be necessary to amend them to reflect changes that have taken place since their original approval. This will include:

- Updating the format to reflect current standards;
- Updating the Background on Provincial, Regional and City Policy;
- The integration of requirements for the Secondary Suite Task Force into Section 5.6, Community Consultation Program;
- A general review to upgrade or clarify the Terms of Reference based on emerging information or practice.

Relationship to Vaughan Vision 2020/Strategic Plan

The Vaughan Secondary Suite Study is consistent with priorities set out in Vaughan Vision 2020, particularly “Plan & Manage Growth & Economic Vitality” in terms of implementing a component of the Growth Management Strategy.

Regional Implications

Any implementing amendments to the City's Official Plan will be in conformity with the policies of the Region of York's Official Plan. Given its role in the provision of social housing and related matters, it is expected that representatives from the Region of York will be approached to participate on the Task Force as a technical resource

Conclusion

It is now appropriate to proceed with the preparation of the Secondary Suites study as originally approved in February of 2010. The Terms of Reference approved at that time forms a sound basis for proceeding with the issuing of a Request for Proposal for retaining a consultant to support the preparation of the study. It is recommended that the Terms of Reference be updated to incorporate contemporary standards and information prior to issuance. Similarly, the Secondary Suites Task Force as mandated in February 2010 should be continued. However, it is recommended that staff report back prior to the commencement of the recruitment process for the Task Force members to further detail the conduct of the recruitment process, composition of the Task Force, composition of the City Resource Group, operations and the public consultation process. Therefore, it is recommended that the recommendations of this report be approved.

Attachments

1. Committee of the Whole Report (Working Session): January 25, 2010.
2. Council Extract February 16, 2010: Item 2 Committee of the Whole (Working Session) Report No.4 “Secondary Suites File 15.112”.
3. Terms of Reference for the Preparation of the Secondary Suites Study. As approved by Council on February 16, 2010.

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4. Task Force Mandate. As approved by Council on February 16, 2010.

Report prepared by:

/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.)

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Item 29, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

29

**SITE DEVELOPMENT FILE DA.11.085
MINH TUAN NGUYEN
WARD 1 – VICINITY OF KEELE STREET AND TESTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 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.11.085 (Minh Tuan Nguyen) BE APPROVED, to facilitate the development of a Place of Worship (Buddhist Temple) as shown on Attachments #3 to #8, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, landscape plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan, and stormwater management report shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) Minor Variance Application A226/10 shall be approved by the Vaughan Committee of Adjustment to permit the variances identified in Table 1 of this report, and shall be in full force and effect; and,
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority (TRCA).

Contribution to Sustainability

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

- i) occupancy sensors to control lighting;
- ii) low flow toilets and faucets;
- iii) bicycle racks;
- iv) pedestrian walkways;
- v) high efficiency furnace;
- vi) permeable pavers; and,
- vii) native and drought tolerant planting.

Economic Impact

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

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Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.11.085 (Minh Tuan Nguyen) for the subject lands shown on Attachments #1 and #2, to facilitate the development of a Place of Worship (Cam Lo Vuong Buddhist Community Temple) within the existing 323 m² single detached dwelling and a proposed 1,711 m² temple building as shown on Attachments #3 to #8.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2, are located on the north side of Teston Road, west of Keele Street (2430 Teston Road), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Agricultural Area" by in-effect OPA #600, which does not permit a Place of Worship, however, the subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which permits a Place of Worship as-of-right on the property.

The subject lands are designated "New Community Area" 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 Plan includes a policy that states that policies existing prior to the adoption of the new Official Plan remain in effect as they apply to places of worship until such time as any new policies are approved. To date, new places of worship policies have not been adopted by Vaughan Council.

As noted, the subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, subject to site-specific Exception 9(541). A "church", which is defined (in part) in Zoning By-law 1-88 as, "a building dedicated to a place of worship", is a permitted use in an A Agricultural Zone. The Owner has submitted Minor Variance File A226/10 to implement the proposed site plan shown on Attachment #3 with the following site-specific variances to the Agricultural Zone standards of Zoning By-law 1-88:

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Table 1:

| | By-law Standard | By-law 1-88 A Agricultural Zone Institutional Use Requirements | Proposed Exceptions to the A Agricultural Zone Institutional Use Requirements of Zoning By- law 1-88 |
|----|---|---|---|
| a) | Minimum Interior Side Yard Setback (westerly) | 15.0 m | 11.3 m |
| b) | Maximum Building Height (new temple) | 11 m | 12.2 m |
| c) | Minimum Required Parking Spaces | 195 spaces | 73 spaces |

The proposed reduction to the minimum required westerly interior side yard and the increase in the maximum permitted building height for the proposed temple are considered minor and appropriate, and compatible with the surrounding development. Zoning By-law 1-88 requires a minimum building setback of 15 m from all property lines for an Institutional Use. The proposed reduction to the required side yard can be supported as the proposed temple is located centrally on the property. Landscaping and a 1.8 m high wood fence will be provided along the entire east, west and north lot lines to facilitate a screen from the adjacent properties.

The total number of parking spaces required by Zoning By-law 1-88 for the proposed place of worship based on a ratio of 11 spaces per 100 m² is 195 spaces, whereas the Owner is proposing 73 spaces. The Owner has submitted a parking study in support of the reduction, which includes a comparison of other Buddhist Temple sites within the GTA. The Development/Transportation Engineering Department has reviewed the parking study and has provided the following comment:

“According to the City By-law 1-88, the proposed development would require 195 spaces (11.0 parking spaces per 100 sq.m). The study recommends 73 parking spaces to serve a maximum occupancy load of 115 persons. It may be noted that as per study report “Only one floor of the Temple is used at a time, while the Main Hall is in use for ceremony/prayer. The Community members do not use the multi-purpose room, similarly when lunch service begins, the Main Hall is no longer used”.

The justification of parking reduction is based on the data collected on the existing development at 2430 Teston Road, Vaughan and similar type of facility at 420 Traders Blvd, Mississauga, Ontario. The maximum parking demand observed/recorded at 2430 Teston Road were 25 spaces, whereas 60 parking spaces were provided. The maximum parking demand observed/recorded at similar type of facility at 420 Traders Blvd., Mississauga were 59 spaces, whereas 63 parking spaces were provided.

The proposed 73 parking spaces are also supported by the Abbot of the Temple. According to the letter by Cam Lo Vuong dated May 10, 2012, “The proposed Cam Lo Vuong Temple is comparable in size to the Phap Van Temple (operating in Mississauga). Based on the experiences of the Phap Van Temple, we do not anticipate that parking will be an issue for our (subject development) Temple”.

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The proposed Cam Lo Vuong Temple, Vaughan is comparable in size to the Phap Van Temple that is operating in Mississauga. The existing/surveyed Temple in Mississauga has a total GFA of approximately 1560 sq.m. The main floor area is approximately 694 sq.m. The total number of parking provided at the site is 63 spaces, whereas 59 spaces were occupied during peak period of operation. The study report has also recorded a significant number of drop-offs at the site.

The proposed 73 parking spaces were found sufficient for the development's specific requirement. As per study report, the Temple has a specific worship pattern. The primary day of worship is Sunday with peak attendance between 11:00 am to 1:30 pm. During the session, the worshippers utilized only one floor at a time. The multi-purpose room is provided in the basement and functions as a lunch room, when lunch service begins, the Main Hall is no longer used.

As per IBI draft parking standard report, the subject development would require 120 parking spaces for the total GFA of 1,711 sq.m. (require 50 parking spaces excluding basement area & Master's living area)."

Based on the above, the Development/Transportation Engineering Department have no issue with the conclusion of the Parking Study, and therefore, supports the reduction in parking spaces from 195 spaces to 73 spaces.

The proposed variances in Table 1 must be identified in Minor Variance File A226/10 and approved by the Vaughan Committee of Adjustment. The Committee's decision must be in full force and effect, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The site is developed with a 323 m² single-detached dwelling, currently occupied by the Cam Lo Vuong Buddhist Community Temple, situated on the southerly portion of the site as shown on Attachment #3. The Owner is proposing to construct a 1,711 m² temple building to the rear of the existing dwelling. The Owner has advised that once the temple building is completed, it will be the main building used for worship, and the existing building will be used as an ancillary residence for the Master.

Landscaping will be provided in the front, rear and side yards of the property. The front of the property will also include a reflective pool and shrine linked to a concrete walkway from Teston Road to throughout the site as shown on Attachments #3 and #4. The subject lands will feature a series of statues, a bell tower and drum tower. A 1.8 m high wood fence is proposed on the west, east and north property lines to screen the adjacent westerly and future residential development from the site. The elevations for the existing building will be upgraded to be consistent with the proposed elevations of the temple building as shown on Attachments #5 to #8. The site is served by an existing driveway onto Teston Road. The Owner has proposed to utilize a portion of the 3 car garage for garbage storage and additional bike storage.

The Vaughan Development Planning Department will continue to work with the Owner to finalize the details of the proposed development. The final site plan, elevations, landscape plan and landscape cost estimate, must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

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Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department provides the following comments regarding servicing:

The site will be serviced by connections to the existing municipal water and sanitary services on Giancola Crescent. A site storm sewer connection will be provided from the existing 525mm storm sewer on Teston Road. Stormwater quantity control will be provided through a combination of on-site storage and orifice control. A stormceptor treatment unit will provide an appropriate level of storm quality control located on the site.

The Vaughan Development/Transportation Engineering Department has advised that the final site servicing and grading plan, and storm water management report, must be approved to their satisfaction. A condition to this effect is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA requires the Applicant to revise the Erosion and Sediment Control Plan to comply with the *Erosion and Sediment Control Guideline for Urban Construction, December 2006*, and to revise the landscape plan to replace the non-native “Dwarf Winged Burning Bush” species with a suitable, non-invasive species. The Owner has agreed to revise the plans and will submit the required drawings to the City and the TRCA, for approval. The Owner is required to satisfy the requirements of the Toronto and Region Conservation Authority. 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

The Region of York Transportation Services Department has indicated that only one access will be permitted on site, which is approximately 476 m west of the centreline of Keele Street as shown on Attachment #3. The Owner will be required to satisfy all requirements of the Region of York.

Conclusion

Site Development File DA.11.085 has been reviewed in accordance with OPA #600, 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 development of the subject lands for a Place of Worship (Buddhist Temple) is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations – Proposed Temple

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6. Elevations - Existing Residential Building (Current Temple)
7. Rendered Elevation – Entrance View
8. Rendered Elevation – Temple View

Report prepared by:

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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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- ii) "IT IS HEREBY RESOLVED THAT the development application described by file numbers 19T-08V06, DA.10.046 is reserved servicing capacity from the Kleinburg-Nashville Sewage Servicing / Water Supply System for a total of 264 persons equivalent (as detailed on the Reservation Schedule included as Attachment No. 5). This reservation shall automatically be revoked after a period of 12 months in the event that a Draft Plan of Subdivision has not proceeded to registration, or in the case of a Site Development Application, that a Letter of Undertaking (or Site Plan Agreement, whichever is in effect) has not been executed".
3. THAT servicing capacity for 1,020 persons equivalent be RESERVED from the York Sewage Servicing / Water Supply System for distribution to development applications at Council's discretion;
4. THAT servicing capacity be RESERVED in accordance with the Reservation Schedule included as Attachment No. 5 as follows:
 - i) 6,900 persons equivalent (3,450 apartment units) for specific Vaughan Metropolitan Centre, High Density and/or Transit Oriented Development applications;
 - ii) 3,400 persons equivalent (1,700 apartment units) for LEEDs development applications;
 - iii) 2,596 persons equivalent (unrestricted) for distribution to development applications within the Kleinburg-Nashville service area as required to facilitate intensification in the core and development within the approved Kleinburg-Nashville Community Plan area; and
 - iv) 1,650 persons equivalent (unrestricted) for distribution to other development applications proceeding to approval over the next year (and not included on any of the attached schedules) within the York-Durham Sewage System in accordance with the City's protocol;
5. THAT servicing capacity for 5,950 persons equivalent (1,750 residential units) be ASSIGNED in accordance with the Assignment Schedule included as Attachment No. 6;
6. THAT an annual review of the City's available servicing capacity and related development process and distribution protocol, be undertaken by staff and brought forward to a future Committee of the Whole meeting; and
7. THAT a copy of this report be forwarded to York Region.

Contribution to Sustainability

The yearly distribution of servicing capacity to active development applications contributes to orderly and sustainable development.

The availability of future servicing capacity is dependent upon the City's active participation in joint Regional and Local Municipal Inflow and Infiltration Reduction and Long Term Water Conservation initiatives. These efforts are consistent with the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan). The policies, decision making framework and implementation strategies related to the reduction of inflow and infiltration, water conservation, and the procurement of long-term servicing capacity will assist in the pursuit of:

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- Sustainable growth and development;
- Minimizing energy consumption;
- The conservation and protection of our long term water supply;
- The creation of a City with sustainable built form; and
- Sharing sustainable best practices and ideas between and among municipal staff and the community.

Economic Impact

There are no immediate budgetary impacts resulting from the adoption of this report.

Communications Plan

This report will serve to inform and update the development industry with respect to the City's current position and priorities relating to development approvals and the distribution of servicing capacity.

Purpose

The purpose of this report is to provide Council with an update on the status of available servicing capacity and to obtain Council direction with respect to the Allocation, Reservation and Assignment of the City's available capacity.

Vaughan's available servicing capacity is adequate to meet short-term development needs

This report confirms adequate servicing capacity is available to meet the City's short-term development needs. On a move forward basis, York Region will generally maintain a four year supply to all local municipalities. Staff has reviewed the Region's capacity commitment and is satisfied with the methodology and approach. The capacity being recommended for distribution as part of this report will allow for the effective management of capacity and the orderly progression of development throughout the City.

A healthy reserve has been established for high-density development within the Vaughan Metropolitan Centre to support transit-oriented development. Servicing capacity remains available for distribution at Council's discretion to priority developments that may come forward over the next year.

Background – Analysis and Options

Council adopted protocol ensures servicing capacity is effectively and strategically managed to achieve sustainable growth

On November 14, 2005, Council adopted the City's Servicing Capacity Distribution Protocol as a means to effectively and strategically manage the distribution of Regional servicing capacity to development applications.

The Protocol has provided staff and Council with an efficient tool for prioritizing the allocation of the City's existing and future servicing capacity. Implementation of the protocol has proven itself successful in ensuring:

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- Efficient allocation of Regional supply
- The prioritization of development applications based on specific qualifying criteria
- Fairness and equity amongst all development interests throughout the City
- Adequate local and regional infrastructure has been constructed
- Consistency and cooperation with Regional initiatives

To ensure infrastructure capacity is available at occupancy and to limit the premature sale of residential units, imposed restrictions on pre-sales and on final plan registration continue to be 12 months and 6 months respectively. This approach is reflected in the City's Protocol and continues to work well for low density residential developments (singles, semis and townhouses).

In order to accommodate longer construction periods for high density type developments and more complex hi-rise developments (greater than 200 units with multiple levels of underground parking), Regional Council has endorsed the City's ability to release building permits for these types of developments up to 18 months (for high density) and 36 months (for complex high-rise) prior to the completion of specific infrastructure triggers.

The complete Council approved 'Servicing Capacity Distribution Protocol' and 'Allocation Capacity / Development Approvals Timeline' are included as Attachments No. 1 and No. 2 respectively to this report.

City reconciles available servicing capacity

The City's last annual update report on available servicing capacity was approved by Council on May 24, 2011. A detailed reconciliation of available capacity has been conducted by staff accounting for development activity over the last year. The results of this review are described below and summarized in Tables 1 and 2.

Council's discretionary reserve still available

For a number of years, staff has recommended a Council reserve be set aside for allocation to priority development applications identified throughout the year. Typically, Council's discretionary reserve contains capacity for approximately 300 residential units (1,020 persons equivalent). Over the last year, Council's total reserve remains un-changed from the 2011 reserve. Thus, a total of 300 units (1,020 persons equivalent) will be carried over to the recommended 2012 Council reserve, as outlined in Item 1 of Table 1 below. This capacity remains unrestricted and available for distribution to applicable development applications.

LEED Buildings and Vaughan Metropolitan Centre reserves remain available

On May 24, 2011, Council reserved servicing capacity for development applications qualifying for York Region's Sustainable Development through LEEDs program and for transit-oriented development within the Vaughan Metropolitan Centre (VMC). Over the last year, minimal take up has occurred from these reserves with only one development application receiving allocation from the LEED Building reserve. No capacity has been used from the VMC reserve. The available capacity from 2011 has been carried over to 2012 as outlined in Item 2 of Table 1 below. This capacity remains unrestricted and available for distribution to applicable development applications.

Development applications reserved capacity in 2011 reconsidered

On May 24, 2011, Council reserved capacity to active development applications expected to proceed to final approval within one year. Based on a recent review by staff, the majority of these applications have proceeded to draft plan / site plan approval with allocation by Council resolution.

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The other applications reserved capacity last year that have not proceeded to approval will be reserved capacity for an additional year as part of this report. Only two development applications have been automatically revoked reservation by Council resolution and will not be recommended for reservation again this year as they will be substantially revised. These applications are detailed below:

1) **Naser G. Jureci (OP.07.012, Z.07.050)** – The site is located at Highway 7 and Lansdowne Avenue. It was originally reserved 6 townhouse units (20 persons equivalent) in May of 2011. The applicant has advised a substantial change in density will now be proposed. However, no formal resubmission has been made as of yet. The application has been reserved for a number of years and has not proceeded to final approval.

2) **1620144 Ontario Inc. – The Maple Group (OP.06.003, Z09.014)** – The site is located at the southwest corner of Major Mackenzie Drive and Keele Street. It was originally reserved 39 townhouse units in May of 2011. The parcel was subsequently purchased by Gold Park (Woodbridge) Inc. A new set of development applications (OP.12.007 / Z.12.016 / DA.12.038) with a revised development proposal for 188 apartment units (376 persons equivalent) has now been submitted.

The capacity reserved to specific development applications and not allocated, amounting to 1,779 persons equivalent is now available for redistribution. This capacity remains unrestricted. Refer to Item 3 of Table 1 below.

2013 Regional commitment restricted by Southeast Collector Trunk Sewer

The City's 2011 Regional commitment of restricted capacity was 12,377 persons equivalent. This capacity is linked to the anticipated in-service date for the new Regional sanitary trunk sewer expected to serve as a twin to the existing Southeast Collector Trunk Sewer. Additional reserves were set aside last year from this capacity for LEED buildings and transit-oriented development within the Vaughan Metropolitan Centre. These reserves have not been used and remain available. A commitment to Block 40/47 was also made for 600 residential units (2,040 persons equivalent) which also remains available. Item 4 of Table 1 below identifies a current breakdown of this capacity.

Post-2013 Regional commitment targeted to ensure local municipalities have a minimum four year supply

Based on the Regional staff report to York Region's Environmental Services Committee meeting of April 11, 2012, Regional Council endorsed a post-2013 commitment of servicing capacity to four of the nine local municipalities. Based on the City's efficient management of capacity commitments to date, Vaughan was considered one of the four to receive a post-2013 commitment.

The City's post-2013 capacity commitment is 8,070 persons equivalent. Refer to Item 5 of Table 1 below. This capacity is also linked to the anticipated in-service date for the Southeast Collector Regional Trunk Sewer twinning. The Individual Environmental Assessment (IEA) for the Southeast Collector Sewer twinning was approved by the Ministry of the Environment on March 11, 2010. The construction timeline for the sewer remains on schedule with an anticipated completion date of late 2014.

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This sewer is necessary to meet the projected growth in both York and Durham Regions for the next 25 years and will provide needed backup support for rehabilitation of the existing Southeast Collector Trunk sewer. The approved sewer route is approximately 15 kilometres in length spanning large sections of both Markham and Pickering in York and Durham Regions. The majority of the sewer will be constructed using four tunnel boring machines able to tunnel with minimal construction and groundwater related impacts.

**TABLE 1
2012 AVAILABLE SERVICING CAPACITY - YDSS**

| Item / Description | Servicing Capacity (Persons Equivalent) |
|--|--|
| 1. Council Reserve (300 units) | 1,020 |
| 2. Committed / Unused | |
| LEED Building Applications (291 units) | 582 |
| VMC / Transit Oriented Development (1,000 units) | 2,000 |
| 3. Applications Reserved in 2011 – Not Allocated | 1,779 |
| UNRESTRICTED TOTAL: | 5,381 people |
| 4. 2013 Regional Commitment (Restricted): | |
| LEED Building Applications (1,700 units) | 3,400 |
| VMC / Transit Oriented Development (2,000 units) | 4,000 |
| Block 40 / 47 Assignment (600 units) | 2,040 |
| Uncommitted 2011 Capacity | 2,937 |
| 5. Post-2013 Regional Commitment (Restricted): | 8,070 |
| RESTRICTED TOTAL: | 20,447 people |

City’s available capacity to YDSS maintains adequate supply for development applications

Based on the above noted reconciliation, the City’s available unrestricted capacity to the York-Durham Sewage System is 5,381 persons equivalent (Refer to Items 1, 2 and 3 of Table 1). All infrastructure triggers have been met for this capacity. It is available for reservation or allocation to active development applications.

In addition, 20,447 persons equivalent of restricted capacity is available for assignment. Refer to Items 4 and 5 of Table 1.

City’s commitment to reduce inflow and infiltration and water conservation continues

Ministry of the Environment (MOE) approval for the Southeast Collector Sewer is based on specific sustainability targets related to inflow and infiltration reduction and water conservation. Any Regional capacity commitments related to the Southeast Collector are conditional upon successfully achieving these targets.

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Since April of 2010, staff has participated in a joint Regional / Local Water and Wastewater Steering Committee to establish a strategy by which the MOE sustainability targets can be achieved.

On March 21, 2011, staff provided a report to Priorities and Key Initiatives Committee on the Inflow and Infiltration Reduction / Water Conservation Strategies developed in collaboration with York Region and all area municipalities.

Also in March of 2011, a second staff report to Priorities and Key Initiatives Committee was presented on the Inflow and Infiltration Reduction Pilot Project currently underway by the Huntington Landowners Trustee (Block 61 Developers). Developers in Block 61 continue to undertake field monitoring work to identify inflow and infiltration (I/I) within the City's sanitary sewer system. The main objective of the pilot project is to identify and remediate extraneous sources of flow within the sewer system in exchange for servicing capacity.

The pilot project is progressing well. With over one year of monitoring data now collected, a presentation to City and Regional staff will be made this summer to identify key findings. Once the data has been reviewed and approved, the release of servicing capacity will be staged as field remediation work (to eliminate the sources of extraneous flows) is proven successful. Accordingly, staff will report back later this year to summarize the key findings of the I/I Pilot Project and to outline a streamlined allocation process for development applications within Block 61.

Key infrastructure projects to support growth are underway to address system constraints

Future Regional capacity commitments to local area municipalities will be subject to successful completion of specific Regional infrastructure projects. The triggers associated with Vaughan's current and future capacity commitments are identified in Attachment No. 7.

Attachment No. 7 provides a summary of key Regional wastewater priority projects, anticipated in-service dates for these works and resulting serviceable population. The information is based on current Regional forecasts to a planning horizon year of 2031. Staff will continue to work closely with York Region to ensure availability of capacity remains in step with short and long-term development projections.

Regional four year capacity supply is adequate to meet Vaughan's current needs

The distribution of capacity by York Region has been updated to meet each local municipality's demonstrated growth rate based on previous assignments of capacity and on subsequent building activity. Additional capacity will be recommended by the Region in 2013 with the objective of maintaining a minimum four year supply for each local area municipality. Staff has reviewed the Region's calculations and is satisfied that Vaughan's allotment of capacity is adequate to meet the City's short-term growth projections.

Kleinburg-Nashville Community to receive lake-based water supply and connection to York-Durham Sewage System

The Kleinburg-Nashville service area must be connected to the existing lake-based Regional Water Supply System and York-Durham Sewage System (YDSS) in order to service the planned growth within the Community.

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The existing Kleinburg Water Pollution Control Plant (KWPCP) has recently been expanded to service a maximum population of 7,500 persons. Sewage servicing capacity for the balance of the planned growth will be diverted to the YDSS with a new sanitary sewer along Huntington Road connecting to the Woodbridge Service Area and a proposed pump station to convey flows to the Maple Service Area.

To connect the Community to a lake-based water supply, the construction of new Regional trunk watermain along Huntington Road (Rutherford Road to Nashville Road) and along Islington Avenue (Sunset Ridge to Bindertwine Boulevard) is underway and scheduled for completion this summer.

Based on this servicing scheme and on the construction progress of the new Regional infrastructure, York Region has advised the City that pre-sales of allocated units within the Kleinburg-Nashville Community may proceed.

Table 2 below reconciles the available servicing capacity to the Kleinburg Water Pollution Control Plant. In May of 2011 a balance of 2,771 persons equivalent was available and reserved for future development. This capacity was not used over the last year and remains available. Refer to Item 1 of Table 2. Also, 256 persons equivalent reserved in 2011 (Item 2 of Table 2) has reverted back to the City as these development applications did not proceed to final approval but will be recommended for reservation once again or allocation as part of this report. Items 3 and 4 of Table 2 identify the amount of capacity from the KWPCP service area to be reserved and allocated as part of this report. A breakdown of individual applications is included in Attachments No. 3 and 5.

A balance of 2,596 persons equivalent remains available for distribution. Refer to Table 2 below. Accordingly, it is recommended this capacity be reserved for distribution to development applications within the KWPCP service area as required to facilitate intensification in the core and development within the approved Community Plan area.

**TABLE 2
2012 AVAILABLE CAPACITY
KLEINBURG-NASHVILLE WATER POLLUTION CONTROL PLANT (KWPCP)**

| Item / Description | Servicing Capacity (Persons Equivalent) |
|--|--|
| 1. Remaining 2011 Capacity | 2,771 |
| 2. Reserved Applications in 2011 – Not Allocated | <i>plus</i> 257 |
| 3. Proposed 2012 Allocation Schedule: | <i>minus</i> (167) |
| 4. Proposed 2012 Reservation Schedule: | <i>minus</i> (264) |
| 2012 BALANCE: | 2,596 people |

Capacity considerations to the proposed YDSS service areas within Kleinburg-Nashville Community are not represented in Table 2 above but have been considered in the YDSS section of this report.

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Available capacity distributed to active development applications in accordance with City Protocol

On a move forward basis, and in consideration of the Servicing Capacity Distribution Protocol, staff has completed a detailed status assessment of all active development applications City-wide such that new Allocation, Reservation and Assignment Schedules may be established to effectively distribute the City's current capacity.

From a planning approval status perspective, immediate consideration was given to those applications having Draft Plan of Subdivision or Site Development approvals in place. In sequential order of priority, consideration was also given to those applications that have the appropriate zoning in place for the intended use, followed by those that are Official Plan approved. Consideration was also given to those applications that represent infill development or completion of partially built communities.

Table 3 below provides a summary of the recommended 2012 distribution of capacity from the YDSS. A detailed breakdown of individual development applications recommended for Allocation, Reservation and Assignment is included in Attachments No. 3 to 6.

An administrative adjustment for draft plan of subdivision 19T-00V21 of 892 persons equivalent has been noted as Items 2 and 7 in Table 3 below. This application was allocated phase one capacity for 446 residential apartment units (892 persons equivalent from the Bathurst / Langstaff Collector capacity stream) in 2006. The development proposal is located within the Vaughan Metropolitan Centre and will proceed in phases. The current proposal envisions 5 residential high-rise towers qualifying as complex high-rise. Accordingly, an administrative change has been made to replace the 2006 allocation with capacity from the City's 2013 Regional commitment. This allows staff to more effectively manage allocation capacity by aligning development timing with available capacity. This change will have no impact on timing for development approvals or building permit release.

**TABLE 3
2012 DISTRIBUTION OF AVAILABLE CAPACITY - YDSS**

| Item / Description | Servicing Capacity (Persons Equivalent) |
|--|--|
| 1. Unrestricted Capacity | 5,381 |
| 2. 19T-00V21 Adjustment (from Bathurst / Langstaff) * | <i>plus</i> 892 |
| 3. Proposed 2012 Allocation Schedule: (Attachment No. 3) | <i>minus</i> (876) |
| 4. Proposed 2012 Reservation Schedules: (Attachments No. 4 & 5) | <i>minus</i> (3,747) |
| Unrestricted Uncommitted Balance: | 1,650 people |

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| | | | |
|--|--|--------------|-----------------|
| 5. | 2013 Restricted Capacity | | 12,377 |
| 6. | Post-2013 Restricted Capacity | <i>plus</i> | 8,070 |
| 7. | 19T-00V21 Adjustment (to Southeast Collector) * | <i>minus</i> | (892) |
| 8. | Proposed 2012 Reservation Schedule: (Attachments No. 4 & 5) | <i>minus</i> | (13,605) |
| 9. | Proposed 2012 Assignment Schedule: (Attachment No. 6) | <i>minus</i> | <u>(5,950)</u> |
| 2013 Restricted Capacity Balance: | | | 0 people |

* Exchange of available unrestricted capacity for 2013 restricted capacity. Based on the Region's policy for complex high-rise developments building permits can be issued 36 months in advance of infrastructure triggers being met. The current infrastructure trigger is the southeast collector (Q4-2014).

Based on the recommended allocation, reservation and assignment schedules, 1,650 persons equivalent of unrestricted capacity remains available for future distribution.

In keeping with the City's protocol, and in order to maximize the efficient distribution of available capacity to high density and complex high-rise development applications, the proposed 2012 assignment schedule recommends that 13,605 persons equivalent be reserved for high density development applications. These include high density applications qualifying for the Region's Sustainable Development through LEEDs program and for transit oriented development particularly within the Vaughan Metropolitan Centre. Refer to Attachment No. 5.

In addition, it is recommended that 1,350 low density residential units (4,590 persons equivalent) be assigned to the Block 40/47 Trustee to allow for build-out of this block. An additional 400 low density units (1,360 persons equivalent) is recommended for assignment to the Helmhorst Investments Limited draft plan of subdivision 19T-03V13 in Block 12. It is expected these units will proceed to registration within the next 24 months.

In anticipation of the City's annual update report, eleven written requests for allocation have been received over the last few months. Each request has been formally acknowledged by staff and considered as part of the detailed review process associated with the preparation of this report. Two of the eleven requests could not be accommodated as there have been no formal development applications made by the applicants. The other nine requests have been recommended for allocation, reservation or assignment of capacity in accordance with the City's protocol.

Accordingly, it is recommended that applications identified on the Allocation, Reservation and Assignment Schedules included as Attachments No. 3 to 6 be committed servicing capacity in accordance with the City's protocol.

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:

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

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

- Establish city-wide master phasing and servicing allocation plans;
- Provide annual update reports to Council; and
- Support and plan high capacity transit at strategic locations throughout the City.

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

Regional Implications

There is an opportunity for better coordination of development information between the Region and local municipalities

Regional staff has identified the need for better coordination of development information between local municipalities and consistency amongst reporting and accounting methods. Staff has prepared annual update reports on available servicing capacity for many years. Vaughan's yearly update reports and associated information tracking tools have been referenced as a leading model for consideration by all local municipalities. Staff will continue to work with York Region to share information as required.

Regional staff engaged with local municipalities on growth forecasts and objectives, capacity needs, continued inflow and infiltration reduction and water conservation efforts

Adoption of the City's 'Servicing Capacity Distribution Protocol' by Council has maintained consistency with Regional practices. Identification of the City's servicing capacity priority schedules as included in Attachments No. 3, 4, 5 and 6 will ensure timely release of Regional development approval conditions. Accordingly, it is recommended that a copy of this report be forwarded to the Region of York.

Conclusion

Given the ongoing Regional limitations imposed on servicing capacity to all local area municipalities, the allocation, reservation and assignment of available capacity to development applications throughout the City must be effectively and strategically managed. The recommendations of this report will serve to implement the City's 'Servicing Capacity Distribution Protocol' and to allow the orderly progression of development within established urban boundaries.

Staff will continue to work closely with York Region to ensure the City's future servicing capacity requirements will be met in a timely manner. Yearly update reports will be brought forward to Committee of the Whole to reconcile available and future capacity.

The City's post-2013 allocation capacity as assigned by York Region (8,070 persons equivalent), is dependent upon the anticipated in-service date for the Southeast Collector Sewer twinning project (currently estimated to be the fourth quarter of 2014).

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Attachments

1. Servicing Capacity Distribution Protocol
2. Allocation Capacity / Development Approvals Timeline
3. Allocation Schedule
4. Reservation Schedule (Page 1 of 2)
5. Reservation Schedule (Page 2 of 2)
6. Assignment Schedule
7. Key Infrastructure Capacity Triggers – YDSS Service Area

Report prepared by:

Tony Artuso, Senior Engineering Assistant, Ext. 8396
Michael Frieri, Manager of Engineering Planning & Studies, Ext. 8729
Mauro Peverini, Manager of Development Planning, Ext. 8407

(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 JUNE 26, 2012

Item 31, Report No. 25, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 26, 2012, as follows:

By approving that a report on the regime affected by this recommendation be undertaken after nine (9) months, in order to effect a review of all applicable data; and

By receiving the following Communications:

- C4. Mr. Harvey Dennis, Ontario Auto Body Association, 7835 Hwy 50, Suite 2A, Woodbridge, L4L 1A5, dated June 19, 2012;***
- C5. Ms. Maria Imperiale, Imperial Legal Services Inc., 145 Claireport Crescent, Unit 7, Toronto, M9W 6R6, dated June 19, 2012;***
- C23. Commissioner of Legal and Administrative Services, dated June 25, 2012; and***
- C25. Mr. Doug LaFramboise, Barristers & Solicitors, 4000 Steeles Avenue West, Suite 212, Woodbridge, L4L 4V9, dated June 22, 2012.***

31 TOW TRUCK INDUSTRY - GENERAL LICENSING BY-LAW REVIEW

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Legal and Administrative Services & City Solicitor, dated June 5, 2012, be approved; and**
- 2) That the deputation of Mr. Elliott Silverstein, Canadian Automobile Association, 60 Commerce Valley Drive East, Thornhill, L3T 7P9, be received.**

Recommendation

The Commissioner of Legal and Administrative Services & City Solicitor, in consultation with the Manager of Special Projects, Licensing & Permits recommend:

- 1) That Licensing By-law 315-2005, as amended, (hereinafter the "Licensing By-law") as it pertains to the Tow Truck Industry, be further amended as follows:**
 - a) By establishing a maximum \$125 non-collision rate, inclusive of dollies (towing apparatus that may be attached to the wheels of towed vehicle to assist with towing), and \$3.58 per kilometer of travel time outside City limits.**
 - b) By establishing a maximum Storage Fee of \$55 per day for outside storage of a vehicle and a storage fee of \$60 per day for indoor storage over a 24-hour period.**
 - c) By establishing a maximum rate of \$67 per hour for Collision Reporting Centre waiting time (hourly rate) after the first hour, to be calculated in 15 minute increments.**
 - d) By requiring every Tow Truck owner and operator provide and maintain in every Tow Truck the following additional equipment: safety vests, a pry bar of at least 1.5 meters in length and wheel straps.**
 - e) By requiring every Tow Truck Operator to complete a Towing Authorization Form from a City of Vaughan issued Towing Authorization Book for any towing service provided.**

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- f) That the maximum kilometre rate charge for travel outside City limits be increased from the present rate of \$2.00 per kilometre to \$3.58 per kilometre.

Contribution to Sustainability

N/A

Economic Impact

The proposed amendments will have impact on the charges imposed on vehicle owners for towing services. There will be a cost associated with the printing of the Towing Authorization Form recommended in the Report.

Communications Plan

Public notice for the proposed amendments to the Licensing By-law has been provided in accordance with Notice By-law 394-2002, as amended.

Purpose

The purpose of this Report is to recommend amendments to the Licensing By-law, as it pertains to the Tow Truck Industry.

Background - Analysis and Options

At the Committee of the Whole (Working Session) of November 29, 2011, Staff presented its proposal regarding amendments to the tow truck section of the Licensing By-Law. This proposal was the culmination of several meetings with the tow truck industry. The Committee deferred the matter directing staff to conduct further consultation with consumer groups such as the Canadian Automobile Association (CAA).

- **New Information from CAA and the Insurance Bureau of Canada**

In the early December 2011, staff met with the Government Relations Manager of CAA South Central Ontario, Elliott Silverstein, to discuss Staff's various proposed amendments. On January 30, 2012 Mr. Silverstein submitted CAA's feedback with respect to each of the recommendations. Staff met again with Mr. Silverstein on May 18, 2012 to further discuss Staff's proposals. Discussions generally centered on the rates for non-collision tows, storage rates, Towing Authorization Forms, and wait times at Collision Reporting Centres, but also dealt specifically with the Towing Rate Study 2011, which was submitted by the York Regional Towing Association to Committee of the Whole in September 2011.

This Towing Rate Study recommends the following rates:

- \$125 for a Non-Collision Tow, \$75 for dollies
- \$75 per day for outside storage, \$100 for indoor storage
- \$150 per hour for Collision Reporting Centre waiting time

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These numbers are premised on statistics relating to Equipment costs, Fuel costs, and Insurance costs as found in the Study. According to this Study, these costs have increased dramatically since 2005 thereby justifying the suggested rates. The City of Toronto considered this Study in May 2012 as part of their own review of tow rates. Toronto Staff found that the information submitted by tow industry and other relevant stakeholders, was neither valid nor verifiable. Accordingly, Toronto Staff recommended an increase of their non-collision rate from \$88 to \$90 reflecting a 2% CPI increase, rather than adopt the amounts requested by the tow industry. This recommendation will be considered by the Licensing and Standards Committee in the next couple of months. It should be noted that this is a temporary rate until such time the City of Toronto develops a model to validate the operating costs of the tow truck industry.

Staff agree that it is very difficult to obtain valid and reliable data regarding costs in the towing industry. Most of the information provided thus far has come from the tow industry and other relevant stakeholders. CAA has provided Staff with statistics which in its view, more accurately reflects the true operating costs of the tow industry. According to CAA, the amount of fuel expenses claimed in the Towing Rate Study is more than double the fuel that CAA tow vehicles utilize. In their view, this may be caused by truck idling, the costs of which should not be borne by the consumer. The figure provided in the Towing Study could also reflect those tow trucks that are dedicated to collisions, rather than diversified tow truck operators. CAA also indicated that in a non-collision tow, dollies are utilized only 20% of the time.

In addition to the CAA statistics, Staff have communicated with Pete Karageorgos, the Manager of Consumer & Industry Relations with the Insurance Bureau of Canada (IBC) regarding the insurance rates for tow trucks as well as the value of tow trucks. According to IBC statistics, an average premium for a tow truck is approximately \$2800. The amount claimed in the Tow Study is \$11,500. The latter figure may reflect a driver with convictions or where a number of claims have been made, the costs of which should not be borne by the consumer. According to IBC, tow operators are required to submit vehicle values to determine appropriate coverage. Values being claimed are \$65,000. The Tow Study indicates that a basic wheel lift tow truck is \$90,600

- **Non- Collision Tows**

At the present time the Licensing By-Law does not regulate the rate for non-collision tows. Staff are unaware of any other municipality comparable to Vaughan that regulates non-collision tow rates specifically. The City of Toronto has a private property tow rate of \$88.

Staff's original recommendation was to establish a maximum fee of \$175 for non-collision tows inclusive of dollies with a permitted charge of \$3.58/ km for travel outside of the City limits. Based on information provided by CAA and IBC Staff believe that a lower all-inclusive rate of \$125 for a non-collision tow. Although this figure is higher than Toronto, it reflects those situations where a dolly may in fact be needed for a non-collision tow is appropriate. It also avoids an "a la carte" situation where the potential for abuse in charging the fee is an issue. Lastly, it also recognizes the different dynamics between Vaughan and Toronto, in that Toronto has a larger population and therefore a greater demand for towing services. CAA agrees that a \$125 non-collision rate is acceptable.

- **Collision Reporting Centre**

Vehicles involved in a collision are required to attend at the Collision Reporting Centre in Richmond Hill so that the police may prepare a collision report. Staff have received complaints from vehicle owners that tow truck operator are dropping the vehicle at the reporting centre and charging vehicle owners for a second tow. In addition, tow truck operators are charging a "waiting time" at the centers while waiting for police to take information. In some instances Staff has seen waiting time charged at \$300.00/ per hour.

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The Licensing By-law allows tow operators to charge for up to one hour of waiting time. The rate of waiting time has been discussed with CAA. In its report of November 22, 2011, Staff recommended a maximum rate of \$67.00 per hour for waiting time (hourly rate) after the first hour. CAA has proposed that the waiting time at these centers be calculated in quarter hour increments. Staff supports this proposal as it recognized that this is a fair costing of a timed service. Towing Authorization Forms will reflect this charge in wait time to ensure motorists are not paying more that they should. Staff further agrees that waiting time not be applicable to non-collision tows and accordingly, appropriate wording will be provided for the Licensing By-law.

- **Towing Authorization Form**

The Towing Authorization Form will be drafted to provide vehicle owners using the services of a tow truck with information relevant to the fees and charges permitted by the Licensing By-law. At a time when motorists are at their most vulnerable (after a breakdown and /or accident), having their rights clearly set out in writing provides an added layer of security for the motorist. The “Rights” section of the Authorization Form will inform the owner/driver of the vehicle of their rights to call their insurance company and family before engaging in the tow. The Towing Authorization Form will assist in making towing services in Vaughan more transparent. In addition, the Licensing By-law will require all tow truck operators to list on their fees schedule and on the Towing Authorization Form the distance to their pounds from the City limits so that motorists are aware of the charge that will be imposed in circumstances where vehicle pounds are located outside of City of Vaughan limits. This will also provide an added layer of protection for consumers.

- **Storage Rates**

CAA has proposed that the storage rate for towed vehicles be set at \$ 35.00 per day. As previously proposed, Staff’s recommendations are in line with most other similar sized municipalities such as Mississauga. Mississauga recently amended its storage rates to reflect a \$ 60.00 per day charge. Storage rates will be an all-inclusive fee and no additional charges will be permitted. Accordingly, Staff do not recommend any changes to its previous recommendation. In the event issues arise with respect to storage rates, Staff will bring forth a further report for Council’s consideration.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

N/A

Conclusion

The Licensing By-law regulates many businesses in the City with a view to protect the consumer. Staff have obtained information that more accurately reflects the operating costs for the towing industry. Based on this information, Staff have revised the proposed tow rates. These rates will help to ensure protection of the consumer.

Attachments

None

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Report prepared by:

Joseph Chiarelli, Manager – Licensing and Permits, Insurance – Risk Management
David Madore, Supervisor, Licensing and Permits
Christopher G. Bendick, Legal Counsel

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Item 32, Report No. 25, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 26, 2012, as follows:

By approving the recommendation of the Commissioner of Planning, dated June 5, 2012; and

By receiving Communication C9, from the Commissioner of Legal and Administrative Services and City Solicitor, dated June 21, 2012.

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**ZONING BY-LAW AMENDMENT FILE Z.11.010
SITE DEVELOPMENT FILE DA.11.028
ELHAM KHAJEPOORDEZFOULI
WARD 5 – VICINITY OF YONGE STREET AND CENTRE STREET**

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to the Council meeting of June 26, 2012 to allow staff to provide information with respect to matters raised by the deputant; and
- 2) That the deputation of Mr. Robert Stitt, 189 Mill Street, Thornhill, L4J 8C5 and Communications C12 from Ms. Margaret Robinson, dated June 4, 2012 submitted by Mr. Stitt and C13 web page information, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.010 (Elham Khajepoordezfouli) BE APPROVED, to amend Zoning By-law 1-88, specifically Section 4.1.5 Home Occupation to permit a Business and Professional Office use in the basement (102 m²) of the existing dwelling, on the subject lands shown on Attachments #1 and #2, and to permit the site specific zoning exceptions identified in Table 2 of this report, subject to the following condition:
 - a) that prior to the enactment of the implementing zoning by-law, the Owner shall provide written confirmation to the Development Planning Department that the Owner is occupying the existing single detached residential dwelling at 7820 Yonge Street, in accordance with the Home Occupation provisions of Zoning By-law 1-88.
2. THAT Site Development File DA.11.028 (Elham Khajepoordezfouli) BE APPROVED, to facilitate the use of the basement 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 as a Home Occupation, as shown on Attachments #3 and #4.

Economic Impact

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

Communications Plan

On May 6, 2011, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Town of Markham. The recommendation of the Committee of the Whole to receive the Public Hearing report of May 31, 2011 and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on June 7, 2011. Deputations and a written submission were received from the following:

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- a) Rob Stitt, 18 Mill Street;
- b) Rob Stitt, representing 15 Mill Street;
- c) Margaret Robinson, 10 Mill Street; and,
- d) Patrick Trant, 7802 Yonge Street.

The following is a summary of the concerns noted at the Public Hearing:

- a) the traffic impact on Old Yonge Street since it is narrow and serves the Heritage Community;
- b) Old Yonge Street is used to access equipment sheds for the Thornhill Golf and Country Club and parking for the Thornhill Tennis Club and Thornhill Park and Pool. At times, the existing parking provided for Thornhill Park cannot accommodate the demand and parking overflows onto Old Yonge Street; and,
- c) the home owner does not live at the residence however operates a “Home Occupation” and rents the living space to another tenant.

The Owner addressed these concerns by confirming that parking will be accommodated on the subject property. Old Yonge Street will not be used for parking. Limited traffic will be generated by this Home Occupation as no clients, visitors or goods will come and go from the site. The residential portion of the house is currently leased to one tenant, however, the Owner will be moving into the home sometime during the summer of 2012, once the tenant’s new home is constructed elsewhere.

Purpose

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

1. Zoning By-law Amendment File Z.11.010 to amend Zoning By-law 1-88, specifically Section 4.1.5, Home Occupation, to permit a Business and Professional Office (engineering consulting services) in the basement (102 m²) of the existing dwelling as a Home Occupation, together with the following site-specific zoning exceptions:

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| Table 1: Proposed Zoning Exceptions to By-law 1-88 | | | |
|---|-------------------------------------|---|---|
| | By-law Standard | By-law 1-88, R1 Zone Requirements and Section 4.1.5 Home Occupation | Proposed Exceptions to the R1 Zone and Section 4.1.5 Home Occupation |
| a) | Permitted Use | <ul style="list-style-type: none"> ▪ Home Occupation limited to the office of a regulated health professional | <ul style="list-style-type: none"> ▪ Permit a Business and Professional Office in the basement of the existing dwelling (102 m²) |
| b) | Parking Surface Requirements | <ul style="list-style-type: none"> ▪ The surface of all parking spaces, related driveways and maneuvering areas shall be paved with hot-mix asphalt | <ul style="list-style-type: none"> ▪ The surface of the parking area and driveway shall be interlock stone. |
| c) | Home Occupation Gross Floor Area | <ul style="list-style-type: none"> ▪ Home Occupation shall not occupy more than 25% of the building | <ul style="list-style-type: none"> ▪ Permit 31.44% (basement area) of the existing dwelling for a Home Occupation |
| d) | Home Occupation Number of Employees | <ul style="list-style-type: none"> ▪ Not more than three (3) persons shall be engaged in the use and at least one of them (the professional) shall be a resident in the said dwelling | <ul style="list-style-type: none"> ▪ A maximum of five (5) persons shall be engaged in the use, three (3) of which are residents of the dwelling and two additional employees. |
| e) | Parking Requirements | <ul style="list-style-type: none"> ▪ Required Parking for Home Occupations with 3 persons is 2.0 parking spaces plus 3.0 for the residential use (5 spaces total) ▪ Zoning By-law 1-88 does not provide a parking standard for a Home Occupation with more than 3 employees | <ul style="list-style-type: none"> ▪ Permit a Home Occupation with 5 employees and 5 parking spaces |

2. Site Development File DA.11.028 to facilitate the use of the basement of the existing residential dwelling for a Business and Professional Office as a Home Occupation. No changes are proposed to the exterior of the existing dwelling and the site.

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The applicant has advised that the basement will be used for a consulting engineering company which provides services including project management, basic and detailed design, engineering, etc., to a variety of industries including oil, gas and petrochemicals. The company employs five (5) staff including three (3) family members and two (2) employees. It is noted that the proposed use is currently operating.

Background - Analysis and Options

Location

The 0.8 ha site is located on the west side of Yonge Street, north of Centre Street (7820 Yonge Street), City of Vaughan. The property is considered a through lot with approximately 20.0 m of frontage on Yonge Street and Old Yonge Street and is developed with a 327 m² (not including basement area) single-detached dwelling.

Land Use Policies/Planning Considerations

The Development Planning Department has reviewed the Zoning By-law Amendment and Site Development Applications to permit a Business and Professional Office use as a Home Occupation in consideration 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 are 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 Home Occupation is consistent with the Regional Official Plan as it provides for employment opportunities within existing built-up portions of the urban area.

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. The existing residential dwelling was built under Heritage Permit 2007.003.01. The Vaughan Cultural Services Division advises that proposed changes to properties designated within heritage conservation districts must be in keeping with the heritage character of the buildings, the historical streetscape and must be in conformity with the heritage district plan and design guidelines. Any proposal for new construction, additions, demolitions and changes to the exterior of buildings will require a Heritage Permit. The Owner is not proposing any changes to the existing building or site. The Vaughan Cultural Services Division has no objection to the applications as the current exterior appearance or condition of the building and site will not be affected.

c) City of Vaughan Official Plan

The subject lands are designated "Low Density Residential" by in-effect OPA #210 (Thornhill Community Plan). Single detached dwellings are permitted in the "Low Density Residential" designation. The proposed Home Occupation located in the basement of the existing residential dwelling conforms to the Official Plan, as home occupations are permitted in single detached dwellings in the Zoning By-law, subject to meeting the zoning requirements for home occupation uses.

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The proposal also conforms to the policies in OPA #669 (Thornhill Yonge Street Plan), which is discussed in the zoning section below.

d) Vaughan Official Plan (VOP) 2010

The subject lands are designated “Low-Rise Residential” within the Thornhill Heritage Conservation District Plan 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 (VOP 2010, Volume 2) states that land use planning decisions within the areas identified as Heritage Conservation Districts shall conform to the requirements of the applicable Heritage Conservation District Plan, as discussed earlier. The proposed Home Occupation located in the basement of the existing residential dwelling conforms to the Official Plan.

Zoning

The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88, which permits a home occupation in all single, semi and street townhouse units in a Residential Zone, however, restricts a home occupation use to the office of a regulated health professional and a maximum of 3 employees. The Owner has submitted Zoning By-law Amendment File Z.11.010 to permit a Business and Professional Office use as a “Home Occupation” with 5 employees in the R1 Residential Zone in the basement of the existing dwelling shown on Attachments #3 and #4.

Home Occupation is defined by Zoning By-law 1-88 as “an occupation conducted in a dwelling unit, and which is clearly secondary to the use of the dwelling unit as a private principal residence; does not change the external character of the dwelling unit as a private residence; and does not create or become a public nuisance, in particular with respect to noise, traffic or parking”.

The application proposes a business and professional office that provides engineering consultation services. The company provides engineering design services, where orders are given by phone, fax, or e-mail. The applicant advises that no clients or visitors will come to the office. No goods will be sold or stored at the office. The office will operate Monday to Friday from 9:00 am to 5:00 pm. There will be 5 employees, three of which will live at the residence. No signage advertising the business is existing or proposed on the property.

The proposed use is supported by the Region of York Official Plan, which encourages mixed use, compact development along Regional Corridors such as Yonge Street. OPA #669, implementing 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. Existing land uses in the area consist of residential, institutional, and both service and retail commercial uses. Given the policies and principles of planning documents governing the area, the existing mix of land uses and that no alterations or changes are proposed to the existing site or building, the proposed zoning amendment can be supported by the Development Planning Department.

The zoning exception to permit the interlock stone 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 interlock parking area and driveway of 7820 Yonge Street can be supported by the Development Planning Department as it reflects the special historical significance of the community.

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The zoning exception to the Home Occupation GFA requirements of Zoning By-law 1-88, to allow 31.5 % of the existing residential dwelling to be occupied by the business and professional office is appropriate as the use will be contained in the basement of the home. The basement has exterior access, therefore, can function separately from the residential portion of the home.

The exception to allow five employees is appropriate as three of the employees are residents of the home. No visitors or clients will come to the office. No goods will be delivered or stored at the business. The Owner states that normally there will be one employee that will be coming to the business that is not a resident of the home. There will be minimal impact to the neighbouring community in terms of noise and traffic caused by this business.

Zoning By-law 1-88 requires that at least one of the employees (the professional) shall be a resident of the dwelling. As noted earlier, the Owner does not currently occupy the dwelling as it is being temporarily leased. A condition of approval has been included requiring the Owner to provide written confirmation to the Development Planning Department that the Owner is occupying the building prior to the implementing Zoning By-law being enacted.

The City's Zoning By-law 1-88 requires that 3 parking spaces be provided for the residence and 2 for the proposed home occupation provided a maximum of three employees are engaged in the home occupation use. Zoning By-law 1-88 does not include a parking standard for a Home Occupation with more than 3 employees. The Owner is proposing a total of 5 parking spaces, including two spaces in the garage, two spaces on the driveway from Old Yonge Street and one space on the driveway from Yonge Street, as shown on Attachment #3, to serve the proposed use. The parking reduction can be supported as the property is well serviced by public transit. The Vaughan Development/Transportation Engineering Department has reviewed the proposed site plan, including the proposed 5 parking spaces and is satisfied with the proposal.

By-law Enforcement

The Vaughan Enforcement Department has received two complaints regarding the use of the subject lands, and construction and landscaping activity taking place at 7820 Yonge Street. On October 19, 2011, the Development Planning Department along with a representative from the Enforcement Department conducted a site visit to investigate these complaints. The top two floors of the existing residential dwelling are currently leased to one residential tenant. A Business and Professional Office (engineering consulting services) is operating in the basement of the existing dwelling. The Owner has advised that they will be moving into the residential portion of the dwelling soon. A date for this move has not been confirmed, but will likely be in the summer, as the current tenant is waiting to move into their new home, which is under construction elsewhere.

The Owner is not proposing additional changes to the building or landscaping at 7820 Yonge Street.

Site Design and Building Elevations

The site plan and building elevations on Attachments #3 and #4 show the existing two-storey residential dwelling. No exterior changes are proposed by the subject applications. The existing residence at 7820 Yonge Street was built in accordance with the Vaughan Heritage Plan and Heritage Permit 2007.003.01. The Vaughan Development Planning Department and the Vaughan Cultural Services Division have no objection to the proposed applications.

Vehicular access to the site is from a 6.1 m wide driveway on Old Yonge Street to serve 4 parking spaces (2 in garage and 2 on driveway), and a 4.1 m wide existing curb cut on Yonge Street to serve one parking space on the driveway. Pedestrian connections are from Old Yonge Street.

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The Vaughan Public Works Department has advised that the primary use of the dwelling is residential, therefore, the City will continue to provide residential curb side waste collection. Waste generated from the home occupation may be placed out with the residential waste, however, the applicant must comply with the requirements of the City's residential waste collection program.

The Vaughan Building Standards Department has advised that the Owner will be required to obtain Permits and ensure that the requirements of the Ontario Building Code are met.

Vaughan Development/Transportation Engineering Department

The Zoning By-law Amendment and Site Development applications were reviewed by the Vaughan Development/Transportation Engineering Department, who are satisfied with the site plan shown on Attachment #2.

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 and Community Planning Department has no objection to the applications provided that the Owner enters into a Site Plan Agreement with York Region and shall acknowledge and agree to not object to the following:

- a) Upon implementation of the Proposed VIVA – Yonge Street Transitway, the proposed full-moves access to/from the subject property to/from Yonge Street, will be restricted to a right-in/right-out movement only access; and,
- b) The Owner also agrees that it shall not initiate any action, suit, or any other proceeding against the Region before any court or tribunal as a result of these restrictions of access to and from the site; including, but not limited to, any action for injurious affection.

The Region has advised that it will require the Owner to enter into a Regional Site Plan Agreement to secure these conditions.

Conclusion

The Zoning By-law Amendment File Z.11.010 and Site Development File DA.11.028 have been reviewed in accordance with the Region of York Official Plan, the Thornhill Vaughan Heritage Conservation District Plan 2007, OPA #669, OPA #210 (Thornhill Community Plan), Zoning By-law 1-88, and comments from City departments, external public agencies and the public. The Vaughan Development Planning Department is satisfied that the proposed Business and Professional Office as a Home Occupation providing engineering consultation services in the basement of the existing residential dwelling is appropriate and compatible with the existing uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Zoning By-law Amendment and Site Development applications, subject to the conditions in this report.

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Attachments

1. Context Location Map
2. Location Map
3. Site Plan – Existing Building
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

/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 JUNE 26, 2012

Item 33, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

33 FENCE HEIGHT EXEMPTION - 58 COUNTRY DRIVE LANE – WARD 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 5, 2012:

Recommendation

The Director of Enforcement Services recommends the following:

1. That the fence height exemption application for 58 Country Drive Lane be approved.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius. At the time of this Report no objections had been received.

Purpose

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

Background - Analysis and Options

The property owner of 58 Country Drive Lane has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The By-law permits a fence height of 4 feet in front yards and 6 feet in rear yards. The Applicant has requested an exemption to permit an existing wood fence in the interior and rear yards and range in height from 6 feet 2 inches to 7 feet 3 inches and are shared between 5 adjoining neighbours. The front yard fence is constructed of wrought iron and measures 4 feet 2 inches.

There are no site plan requirements for fences for this location.

Relationship to Vaughan Vision 2020

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

Regional Implications

N/A

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This case supports a fence height exemption for this location at it's current height.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 33, CW Report No. 25 – Page 2

Attachments

1. Map of surrounding streets
2. Photographs
3. Letter from Applicant with Photos

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 34, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

34 FENCE HEIGHT EXEMPTION - 157 HELEN STREET – WARD 2

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 5, 2012:

Recommendation

The Director of Enforcement Services recommends the following:

1. That the Application for Fence Height be approved.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius. At the time of application no letters of objection had been received.

Purpose

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

Background - Analysis and Options

The property owner of 157 Helen Street has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The By-law permits a fence height of 4 feet in front yards. The Applicant has requested an exemption to permit an existing front yard wrought iron fence ranging in height from 4 feet to 8 feet 5 inches. The wrought iron fence is built on top of a retaining wall and the variations in height are due to the grading, which drops off at the property line.

This application exceeds the delegated authority for fence height exemptions

Relationship to Vaughan Vision 2020

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

Regional Implications

N/A

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This case supports a fence height exemption for this location at its current height.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 34, CW Report No. 25 – Page 2

Attachments

1. Map of surrounding streets
2. Photographs

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 35, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

35 FENCE HEIGHT EXEMPTION - 127 MCMORRAN CRESCENT – WARD 5

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 5, 2012:

Recommendation

The Director of Enforcement Services recommends the following:

1. That the fence height exemption for 127 McMorran Crescent be denied.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius. Three objections have been received from residents of 117, 121 and 123 McMorran Crescent.

Purpose

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

Background - Analysis and Options

The property owner of 127 McMorran Crescent has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The By-law permits a fence height of 6 feet in rear yards. The Applicant has requested an exemption to permit an existing rear yard wooden fence. The south side of the fence contains three panels measuring 8 feet 5 inches and 5 panels measuring 6 foot 3 inches (which abuts 123 McMorran Crescent).

This fence was brought to the attention of the Enforcement Services Department as a result of a complaint.

There are no site plan or safety concerns related to this application.

This application is beyond the delegated authority for fence height exemptions.

Relationship to Vaughan Vision 2020

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

Regional Implications

N/A

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 35, CW Report No. 25 – Page 2

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This case does not support a fence height exemption for this location at its current height.

Attachments

1. Map of surrounding streets
2. Photographs
3. Letters of Objection (X 3)

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 36, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

36 FENCE HEIGHT EXEMPTION - 154 SAINT NICHOLAS CRESCENT – WARD 3

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Enforcement Services, dated June 5, 2012, be approved;
- 2) That staff review the current policy with respect to the process for fence height exemptions and report back in the Fall of 2012; and
- 3) That the deputation of Ms. Violet Baldacchino, 154 Saint Nicholas Crescent, Woodbridge, L4H 3E6, be received.

Recommendation

The Director of Enforcement Services recommends the following:

1. That the fence height exemption application for 154 Saint Nicholas Crescent be approved.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius. At the time of the submission of this report one objection had been received and one letter of support has been received from the neighbouring property at 150 Saint Nicholas Crescent, who shares the fence.

Purpose

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

Background - Analysis and Options

The property owner of 154 Saint Nicholas Crescent has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The By-law permits a fence height of 6 feet in rear yards. The Applicant has requested an exemption to permit 2 interior yard fence panels to provide a sense of privacy due to an elevated rear yard deck.

This fence height violation was brought to the attention of the Enforcement Services Department as a result of a complaint. Staff attended the property and found the first panel has a sloped design topper, where at the lowest point measures 6 feet 1 inch, with the highest point measuring 7 feet 2 inches. The second panel has a leveled topper, which measures 7 feet 6 inches with a post measuring 8 feet.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 36, CW Report No. 25 – Page 2

There are no visibility issues from other properties. The fence is screened by the two homes and visibility is not possible from the rear yard properties due to a climbing shrub attached to the fence.

There are no site plan requirements for this property and no site line visibility issues.

This application exceeds the delegated authority for fence height exemptions.

Relationship to Vaughan Vision 2020

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

Regional Implications

N/A

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This case supports a fence height exemption for this location at its current height.

Attachments

1. Map of surrounding streets
2. Photographs
3. Letter of Support (email from Max Denome X 2)
4. Letters of Objection (X 2)

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 37, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

37 **FENCE HEIGHT EXEMPTION - 85 ANTONINI COURT – WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 5, 2012:

Recommendation

The Director of Enforcement Services recommends the following:

1. That the fence height exemption application for 85 Antonini Court be approved.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, 3 property owners from 71, 79, 91 Antonini Court provided letters of support for the consideration of the said fence.

Purpose

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

Background - Analysis and Options

The property owner of 85 Antonini Court has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90 to provide a sense of safety and security around an existing pool, to aesthetically match the rear fence installed by the builder and to provide a noise reduction from the open ravine waterway.

The fence along the rear property line was constructed by the Builder/Developer and is a condition of the Site Plan. There are no other Site Plan conditions for fences for this property.

The By-law permits a fence height of 6 feet in rear yards. The Applicant has requested an exemption to permit an existing interior yard wooden fence ranging in height from 7 feet 3 inches to 9 foot 3 inches. The fence serves as a pool enclosure.

An inspection of the property found the east side fence (which extends from the front wall of the house to the rear property line) ranges in height 7 feet 3 inches to 9 feet 3 inches. The west side fence extends from the front wall of the house to the rear property line and measures between 7 feet 7 ½ inches to 8 feet 9 inches.

It appears that the neighbouring properties at 91, 71 and 79 Antonini Court have also constructed interior yard fences similar in height and design. With exception of the addresses listed above, no other properties in the immediate area have constructed fences of their own and only the rear yard Builder/Developer fences exist.

The fence height does not pose a sight line issue for neighbouring properties.

This application is outside of the parameters of the delegated authority passed by Council.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 37, CW Report No. 25 – Page 2

Relationship to Vaughan Vision 2020

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

Regional Implications

N/A

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This case supports a fence height exemption for this location at its current height.

Attachments

1. Site Plan
2. Map of surrounding streets
3. Photos provided by staff
4. Letter from Applicant
5. Photographs of area fences (provided by Applicant)
6. Letters of Support (X 3)

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 38, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

38 FENCE HEIGHT EXEMPTION - 41 MARATHON AVENUE – WARD 4

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Enforcement Services, dated June 5, 2012, be approved; and
- 2) That the deputation of Mr. John Ahoneftos and Ms. Lucy Kennedy, 41 Marathon Avenue, Concord, L4K 5G8, be received.

Recommendation

The Director of Enforcement Services recommends the following:

1. That the fence height exemption application for 41 Marathon Avenue be denied.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 meter radius. Three letters of objection have (one of which is from a direct abutting neighbour).

Purpose

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

Background - Analysis and Options

The property owner of 41 Marathon Avenue has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The By-law permits a fence height of 4 feet in front yards. The Applicant has requested an exemption to permit a front yard wrought iron fence located between 39 and 41 Marathon Avenue which separates the driveways. The fence ranges in height from 5 feet 1 inch to 6 feet 5 inches.

This fence was brought to the attention of the Enforcement Services Department as a result of a complaint.

The Applicant provided a petition from 17 homeowners in the area who have no objections to the fence.

There are no site plan or safety concerns regarding this application

This fence exceeds the delegated authority for fence height exemptions.

Relationship to Vaughan Vision 2020

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 38, CW Report No. 25 – Page 2

Regional Implications

N/A

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This case does not support a fence height exemption for this location at its current height.

Attachments

1. Map of surrounding streets
2. Photographs
3. Letter from Applicant with Applicant Petition
4. Letters of Objection (X 3)

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 39, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

39 FENCE HEIGHT EXEMPTION - 68 COG HILL DRIVE – WARD 5

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Enforcement Services, dated June 5, 2012, be approved; and
- 2) That the deputation of Ms. Iana Rizhova, 70 Cog Hill Drive, Concord, L4K 1M7, be received.

Recommendation

The Director of Enforcement Services recommends the following:

1. That the fence height exemption application for 68 Cog Hill Drive be approved.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius of the applicants home. Two letters of objection and one letter of support were received from direct neighbouring properties.

Purpose

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

Background - Analysis and Options

The property owner of 68 Cog Hill Drive has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The By-law permits a fence height of 6 feet in rear yards. The Applicant has requested an exemption to permit an existing interior yard fence ranging in height from 6 feet 7 ½ inches to 7 feet 6 inches, which was erected to match the neighbouring fence located at 66 Cog Hill Drive. A letter of support from the resident at 66 Cog Hill Drive was submitted along with the application.

This fence was brought to the attention of the Enforcement Services Department as a result of a complaint.

There are no site plan or safety implications with this application.

The application is only 6 inches beyond the designated authority.

Relationship to Vaughan Vision 2020

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 39, CW Report No. 25 – Page 2

Regional Implications

N/A

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This case supports a fence height exemption for this location at its current height.

Attachments

1. Map of surrounding streets
2. Letter with Photographs
3. Email from Applicant with Photographs
4. Letter of Support
5. Letters of Objection (X2)

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 40, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

40 FENCE HEIGHT EXEMPTION - 155 ARNOLD AVENUE – WARD 5

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 5, 2012:

Recommendation

The Director of Enforcement Services recommends the following:

1. That the fence height exemption application for 155 Arnold Avenue be approved.

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius. At the time of the submission of this report one letter of support was received and no objections had been received.

Purpose

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

Background - Analysis and Options

The property owner of 155 Arnold Avenue has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The By-law permits a fence height of 4 feet in front yards. The Applicant has requested an exemption to permit a proposed 4 foot wrought iron fence with a 7.5 foot wrought iron gate (attached to two 7 foot columns) in the front yard.

The Applicant provided photos of several fences in the immediate area that are similar in height and design (located at 40, 41, 132, 145 and 171 Arnold Avenue).

There are no site plan or safety impacts with this fence.

Staff inspected homes with similar fences in the immediate area (see Attachment 1).

Based on similar fences being constructed in the area and no objections being received, staff are recommending this application be approved as it appears to meet community standards.

Relationship to Vaughan Vision 2020

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

Regional Implications

N/A

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 40, CW Report No. 25 – Page 2

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This case supports a fence height exemption for this location at its current height.

Attachments

1. Table
2. Map of surrounding streets
3. Gate Plan
4. Photographs of area fences (provided by Applicant)
5. Letter of Support

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 41, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

41 FENCE HEIGHT EXEMPTION - 25 AND 31 FIORELLO COURT – WARD 3

The Committee of the Whole recommends:

- 1) That the Application for Fence Height Exemption for 25 and 31 Fiorello Court be denied;**
- 2) That the following report of the Director of Enforcement Services, dated June 5, 2012, be received;**
- 3) That the deputation of Mr. Frank Torchia, 17 Fiorello Court, Vaughan, L4H 0V4, on behalf of Mr. Mario Pacitto, be received; and**
- 4) That Communication C14 memorandum from the Director of Enforcement Services, dated June 6, 2012, be received.**

Recommendation

The Director of Enforcement Services recommends the following:

- 1. That the Application for Fence Height Exemption for 25 and 31 Fiorello Court be approved.**

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 meter radius and three objections were received.

Purpose

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

Background - Analysis and Options

The property owners of 25 and 31 Fiorello Court have applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The By-law permits a fence height of 6 feet in rear yards. The Applicants have requested an exemption to permit existing rear yard wooden fencing ranging in height from 6 feet to 7 feet 5 inches.

This fence height violation was brought to the attention of the Enforcement Services Department as a result of a complaint.

Several homes in the immediate vicinity are of the same height and design as the fencing was installed by the same contractor.

There are no apparent site plan or safety impacts as a result of this application.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 41, CW Report No. 25 – Page 2

Relationship to Vaughan Vision 2020

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

Regional Implications

N/A

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This case supports a fence height exemption for this location at its current height.

Attachments

1. Site Plan
2. Map of surrounding streets
3. Photographs
4. Letters of Objection (X 3)

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 42, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

42 FENCE HEIGHT EXEMPTION - 716 WOODLAND ACRES CRESCENT – WARD 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Enforcement Services, dated June 5, 2012:

Recommendation

The Director of Enforcement Services recommends that:

1. That the application for fence height exemption for 716 Woodland Acres Crescent be approved.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

Notification/Request for Comment letters were sent to surrounding neighbours within a 60 metre radius, at the time of this report, no objections had been received.

Purpose

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

Background - Analysis and Options

The property owner of 716 Woodland Acres Crescent has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90.

The Applicant is making application to permit a proposed 7 foot wrought iron fence with a 4 inch coyote roller on top surrounding the rear yard of the property. The By-law permits a fence height of 6 feet in rear yards. The Applicant requests the 7 foot fence with the coyote roller to provide a sense of safety due to numerous encounters with coyotes in the neighbourhood.

There are currently no fences in the immediate area matching the proposed height and design of the Applicant's proposed fence.

The proposed fence height will not pose a sight line issue for neighbouring properties as it will be located in the rear and interior side yards.

This application is outside of the parameters of the delegated authority passed by Council.

Relationship to Vaughan Vision 2020/Strategic Plan

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 42, CW Report No. 25 – Page 2

Regional Implications

N/A

Conclusion

Fence Height Exemption requests brought before Council should be granted or denied based on the potential impact to neighbour relations, comparables in the specific area, site plan requirements, history, and safety impacts. This case supports a fence height exemption for this location.

Attachments

1. Area Map
2. E-mail from Applicant with Proposed Drawing

Report prepared by:

Janice Heron
Office Coordinator, Enforcement Services

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 43, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

43

KLEINBURG OLD BOYS USE OF THE KLINE HOUSE FACILITY

The Committee of the Whole recommends approval of the recommendation contained in the following resolution submitted by Councillor Iafrate, dated June 5, 2012:

Member's Resolution

Submitted by Councillor Marilyn Iafrate

Whereas, in 2000 the Kleinburg Old Boys group (KOB) applied for and received a \$10 000 Ontario Trillium grant to fund the creation of a Heritage Collection at the Kline House that officially opened in 2003, showcasing displays of artifacts and photographs of Kleinburg and that this grant paid for the costs of display cases, tables, interior painting and floor repair to the Klein House; and,

Whereas, these artifacts are being collected by the KOB through donations made by members of the community and as the program continues to be supported with donations from the Binder Twine committee, the Local BIA, KARA, fundraising activities, volunteer time, donation from the community and visitors, in-kind services, and tourism, which has resulted in a total of \$31,000 being raised/collected in the past 12 years; and,

Whereas in 2007, Council renewed the agreement with the KOB which authorizes terms and conditions, clarifies roles and responsibilities and other requirements for the long-term use of the Kline House by the KOB for the purpose of housing and facilitating the public viewing of the historical collection at the building and permitting the house to local groups and businesses and that this was put in place to protect both parties as it relates to liability, insurance and health and safety issues; and,

Whereas, the Kleinburg Old Boys, since 2007, have hired and paid a Coordinator to assist in the coordination of 30 volunteers each year to manage the public viewing of the Collection, which is open during the weekends between May and October and open for special occasions such as the local Tree Lighting, the Vaughan Food Drive, Doors Open Vaughan, and to School Groups; and

Whereas, five volunteer organizations use the Kline House on a regular basis free of charge i.e. Kleinburg Old Boys, K.A.R.A., B.I.A., the Binder Twine Committee and Take Five and rental fees for non-volunteer/community organizations have been collected by the KOB totaling \$725 or approximately \$80 per year since 2003; and,

Whereas the KOB is self-sustaining and is funded by personal contributions by its members and that the volunteer groups and individual volunteers have achieved a sense of community spirit and pride under the management by the KOB and the City's ownership of the Kline House; and,

Whereas the agreement has expired and the KOB have expressed interest in continuing the current arrangement which has well-served the Kleinburg community and the City

It is therefore recommended that the City of Vaughan continue to allow the KOB to manage the Kline House, and maintain the same arrangement as they have done since 2003 for a period of three years with an option to renew for two one year terms at the discretion of the City.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 26, 2012

Item 44, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

**44 VAUGHAN CITY-WIDE STREETScape IMPLEMENTATION MANUAL AND
FINANCIAL STRATEGY PLAN AND ADDITIONAL CAPITAL FUNDING REQUEST
FILE 20.26**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 2012:

Recommendation

The Commissioner of Planning in consultation with the Commissioner of Engineering and Public Works, Commissioner of Finance, and Commissioner of Community Services recommends:

1. THAT the Terms of Reference appended to this report as Attachment #1, BE APPROVED.
2. THAT the capital project in the amount of \$110,000, plus administration and applicable taxes, BE APPROVED.
3. THAT the study be funded through available City-Wide Development Charges - General Government in the amount of 90% and the remaining portion to be funded by Development Planning Department Professional Fees (\$11,530).
4. THAT the inclusion of this matter on a public committee or Council agenda with respect to increasing the capital budget is deemed sufficient notice pursuant to Section 2 (1) (c) of By-law 394-2002."

Contribution to Sustainability

The Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy Plan will contribute to the goals and objectives within "Green Directions Vaughan", the City's "Sustainability and Environmental Master Plan", specifically:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate.

Objective 1.3 "To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds"

Goal 2: To ensure sustainable development and redevelopment.

Objective 2.2 "To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth"

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact.

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

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

Objective 4.1 "To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage"

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Objective 4.2 “To ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base, and continuing prosperity into the 21st century”

Goal 5: To be a leader on sustainability issues.

The Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy Plan will promote the following goals, which directly relate to those of *Green Directions Vaughan*, specifically:

- Communicate a streetscape and open space framework that is both resilient and adaptable to support short, medium and long term urban transformations;
- Integrate transit infrastructure with the emerging urban fabric;
- Support the pedestrian, cyclist, transit and motorist experience for all ages and abilities;
- Define catalytic public realm design strategies and tactics that will promote cultural, social, commercial and recreational activities within the urban core, and enhance overall quality of life; and,
- Identify opportunities and implementation strategies to incorporate public art into the public realm.

Fiscal Sustainability

In addition, sustainability by definition focusses on the ability to maintain an activity over an extended time horizon. Recognizing the City has limited resources, developing a streetscape implementation manual and financial strategy is important to ensure the City’s streetscape objectives and priorities are adequately resourced. This will be a significant challenge as requirements are significant and in direct competition with other corporate initiatives for the same limited funding sources. Prudent planning allocates resources in a way that balances needs and aspirations of the present without compromising the ability to meet those of the future. The streetscape implementation manual and financial strategy plan will endeavour to do this by looking at funding scenarios and attempt to balance long-term service requirements with available future funding.

Economic Impact

A total budget of \$110,000 plus administration and applicable taxes is required to complete the Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy Plan.

| CITY-WIDE STREETSCAPE IMPLEMENTATION MANUAL AND FINANCIAL STRATEGY PLAN | |
|--|----------------|
| Costs: | |
| Streetscape Study | 110,000 |
| Add: HST (1.76%) | 1,936 |
| Sub-total | 111,936 |
| Administration Recovery (3%) | 3,358 |
| Total Costs | 115,294 |
| Total Costs (Rounded) | 115,300 |

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Growth and intensification are the driving forces behind the need for this study and as a result the recommended funding sources for this study are as follows:

- \$103,770 City-Wide Development Charges - General Government
- \$11,530 Mandated Co-Funding funded through Development Planning Department Professional Fees

Communications Plan

Upon Council approval of the Study Terms of Reference and consultant selection, the study will be initiated with a stakeholder consultation workshop to which all landowners, business groups and other stakeholders in the City's planned intensification areas are encouraged to attend. A Project Team will be established to provide input from key City departments and public agencies, and to facilitate coordination with stakeholders.

Once the new Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy Plan is approved by Vaughan Council, this document will be placed on the City's web-site, which will allow future development proponents to reference this guiding document prior to submission of a development proposal. In addition, design consultants will be provided the approved plan as an urban design reference tool, as they proceed to undertake their work to design and improve the existing and future urban street network for the City's planned intensification areas, including Main Streets.

Purpose

The purpose of this report is to obtain Council direction to proceed with the Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy Plan on the basis of the Terms of Reference appended to this report as Attachment #1, and to secure approved funding to retain a multi-disciplinary firm to perform the necessary professional services outlined in the Terms of Reference.

Background - Analysis and Options

A staff report on "Streetscaping Process and Procedures in City of Vaughan" was presented to the Committee of the Whole (Working Session) meeting of April 10, 2012 (Item 2, Report No. 15). This report was subsequently adopted by Council on April 17, 2012, thereby providing the following direction to staff:

1. *"That staff be directed to develop a sustainable approach to City-Wide streetscapes, including a financial impact analysis, associated funding strategy and on-going maintenance costs."*
2. *"That staff develop an RFP and review funding options to retain a multi-disciplinary firm with expertise in Planning, Urban Design, Financial Management, Operations and Engineering, to prepare a City-Wide Streetscape Implementation Manual and Financial Strategy, and report back to a Committee of the Whole in June 2012."*

Accordingly, this report and the Terms of Reference appended to this report as Attachment #1 have been prepared in response to this direction.

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City-Wide Streetscape Implementation Manual and Financial Strategy Plan

The preparation of the Vaughan City-Wide Streetscape Implementation Manual and accompanying Financial Strategy Plan is required in order to provide an updated, standardized, streamlined and improved process to guide the design, funding, construction and maintenance for streetscaping projects throughout the City of Vaughan. This study will provide the necessary framework to inform and assist City Council and Staff in managing and prioritizing limited resources for streetscaping, as the City sets its direction in the corporate planning process, department business plans and multi-year budgets. This is part of the City's commitment to continuing improvement, ensure cost certainty, and consistency in streetscape applications going forward.

Study Goals

The Vaughan Streetscape Implementation Manual and Financial Strategy Plan will be used as a reference tool guide, to ensure a standardized sustainable approach to streetscaping, and *will* provide a green infrastructure framework for the public spaces in Vaughan's planned intensification areas, including greenways, public squares, pedestrian mews and streets. The key goals of this Study are to:

- a) Develop a standard streetscape classification system to group streets with similar typologies and character, and assign appropriate design treatments/components to them;
- b) Develop a streetscape database model that can be utilized for budgeting and design in all streetscape projects going forward;
- c) Define a full standard streetscape palette of materials matrix for all streetscape classification options in consultation with City Departments;
- d) Define a full life-cycle costing analysis for all palette of streetscape components, including construction, operational and replacement costs;
- e) Provide a hierarchy of fully-costed options i.e (basic, value add, resident expected) for community, developer and Council consideration;
- f) Provide a 10 year financial impact forecast for viable scenarios, including a recommended funding strategy to implement;
- g) Define catalytic public realm design strategies and tactics that will promote cultural, social, commercial and recreational activities and enhance overall quality of life;
- h) Communicate a City-Wide streetscape framework that is both resilient and adaptable to support urban transformation;
- i) Support the sustainability goals and objectives of Green Directions Vaughan;
- j) Integrate transit infrastructure with the emerging urban fabric;
- k) Support the pedestrian, cyclist, transit and motorist experience for all ages and abilities;
- l) Identify opportunities and implementation strategies to incorporate public art into the public realm; and,
- m) Encourage a high quality of urbanity, design and materials for City-Wide streetscapes that are sustainable.

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Study Components

The Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy Plan will focus on design quality in the public right-of-way, with an emphasis on coherence, aesthetics, durability, accessibility, pedestrian amenity and sustainability. The detailed components and deliverables of the study are specifically indicated below.

- a) Produce the Vaughan City-Wide Streetscape Implementation Manual, which will be used as an urban design reference for the design and improvement of the existing and future urban street network for the City's planned intensification areas, including the Main Streets that define and connect our communities. The City-Wide Streetscape Implementation Manual will develop a hierarchy of streetscape typologies with integrated cost data and proposed funding strategies, and assign a set of standardized streetscape components to each street classification through a Streetscape Components Matrix. The design treatments specified in the Manual will centre on streetscape elements such as: paving, street trees, medians, lighting, wayfinding signage, street furniture and public art.
- b) Develop a Public Art Strategy for intensification areas, which will:
 - i) identify key sites and opportunities for public art throughout Vaughan;
 - ii) require the inclusion of public art in all new public sector developments;
 - iii) establish partnerships with utility providers to integrate public art with utility infrastructure;
 - iv) establish partnerships with local schools, existing or planned BIA's, business owners groups, institutions and community groups to initiate neighbourhood – based public art projects; and,
 - v) establish a public art contribution from private development and through conditions of development approval.
- c) Develop a Financial Impact Analysis, Funding Scenarios, and Funding Strategy, which recognizes the fiscal constraints affecting streetscape levels of service and implementation, which include:
 - i) review of current streetscape service levels and associated costs based on historic levels and inventory;
 - ii) define any service level changes and associated cost differences from existing historic service levels;
 - iii) identify funding gaps and challenges;
 - iv) validate service levels and enhancement options;
 - v) full life-cycle costing analysis matrix for acquisition, ownership, and replacement components;
 - vi) develop a detailed streetscape classification, typology and component option matrix;
 - vii) develop a 10 year fiscal impact forecast for viable scenarios and propose service level and funding strategy recommendations for Council consideration; and,
 - viii) develop a streetscape database model that can be utilized for all projects going forward.
- d) Participate in a reasonable number of meetings and presentations with vivaNext, Region of York, Toronto Transit Commission, external agencies, and City staff.
- e) Prepare presentations to Committee of the Whole and Council as necessary with respect to approvals and status updates on the project.

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Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020/Strategic Plan, through the following initiatives, specifically:

Service Excellence:

- Lead & Promote Environmental Sustainability
- Preserve our Heritage & Support Diversity, Arts & Culture

Organizational Excellence:

- Manage Corporate Assets
- Ensure Financial Sustainability
- Manage Growth & Economic Well-being

Regional Implications

The Region of York is a vital stakeholder in the process, and has participated in all City of Vaughan initiated streetscape plan studies completed to date. Each of these studies supports key elements of the Region of York Official Plan, adopted by Regional Council on December 16, 2009. Specifically, the implementation of the plan's following objectives stated in Section 7.2, Moving People and Goods:

"To ensure streets support all modes of transportation including walking, cycling, transit, automobile use, and the efficient movement of goods."

"To plan and protect future urban and rural streets to accommodate transportation demands."

Conclusion

As directed by Council, City staff has collaboratively prepared this report and Terms of Reference shown in Attachment #1, for the preparation of a new Vaughan City-Wide Streetscape Implementation Manual and Financial Strategy Plan. A key consideration in developing this study will be recognizing community and City building objectives, and the fiscal constraints affecting levels of service and implementation. This initiative demonstrates the City's commitment on building a great City in a functional, attractive and sustainable manner.

Should Council approve the Terms of Reference and Funding for the preparation of the Vaughan City-Wide Streetscape Implementation and Financial Strategy Plan, staff can proceed with the consultant selection process prior to Fall 2012.

Attachments

1. Terms of Reference

Report prepared by:

Rob Bayley, Manager of Urban Design, ext. 8254
John Henry, Director of Budgeting & Financial Planning, ext. 8348
Jack Graziosi, Director of Engineering Services, ext 8201
Brian Anthony, Director of Public Works, ext. 6116
Marjie Fraser, Director of Parks and Forestry, ext. 6137
Grant Uyeyama, Director of Development Planning, ext 8635

(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 45, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

45

**SITE DEVELOPMENT FILE DA.12.009
1801402 ONTARIO INC.
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MILANI BOULEVARD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 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.12.009 (1801402 Ontario Inc.) BE APPROVED, to permit an office building, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) 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; and,
 - ii) the required minor variances to implement the development as shown on Table 1 shall be approved by the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding; and,
 - b) that the implementing Site Plan Letter of Undertaking include the following provisions:
 - i) the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to issuance of a Building Permit, in accordance with Section 42 of the Planning Act. 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; and,
 - ii) the Owner shall implement the policies contained in Vaughan's approved "Waste Collection Design Standards Policy" to the satisfaction of the Vaughan Public Works Department. Waste collection services and winter site maintenance are the responsibility of the Owner.

Contribution to Sustainability

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

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- i) white thermoplastic polyolefin roofing;
- ii) improved day lighting by maximizing window sizes;
- iii) recycled stone/concrete will be used for the sub base of the parking lot;
- iv) locally manufactured materials will be used whenever possible;
- v) high efficiency HVAC;
- vi) drought resistant plants; and,
- vii) a waste reduction and recycling program will be implemented during construction.

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.12.009 on the subject lands shown on Attachments #1 and #2, to permit the construction of one-storey 1462.4 m² office building, served by 55 parking spaces as shown on Attachment #3.

Background - Analysis and Options

Location

The 0.45 ha parcel is located on the west side of Regional Road 27, north of Milani Boulevard, known municipally as 8290 Regional Road 27, City of Vaughan, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "General Commercial" by OPA #240 (Woodbridge Community Plan), as amended by OPA #345 (Woodbridge Commercial Structure Study Policy Review) as further amended by site-specific OPA #451. The lands are designated "Commercial 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 conforms to the Official Plans.

The subject lands are zoned C2 General Commercial Zone by Zoning By-law 1-88, subject to Exception 9(343), which permits an office building use with a minimum gross floor area of 1,371.25 m² on the property. In order to implement the proposed site plan (Attachment #3), the applicant is requesting the following zoning exceptions:

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Table 1:

| | By-law Standards | By-law Requirements of the C2 General Commercial Zone, subject to Exception 9 (343) | Proposed Exceptions to the C2 General Commercial Zone |
|----|--|--|--|
| a) | Minimum Front Yard (Regional Road 27) | 15.0 m (9.0m - Minor Variance Application A184/10) | 3.0 m |
| b) | Minimum Interior Side Yard (north) | 6.0 m | 3.0 m |
| c) | Minimum Landscape Strip Width (Regional Road 27) | 6.0 m | 1.5 m |
| d) | Office Building Use | Minimum building height shall be 2-storeys | Minimum building height shall be 1-storey |

It is noted that the lands are subject to Minor Variance Application A184/10, which approved a reduced parking standard (3.5 spaces/100 m² of gross floor area) and a reduced front yard (Regional Road 27) of 9.0m on the subject lands.

The applicant has submitted Minor Variance Application A124/12 for the approval of the above-noted variances. During the site plan review process, an additional variance was identified. Zoning By-law 1-88 defines an office building as having more than one-storey, which must be constructed on the site, whereas the proposed office building is one-storey in height, which the Development Planning Department has no objection.

The Development Planning Department can support the proposed zoning exceptions as they facilitate an appropriate development of the subject lands. The minimum landscape strip width of 1.5m and 3.0m minimum front yard along Regional Road 27, provides for a building located closer to the street, which is consistent with the City's urban design objectives. The proposed 3.0m northerly interior side yard abuts a retaining wall and drainage swale and does not impact the adjacent vacant property. The proposed one-storey building provides a built form that is compatible with the surrounding development.

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Site Plan Review

The proposed site plan shown on Attachment #3, includes a one-storey, 1462.4 m² office building sited along Regional Road 27, which encompasses approximately half of the site. The site is accessed from Regional Road 27 by an existing driveway adjacent to the south property line, which serves both the subject lands and the adjacent commercial complex. The proposed building elevations are shown on Attachment #5. The office building will be constructed to a maximum height of 7.38 m at the highest points located at each corner of the building, providing a 2-storey high massing. The building materials consist of brick, stucco and glazing. The proposed landscape plan is shown on Attachment #4. The Vaughan Development Department has reviewed the proposed site plan, building elevations and landscape plan and is generally satisfied with the plans, and will continue working with the applicant in order to enhance the landscape plan and building elevations.

The Vaughan Development/Transportation Engineering Department has reviewed the site servicing and grading plans and storm water management report. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must satisfy the requirements of the Development/Transportation Engineering Department. A condition to this effect has been included in the recommendation of this report.

The Owner will be required to pay cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit. A condition to this effect is provided in the recommendation of this report. The Owner will also be required to implement the policies contained in the approved "Waste Collection Design Standards Policy" to the satisfaction of the Vaughan Public Works Department. A condition to this effect is also provided 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 subject lands are located on the west side of Regional Road 27, which is a Regional Road. The Site Development Application was circulated to the Region of York Transportation and Community Planning Department for comment. The Owner will be required to fulfill all conditions and requirements of the Region of York. 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.12.009 in accordance with OPA #451, 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 one-storey office building is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

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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

/CM

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

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Item 46, Report No. 25, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 26, 2012, as follows:

By approving that staff incorporate the following into the criteria:

- 1. Commercial applications; and***
- 2. Lease / option agreements; and***

By receiving Communication C19 from Utilia Amaral, SunEdison, 595 Adelaide Street East, Suite 400, Toronto, M5A 1N8, dated June 22, 2012.

46 ONTARIO POWER AUTHORITY – FEED IN TARIFF (FIT) PROGRAM

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, Commissioner of Planning and Director of Building Standards, dated June 5, 2012:

Recommendation

The City Manager, Commissioner of Planning and Director of Building Standards recommend:

- 1) That Council endorse the attached resolution; and
- 2) That Council provide staff the authority to provide applicants with a copy of the resolution to Feed in Tariff (FIT) applicants for rooftop solar installations where the application meets the established criteria.

Contribution to Sustainability

Renewable energy projects under the FIT program are in line with Green Directions (Vaughan), our Community Sustainability and Environmental Program.

Economic Impact

There is no direct economic impact to the Municipality resulting from the recommendations of this report.

Communications Plan

A communication plan is not required as the FIT program is administered by the Ontario Power Authority ("OPA").

Purpose

The purpose of this report is to request that Council provide staff the authorization to administer a Council Resolution for applicants to the FIT program utilizing the Prescribed Form on Attachment 1.

Background - Analysis and Options

In 2009 the Green Energy and Green Economy Act came into force. The Act effectively provides for the implementation of renewable energy projects despite any restrictions imposed by law including a municipal by-law, a condominium by-law or any encumbrances on real property or an agreement. In essence, municipalities lack the authority to deny an applicant the ability to put in place a renewable energy project that complies with the Green Energy Act.

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Staff have recently received a number of requests that Council pass a resolution in support of their projects in the City of Vaughan. The requests are to install roof mounted solar PV systems under the Ontario Power Authority FIT program. While the FIT program applies to all buildings, staff recommend that the resolution only be provided for industrial applications, public use buildings as defined in the zoning bylaw and site plans that incorporate solar systems and have been approved by Council. Where the resolution is requested for other application types they may come forward for Council consideration on a site by site basis.

Staff recommendations that a Letter of Confirmation from the owner of the building must be received prior to release of the resolution. This is intended to remove the City from a potential conflict with applicants who may come forward with applications for the same location without the owner's approval.

The FIT program for renewable energy generation is a cornerstone of the Province's Green Energy Act. The program is designed for projects generating energy greater than 10KW.

Recently the OPA has modified their application process to a priority points system which require applicants to obtain a support resolution from the Council of the Municipality in which the project is being undertaken.

Prior to the changes to the FIT program, staff have approved a number of rooftop solar installations on industrial buildings through the building permit process. This provides staff the opportunity to ensure that the roof structures are capable of managing the additional loads placed on the roof by these installations.

To date, staff have not experienced any difficulties with these installations and would recommend that Council support these projects by providing staff the authority to provide a Council support resolution where the applications continue to be for rooftop solar installations.

Staff would require a Letter of Confirmation from the owner, a Letter of Request for the resolution from the applicant, a plan showing the proposed location and detail as to the description of the solar product as part of the package for consideration. At this time staff are recommending that a resolution only be provided for industrial applications.

The advantage to the applicant through a Council support resolution is that their project will be moved towards the top of the priority list with the OPA. Staff have been made aware that Markham and some other municipalities are also providing Council support resolutions so this advantage may become a requirement in future applications. The Resolution will then form part of the complete application to the OPA for consideration.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

Not applicable.

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Conclusion

Staff have approved a number of solar rooftop installations prior to the new OPA requirements. As the Green Energy Act restricts refusal of these applications staff recommend that Council support some through the passing of a resolution. Staff further recommend that staff be provided the authority to administer the Resolution for applicants similar to that which is provided through the hiatus by-law. This would ensure a smooth transition with applicants and fulfill the Vaughan Vision servicing excellence through leading and promoting sustainability projects. The applicants should be aware that the council resolution does not in itself provide for these installations and that permits must be processed through City of Vaughan Building Standards Department prior to commencement of any works

Attachments

Attachment No. 1: Draft Resolution – Prescribed Form – FIT Program

Report prepared by:

Leo Grellette, Director of Building Standards, ext. 8218

(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 47, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

47

**SITE DEVELOPMENT FILE DA.12.021
ROYBRIDGE HOLDINGS LTD.
WARD 2 - VICINITY OF REGIONAL ROADS 7 & 27**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 5, 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.12.021 (Roybridge Holdings Ltd.) BE APPROVED, to facilitate development of a seven-storey 10,394.6 m² extended stay hotel, a six-storey 8918.7 m² office building, and a 696.8 m² building footprint for a future restaurant, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations shall be approved by the Vaughan Development Planning Department;
 - ii) the Owner shall submit a Minor Variance Application to permit the variances identified in Table 1 of this report, which shall be approved by the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding;
 - iii) the final site servicing and grading plan, stormwater management brief, and traffic impact study, including transportation demand management (TDM) measures, shall be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department;
 - iv) the final waste management plan and waste collection design standards submission shall be approved to the satisfaction of the Vaughan Public Works Department - Solid Waste Management Division; and,
 - v) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
 - b) that the Site Plan Letter of Undertaking include the following provisions:
 - i) "Prior to issuance of a building permit for the office building, the Owner shall submit detailed underground parking plans for review and approval by the Vaughan Development Planning, Building Standards, and Development/Transportation Engineering Departments. Should the underground parking plans not comply with Zoning By-law 1-88 and City Engineering standards, the Owner shall be required to amend their proposal or obtain any necessary variances from the Vaughan Committee of Adjustment."

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Contribution to Sustainability

The applicant has advised that the site and building design will incorporate the following sustainable features and initiatives:

- i) the office building and hotel are designed to achieve LEED certification;
- ii) pedestrian linkages and bicycle racks to encourage active modes of transportation;
- iii) native plant species, together with drought and salt tolerant landscaping;
- iv) plug-ins for electric vehicles will be provided within the parking lot;
- v) multi-stream waste collection and recycling containers (“Molok”); and
- vi) the mechanical and electrical systems will include low-flow plumbing fixtures, high efficiency boilers and water heaters, LED lighting, and other sustainable features.

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.12.021 to permit development of a seven-storey 10,394.6 m² extended stay hotel, a six-storey 8918.7 m² office building, and a 696.8 m² building footprint for a future restaurant, as shown on Attachments #3 to #11.

Background - Analysis and Options

Location

The 2.33 ha subject lands (within an 11.76 ha overall site) are located on the north side of Regional Road 7, west of Regional Road 27, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Prestige Area - Centres and Avenue Seven Corridor” by OPA #450 (Employment Area Plan), as amended by OPA #660 (Avenue Seven Land Use Futures Study). For lands within this designation (including the proposed office building), OPA #660 permits a maximum building height of 8 storeys or 25.6 m, whichever is less, with a density target of 1.5 Floor Space Index (FSI) over the Regional Road 7 corridor and a maximum density on any one development site of 2.5 FSI. For lands within 200 m of a “Transit Stop Centre” (the proposed hotel and future restaurant), OPA #660 permits a maximum height of 10 storeys or 32 m, whichever is less, with an overall density target of 3.0 FSI within the Centre.

The proposed seven-storey (25.6 m) hotel and six-storey (25.6 m) office building conform to the maximum building height policies in OPA #660. The proposed 0.86 FSI for the Phase II development conforms to the maximum FSI provisions in the Official Plan; however, it does not meet the density targets of the Official Plan, which aims to provide transit-supportive densities for the future Regional Road 7 Rapidway. Accordingly, the Owner is strongly encouraged to intensify the site during future phases of development, as discussed later in this report.

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The subject lands are designated “Commercial Mixed-Use” (adjacent to Regional Road 7), and “Prestige Employment” (adjacent to Regional Road 27) by the new City of Vaughan Official Plan 2010 (as modified September 27, 2011 and April 17, 2012), which is pending approval from the Ontario Municipal Board. The proposal conforms to the maximum building height and density provisions in VOP 2010, which permits a maximum building height of 10 storeys and a maximum 3.0 FSI within the “Commercial Mixed-Use” designation. For future phases of development, the Owner is encouraged to incorporate the intensification policies and urban design criteria in VOP 2010.

Zoning

The subject lands are zoned C7 Service Commercial Zone (adjacent to Regional Roads 7 and 27), subject to site-specific Exceptions 9(1126) and 9(1337), and EM1 Prestige Employment Area Zone (interior portion of lot), subject to Exception 9(1137). The proposed office building, hotel and restaurant uses are permitted by the corresponding zone categories shown on Attachment #2. The following variances are required to facilitate the proposed development:

| Table 1: Proposed Variances to Zoning By-law 1-88 | | | |
|--|--|---|--|
| | By-law Standard | By-law 1-88 Requirements, C7 & EM1 Zones, Exceptions 9(1126) & 9(1137) | Proposed Variances to By-law 1-88, C7 & EM1 Zones, Exceptions 9(1126) & 9(1137) |
| a. | Maximum Building Height | <ul style="list-style-type: none"> ▪ 11 m | <ul style="list-style-type: none"> ▪ 25.6 m (hotel and office building) |
| b. | Maximum Yard Encroachment | <ul style="list-style-type: none"> ▪ 0.5 m | <ul style="list-style-type: none"> ▪ 2.5 m (canopy/eaves and vertical projection of the office building) |
| c. | Location of Loading Area(s) | <ul style="list-style-type: none"> ▪ Loading and unloading shall not be permitted between a building and a street. | <ul style="list-style-type: none"> ▪ Permit loading and unloading between a building and a street (Buildings “A”, “H” and “G”). |
| d. | Minimum Number of Parking Spaces (Phase I and II, as shown on Attachment #6) | <ul style="list-style-type: none"> ▪ 1,013 spaces | <ul style="list-style-type: none"> ▪ 768 spaces (including 2 underground parking levels for the office building) |

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The Development Planning Department can support the increased maximum building height for the hotel and office building, which conforms to the Official Plan, and is compatible with the surrounding employment land use context and provides a more intense form of development on the lands. The increased maximum yard encroachment is also considered appropriate, as the variance will accommodate the proposed canopy/eaves and vertical projection of the office building, as shown on Attachments #9 and #10. With respect to variance c. above, the site is surrounded by streets on three sides, which provides limited locations for loading areas. The Development Planning Department can support this variance, as the proposed loading areas are located internal to the site, and are appropriately screened with landscaping from Vaughan Valley Drive, Regional Road 27, and Regional Road 7.

The Owner has submitted a parking justification study with respect to the proposed parking variance. The Vaughan Development/Transportation Engineering Department has reviewed the study and has no objections to the proposed parking supply of 768 spaces, as discussed later in this report. Accordingly, the Development Planning Department can support variance d. noted above.

Prior to the execution of the Site Plan Letter of Undertaking, the Owner must submit a Minor Variance Application for the above-noted variances, which must be approved by the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding. A provision to this effect is included in the recommendation of this report.

The applicant has submitted conceptual underground parking plans for the office building, which appear to meet the zoning by-law and City engineering standards, however, without detailed architectural drawings to review, the appropriateness of the underground parking layout cannot be confirmed. Prior to the issuance of a building permit for the office building, the Owner is required to submit detailed underground parking plans for review and approval by the City. The plans must comply with Zoning By-law 1-88 and City Engineering standards; otherwise, the Owner is required to amend their proposal or obtain variances from the Vaughan Committee of Adjustment. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The southerly portion of the site (Vaughan Valley Centre - Phase I) is currently developed with a hotel, financial institution, restaurants, and a multi-unit service commercial building (Attachment #6). The proposed development shown on Attachment #3, which constitutes Phase II, includes a seven-storey 10,394.6 m² hotel (Building "H" - Westin Element), a six-storey 8918.7 m² office building (Building "A"), and a 696.8 m² building footprint for a future restaurant (Building "G"). Access to the site is provided from Vaughan Valley Drive to the west, Regional Road 7 to the south, and Regional Road 27 to the east (the latter access is subject to York Region approval). A vehicular and pedestrian connection is proposed to run east/west through the site, at the northern limit of the Phase II development.

The landscape plan shown on Attachment #4 consists of coniferous and deciduous trees, shrubs, flowers, and grasses. The detailed landscape plan for the hotel courtyard shown on Attachment #5 proposes unit paving, planting beds, and private seating areas for the hotel guests. Pedestrian linkages are proposed between the buildings, and bicycle racks are provided on select areas of the site.

The building elevations for the hotel and office building are shown on Attachments #7 to #10. The hotel consists of grey and beige lido panels (EIFS), and glass/spandrel windows with stone and wood aluminum paneling at the base of the building. As EIFS is easily punctured and tends to retain moisture, the Development Planning Department will require on the final elevation plan that the base of the building be comprised largely of precast concrete or stone.

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The proposed office building consists primarily of glazing, accented by light grey metal panels and siding, as well as dark grey stone at the base of the building. Building elevations for the future restaurant (Building “G”) are not proposed at this time, and will require submission of a separate Site Development Application, which will require Council approval.

The Development Planning Department is generally satisfied with the proposed site plan, landscape plan, and building elevations, and will continue to work with the applicant to finalize the drawings. A provision to this effect is included in the recommendation of this report.

Conceptual Master Plan

The conceptual master plan and ultimate build-out of the site shown on Attachment #6 includes a banquet hall, office building, four service commercial buildings, and a multi-unit industrial building. Development of Phase III will require submission of a separate Site Development Application for approval by Council.

For future development, the Development Planning Department encourages the Owner to intensify the site and provide transit-supportive densities in accordance with the Official Plan provisions. The site plan, building orientation, and building massing should be designed primarily for pedestrians and public transit users, while sustainable development initiatives should inform the entire site design.

Vaughan Development/Transportation Engineering Department

The Owner submitted a parking justification study completed by Transtech, which recommends a parking supply of 768 spaces for Phases I and II, whereas Zoning By-law 1-88 requires a minimum of 1,013 spaces. To determine if the proposed parking rate is appropriate for the site, the consultant utilized existing parking supply and demand data for the existing Phase I development.

The Development/Transportation Engineering Department has reviewed the parking justification study and agrees with its conclusions. The parking reduction is considered appropriate based on the preliminary findings of the City of Vaughan Draft Parking Standards, completed by IBI Group. In addition, the City of Vaughan has adopted reduced parking rates in areas with high density development and good transit service. The existing transit and future Rapidway proposed for Regional Road 7 further supports the reduced parking supply of 768 spaces.

The Development/Transportation Engineering Department has also reviewed the proposed site servicing and grading plan, stormwater management brief, and traffic impact study submitted in support of the application. The final plans/studies, including transportation demand management (TDM) measures, must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department, as per the “Recommendation” of this report.

Vaughan Public Works - Solid Waste Management

The Vaughan Public Works Department - Solid Waste Management Division has reviewed the multi-stream waste collection and recycling containers (“Molok”) proposed for the site. The final waste management plan and waste collection design standards submission must be approved by the Public Works Department, as per the “Recommendation” of this report.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that cash-in-lieu of parkland dedication is not required, as the Owner has already paid cash-in-lieu through the Plan of Subdivision process.

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Bell Canada

Bell Canada has reviewed the Site Development Application, and has advised that prior to commencing any work on site, the Owner must confirm that sufficient wire-line communication/telecommunication infrastructure is available to service the site. A provision to this effect will be included in the Site Plan Letter of Undertaking.

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 Site Development Application was circulated to the Region of York for review. The Owner will be required to address any requirements of the York Region Transportation and Community Planning Department. A provision to this effect is included in the recommendation of this report.

Conclusion

Site Development File DA.12.021 has been reviewed in accordance with OPA #450, OPA #660, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development of a seven-storey 10,394.6 m² hotel, a six-storey 8918.7 m² office building, and a 696.8 m² building footprint for a future restaurant, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support approval of the Site Development Application.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Landscape Plan - Hotel Courtyard
6. Conceptual Master Plan
7. Proposed Hotel - South & East Elevations
8. Proposed Hotel - North & West Elevations
9. Proposed Office Building - South & East Elevations
10. Proposed Office Building - North & West Elevations
11. Perspective Rendering

Report prepared by:

Erika Ivanic, Planner, ext. 8485
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.)

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Item 48, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

48 STRATEGY TO IMPLEMENT A MUNICIPAL SPONSORSHIP PROGRAM

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Economic Development, dated June 5, 2012:

Recommendation

The Director of Economic Development, in consultation with the City Manager, recommends that this report be received for information.

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, to be sustainable as a City we must look for and be open to alternative revenue sources.

Economic Impact

All costs associated with the preparation of a Strategy to Implement a Municipal Sponsorship Program were approved through the 2012 budget process.

Communications Plan

The communication process that the Purchasing Department used for the RFP Strategy to Implement A Municipal Sponsorship Program was advertised through Biddingo, Ontario Pulic Buyers Association (OPBA) and City Page. The final report and strategy will be presented to Council at a future Committee meeting in 2012 and distributed in hard copy format. In addition, an electronic copy in pdf format will be available on the City's website.

Purpose

To provide an update on the Strategy to Implement a Municipal Sponsorship Program RFP and process.

Background - Analysis and Options

An Economic Need

The Vaughan Vision 20|20 Strategic Plan sets out a vision and direction for the City over the next decade and beyond. A major initiative identified in the Strategic Plan is Management Excellence with the specific goal to Ensure Financial Sustainability.

Continuing to plan for the future puts the City in a better position to deal with the many challenges confronting the municipal sector. Availability and quality of municipal services and programs, the environment, traffic congestion, infrastructure and community safety are matters that will need to be addressed as the City grows. Meeting public needs and expectations will require prudent financial planning to control expenditures and the optimizing of potential revenue sources.

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Traditionally, municipalities in Canada have relied on taxation to fund the majority of their programs and services. The funding of the City's 2011 operating budget is funded 64 percent from taxation. As the City moves forward and particularly in these current economic times, municipalities must increasingly seek out other sources of revenue.

There is a diverse set of revenue-generating opportunities that could be considered. These opportunities include naming rights, signage, product placement, advertising on vehicular assets, website, co-branding, exclusivity agreements, supplier agreements, loyalty programs, and event sponsorship. These opportunities need to be fully explored as potential revenue opportunities for the City.

RFP Process

The Purchasing Department guided and facilitated all aspects of the process for RFP 12- 110 Strategy to implement a Municipal Sponsorship Program. At the close of the RFP submission date, three submissions were received. The evaluation committee, which was comprised of staff from Budgeting and Financial Planning, Recreation and Culture, Corporate Communications and Economic Development evaluated the three submissions based on the RFP criteria listed in the RFP document. The proposals were evaluated on the basis of the following: Consultant Profile and Consultant Resources: 40 percent, Proposed Approach and Methodology: 30 percent, Work Schedule: 20 percent, Financial: percent. The highest score was achieved by the Centre of Excellence for Public Sector Marketing (CEPSM).

Strategy Timeline

- **Week of June 11-15, 2012 (Phase One)**
Project Start-Up Meeting / Tour of City Facilities
Conduct Consultations with key City Managers
- **June – July, 2012**
Internal/External Stakeholder Consultations - Develop Master Inventory of Sponsor Assets, Prepare Draft Valuation and Preliminary Findings Report, Conduct Planning Session to review Draft Report and determine Strategic Direction for Phase 2
- **August – September, 2012 (Phase Two)**
Draft and review Sponsorship Strategy & Action Plan with Senior Management
- **October, 2012**
Presentation and Report of Sponsorship Strategy & Action Plan report to Council

Components of the Strategy

Phase One | Opportunity Assessment and Valuation Phase

In this phase, the consultant will examine the City's operation to identify all of the opportunities identified related to achieving sponsorship revenue objectives and calculate the potential value of these assets. This phase includes:

- Initial review of the City's objectives, core activities, target audiences and primary delivery mechanisms to reach target audiences (e.g. facilities, events, programs, publications, etc.);
- High-level analysis of any existing sponsorship initiatives including the process currently used to recruit sponsors and the value received through these arrangements;
- Identification of potential new sponsorship / advertising opportunities;

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- Consultations with key City staff to explore issues and opportunities. This may include one-on-one consultations, group discussions or a combination of the two;
- Development of a Master Inventory of Sponsorship Assets (or benefits) that can be leveraged with potential sponsors, including civic-wide and facility / program-specific benefits;
- Assign Tangible Values for all identified benefits based on fair market / industry values;
- Identification of the City's unique selling proposition (USP) and how this can be used to determine the "associative" or intangible value of City sponsorship assets and position the City's opportunities in a competitive environment;
- Overall recommendations on how the sponsorship program could be structured (Sponsorship Framework) including high-level revenue estimates.

The consultant will prepare a Valuation Statement and Preliminary Findings Report that sets a strategic direction for the program.

Phase Two | Sponsorship Strategy and Action Plan

Based on feedback on the findings and overall direction presented from the Opportunity Assessment and Valuation Phase, the consultant will prepare a detailed Sponsorship Strategy & Action Plan that includes the following components:

- An overview of the environmental conditions and other key factors (strengths, weaknesses, opportunities and threats) that may influence the City's ability to achieve sponsorship revenue objectives with recommendations about how any major challenges can be addressed;
- Development of a detailed Sponsorship and Advertising Framework that sets the direction for the next 3-5 years;
- Detailed recommendations on how various assets can be leveraged to generate sponsorship revenue streams for the organization;
- Detailed recommendations on core sponsorship packages including specific benefits, estimated value and recommended value (price) for each offering;
- Specific recommendations on how existing partners (if applicable) can be integrated into the overall Sponsorship Framework;
- Identification of industry sectors and specific companies that represent the best fit for various sponsorship/advertising opportunities;
- Recommendations related to the positioning and marketing of the Sponsorship Program, Implementation Strategies, Recruitment Tactics and Sponsor Servicing including the advantages/disadvantages for managing the program in future years, either through external vendor services or by implementing an internal, centralized sponsorship office;
- Recommended technology requirements to administer the program;
- Recommended infrastructure (internal) requirements to support the program;
- Recommended promotional collateral and supporting documents;
- Action Plan including a 5-year roll-out strategy.

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About Centre of Excellence for Public Sector Marketing (CEPSM)

Established in 1996, the Centre of Excellence for Public Sector Marketing is dedicated to the advancement of marketing in the public and not-for-profit sectors, specializing in the development of tools, strategies and programs that contribute positively to an organization's bottom line, whether it be financial or performance-driven. With over fifteen years of experience managing high profile sales and marketing campaigns, sponsorship programs and corporate events, CEPSM helps clients choose the most effective marketing vehicles to promote their product(s) and assists them in leveraging these mediums to achieve the greatest return on investment for marketing dollars. CEPSM provides nationally recognized expertise in the development of sponsorship and corporate partnership assessments and strategies for clients ranging from federal, provincial, municipal and not-for-profit organizations to the consumer retail and technology sectors. The company specializes in the assessment of sponsorship or corporate community investment opportunities and helps organizations take a professional and strategic approach towards generating revenue through these initiatives.

Over the past 10 years, CEPSM has performed professional sponsorship valuation services for more than 800 individual properties including a wide range of festivals and events, NHL, CFL and major national / international sporting venues and events, a diverse portfolio of national associations and non-profits and numerous public sector organizations (including municipal operations). The company's strength is in its approach toward determining the value of various properties and the innovative sponsorship strategies it develops to create value for the sponsor, the property and most importantly, the audience.

CEPSM also has significant experience in working with municipal operations and other forms of multipurpose facilities in assessing the value of these properties and recommending strategies to maximize revenues through sponsorships and other types of corporate investments. For 10 years, the company's principal, Bernie Colterman, worked in a municipal setting and spearheaded the City of Ottawa's first efforts in sponsorship development. Following this term, he worked as a senior manager at Lansdowne Park (Ottawa) where he generated over \$500,000 per year in sponsorship revenue for this multi-purpose facility. CMG Canada has also assisted a range of municipalities / multi-purpose facilities in assessing their sponsorship revenue potential including the City of Ottawa, Township of King and the Western Fair Entertainment Complex (London). In total, CEPSM staff have raised over \$25 million dollars in sponsorship revenue for various public sector, not-for-profit and private sector clients.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 20|20, the report will provide:

STRATEGIC GOALS:

Service Excellence – Providing service excellence to citizens.
Management Excellence

STRATEGIC OBJECTIVES:

Plan and Manage Growth & Economic Vitality.

Regional Implications

NA

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Conclusion

The RFP process was initiated to identify and select an outside, independent agency to develop a strategy to support corporate sponsorship and advertising revenue growth, package potential offerings to the private sector, and to identify the staff, resources and infrastructure required to manage the program.

The Sponsorship Strategy will include the development of a comprehensive sponsorship inventory which will identify those assets that could be leveraged by the City through their sponsorship/advertising/naming rights offerings, the tangible and intangible values for those assets (and packages), strategic recommendations related to the implementation of a City-wide program and the identification of any issues /or challenges that may impede maximizing revenue potential within the current or future environments.

Attachments

Not Applicable

Report prepared by:

Tim Simmonds, Director, Economic Development Department

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49

**ADDITIONAL FUNDING REQUEST FOR
THE UPLANDS SKI CENTRE CHAIR LIFT REPLACEMENT – WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated June 5, 2012:

Recommendation

The Commissioner of Community Services, in consultation with Uplands Operations Committee, and the Commissioner of Finance and City Treasurer recommends:

- 1) The 2011 capital budget for PK-6352-11 Uplands Ski Centre Chair Lift Replacement be increased by \$80,000, plus 3% administration fees of \$2,400, to address the additional unforeseen works to complete the Uplands Ski Centre Lift Replacement project; and,
- 2) That the additional \$82,400.00 be approved for this project with the funding source being the Uplands Reserve; and,
- 3) Consistent with the July 6th, 2011 report, Council waive its financial policy to have funds on hand for capital project PK-6352-11 and permit the Uplands Reserve to be in a deficit position; and,
- 4) That the long term financial sustainability of the agreement between The Corporation of the City of Vaughan and the Smirnoff Golf Management Ltd, including full costs, will be reviewed when the agreement expires in October 31st, 2015; and,
- 5) That the inclusion of the matter on a public Committee agenda for the additional funding request for the Uplands Ski Centre Chair Lift Replacement is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002; and,
- 6) That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions Vaughan, Community Sustainability Environmental Master Park Plan, Goal 4, Objective 4.1, Action 4.1.9:

- Support outdoor recreation activities that engage citizens and visitors in our natural and green spaces as described in Vaughan's "Active Together" Master Plan.

Economic Impact

The Capital funding totaling \$1,100,000 for project PK-6352-11, for Chair Lift Replacement at Uplands Golf and Ski Centre, was approved by Council on July 6, 2011, Item 5, Report No.15. The tender (T11-493) for the Chair Lift Replacement at Uplands Golf and Ski Centre in the amount of \$995,000.00 and a 7% contingency in the amount of \$69,650.00 was approved for this project by council on December 13, 2011, Item 7, Report No.54. In order to complete this project Council waived its financial policy to have funds on hand and permitted the Uplands Reserve to be in a deficit position.

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Due to unforeseen site conditions and the requirements of a new operators hut to satisfy the TSSA permit requirements, an additional \$82,400.00 will be required to complete the necessary work for the Ski Lift Replacement project. To complete the project and consistent with the original item, the funding source for the additional request will continue to be the “Uplands Reserve” and push the balance into a further deficit position. Doing so may cause the delay or reprioritization of future capital uplands projects. Based on capital projects submitted to date the Uplands Reserve is forecasted to be in a deficit position well beyond 2020. The following schedule is provided to illustrate the reserve’s near future position.

Uplands Reserves Combined

| Forecasted Balance | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------------------------------------|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Open balance | (270,171) | (201,821) | (1,616,271) | (1,532,521) | (1,703,696) | (1,619,946) | (1,536,196) |
| Collections | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 |
| Interest | 750 | 750 | 750 | 750 | 750 | 750 | 750 |
| Proj. Spend | | | | | | | |
| Item Funding Request | (82,400) | | | | | | |
| Buildings General Capital | | (67,000) | (67,000) | (67,000) | (67,000) | (67,000) | (67,000) |
| PK-6370-13 Irrigation/Snow Making Sys | | (633,500) | | | | | |
| BF-8391-13 Golf Cart Storage Building | | (864,700) | | | | | |
| PK-6374-15 Magic Carpet Lift | | | | (254,925) | | | |
| Commitments | (82,400) | (1,565,200) | (67,000) | (321,925) | (67,000) | (67,000) | (67,000) |
| Forecasted Reserve Balance | (201,821) | (1,616,271) | (1,532,521) | (1,703,696) | (1,619,946) | (1,536,196) | (1,452,446) |

Note: Opening 2012 balance includes original chairlift commitment \$1,063,537

Communications Plan

N/A

Purpose

The purpose of this report is to seek Council approval to provide additional funding for the awarded tender T11-493 – for Chair Lift Replacement at Uplands Golf and Ski Centre.

Background – Analysis and Options

The scope of work described within the base tender document required that the successful general contractor supply and install a quad chair fixed grip ski lift to replace the existing double chair fixed grip ski lift. As part of the conditions of the tender the City listed that it would be responsible for providing the following items of services listed below:

- a. Supply electrical servicing from existing electrical transformer to the new drive terminal, return terminal and operating houses; and,
- b. All geo-technical borehole and construction testing and analysis prior to constructing footings and installing the towers; and,
- c. Erosion control and storm prevention plan; and,
- d. Operators houses at top and bottom of ski hill; and,
- e. All restoration works; and,

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- f. Removal of existing footings and foundations for towers and terminals.

Parks Development staff worked with the design development team from Doppelmyr Canada Limited to finalize the required ski lift design, necessary alignment, number of towers and size of the engineered footing systems required for the new ski lift. Once the design was finalized and approved by the City, the required borehole tests were scheduled, which are necessary prior to constructing the footings and are tested at the final location of the footings. The coordination of the borehole tests with the approved layout was completed prior to commencing the construction of the footings.

The geotechnical engineering borehole results indicated that the site consists of deep fill and loose sand extending to depths of 2.5m to 3.5m below existing grade, which were encountered throughout the lower portion of the site. Due to the loose condition of the sub soils, these soils were not considered to be suitable for foundation support. In order to improve the stability of the existing sub soils, it was recommended that lean concrete be placed immediately after the footings are excavated and approved by the geo technical engineer. It has been estimated that due to the depth of native soil found at the lower portion of the site, further excavation and lean concrete is required for the bottom terminal and three structural towers prior to footings being constructed.

In addition, staff learned that the permit from TSSA for the replacement of the Ski Lift required a new operating hut be installed at the bottom terminal. The ski lift replacement project proposed to reuse the existing wooden operator huts on site for both the top and bottom of the terminals, which would require minor relocation work on site and had previously satisfied TSSA requirements. However, the existing bottom operator hut that was to be relocated and reused as part of the project does not meet the current TSSA permit requirements. The project team determined that the bottom operator hut was too small to house the new ski lift operating control cabinets. In order to upgrade the existing operator hut to accommodate the new ski lift operating equipment, extensive renovations and upgrade would be required, including additional engineering consultation and TSSA reviews and approvals, which would exceed the cost of a prefabricated structure.

In an effort to reduce costs, staff reviewed other existing wooden structures and it has been determined that major alterations would also be required to be completed before being considered for the bottom ski lift terminal (i.e. larger windows, operating doors, indoor lighting, outdoor lighting, additional electrical work, new footing system etc.). The estimated cost to complete these works would exceed the cost of a new prefabricated structure.

Based on unforeseen extra depth excavation works required to install the structural towers and bottom terminal for the new chair lift and a new prefabricated operator hut that is required to satisfy the TSSA permit requirements, the original contingency (approximately 7% of the proposed construction value) will not be sufficient to complete the remaining scope of work for the Uplands Ski Lift replacement.

A summary of the approved change order items and estimated project costs are listed in the below chart and is calculated as follows:

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| Costing Summary | |
|--|--------------------|
| Item A: Additional works approved and added to contract through the Change Order process: | |
| • New galvanized work chair and grip to meet current TSSA permit requirements. Existing work chair system is not compatible with new ski lift. | \$2,945.00 |
| • Removal and disposal of existing footing and foundations in order to accommodate new ski lift design and alignment. | \$12,850.00 |
| • Supply electrical servicing for ski lift to proposed location of bottom operator hut. | \$10,874.00 |
| • Geotechnical borehole testing/construction tests (borehole analysis + construction testing). | \$12,574.00 |
| • Sediment Control works required to satisfy TRCA requirements (double layer of woven fabric and straw bales). | \$10,160.50 |
| • Improve construction access/install temporary culverts. | \$9,500.00 |
| • Repair existing irrigation leaks that are within the project limits in order to prevent any negative impacts to the construction access or delays to the construction works. | \$2,480.00 |
| • Remove dead/leaning trees, which interfered with new ski lift alignment. | \$600.00 |
| Item A: Sub Total Item A | \$61,983.50 |

| | |
|--|--------------------|
| Item B: Additional site works that are required to be completed in order to successfully construct the New Ski Lift | |
| • Estimated cost for restoration works due to site disturbance and extra depth excavation work (Hydraulic seeding with composted topsoil) | \$12,000.00 |
| • Estimated cost for the supply and installation of lean concrete due to the necessary extra depth excavation requirements, due to poor soil conditions. | \$30,000.00 |
| • Estimated cost to removal and disposal of existing bottom operating hut. | \$5,000.00 |
| • Supply and install new operator hut to comply with TSSA requirements, including permit drawings, engineering services, prefabricated concrete bunker, window and lighting/outlets. | \$40,000.00 |
| Item B: Sub Total | \$87,000.00 |

| | |
|---|---------------------|
| Grand Total Items A + B | \$148,983.50 |
| Less Available Contingency | \$69,650.00 |
| Additional Funding Required | \$79,333.50 |
| Additional Funding Request (Rounded Up) | \$80,000.00 |

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| Revised Budget - Financial Summary | |
|---|-----------------------|
| Tender Cost T11-493 (excluding HST) | \$995,000.00 |
| Approved Contingency (7%) | \$69,650.00 |
| HST (1.76% Revenue Generated Facility) | - |
| 3% administration fees | <u>\$31,939.50</u> |
| Original Budget: Sub Total Cost | \$1,096,589.50 |
| | |
| Additional Funding Request | \$80,000.00 |
| + Additional 3% Administration Fees | <u>\$2,400.00</u> |
| Revised Budget: Total Additional Funding Request | \$82,400.00 |
| | |
| Grand Total Cost | \$1,178,989.50 |

An additional amount of \$82,400 (approximately 8% of the bid price) is requested to address the unforeseen work in completing the scope of this project. Once the project has been completed and deficiencies resolved, the project account will be recommended to be closed.

Should Council approve the additional funding request, it is anticipated that extra depth excavation and lean concrete will be completed immediately and the installation of a new bottom operator house will be installed by June 15, 2012.

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 and approved.

Regional Implications

Skiers of all abilities from across York Region, including many public schools utilize the Uplands Golf and Ski Centre in the winter months for outdoor recreation purposes.

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Conclusion

Parks Development staff has reviewed the progress of work and have determined that if these additional works are not approved to proceed in a timely manner, the City may potentially sustain additional costs due to the delay with the required construction works, which are required in order to achieve the structural stability of the ski lift towers & terminal system and to meet the TSSA permit requirements. In addition, if the ski lift replacement is not completed, it will negatively impact the ski operations, reducing revenues and impacting the management agreement with the operators, Smirnoff Golf Management Ltd.

Should Council concur with the additional funding request, this action would be considered as an amendment to the 2011 Capital Budget. Pursuant to the Municipal Act, before amending a budget, a municipality shall give notice of its intention to amend the budget at a Council meeting. Where a capital budget has been subject to a public meeting during the adoption of the approved capital budget and where additional funding is required to complete the approved works, inclusion of the matter in a staff report requesting additional funding on a Public Committee or Council Agenda is deemed sufficient notice pursuant to Section 2(1) (c) of bylaw 394-2002.

Attachments

N/A.

Report prepared by:

Martin Tavares Construction Coordinator, Ext. 8882
Stephen Tippett, Landscape Architect Technician, Ext. 8985

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Item 50, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

50

CEREMONIAL PRESENTATION – SCHOOLS IN BLOOM

Mayor Bevilacqua and Members of Council presented each winning school in the Schools in Bloom program with certificates.

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Item 51, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

51 CEREMONIAL PRESENTATION – QUEEN ELIZABETH II DIAMOND JUBILEE

Councillor Iafrate read out the following congratulatory statement regarding the Diamond Jubilee of Her Majesty Queen Elizabeth II:

“One of my residents reminded me over the weekend that the City has celebrated many cultures this weekend but there was no mention of the Queen’s 60th anniversary as monarch of the commonwealth which includes Canada. So, on behalf of the residents of Vaughan, I would like to express our congratulations to Her Majesty, Queen Elizabeth II in honour of her Diamond Jubilee.

We would like to express our gratitude and profound admiration for her 6 decades of devotion to public service. Regardless of where Canadians were born, we share a common set of values which are exemplified by the Queen’s reign. She has earned a deep sense of respect from all people across the country and across the world and we wish her well in the future. I would like to thank Mr. Pittman of Kleinburg for his reminder and contribution of this good message.

Long Live the Queen.”

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Item 52, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

**52 DEPUTATION - MR. ANTONY NIRO WITH RESPECT TO WARD BOUNDARY
 REVIEW EXERCISE**

The Committee of the Whole recommends that the deputation of Mr. Antony Niro, 333 Laurentian Boulevard, Maple, L6A 2V3 and Communication C1, be received.

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Item 53, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

**53 DEPUTATION – MS. LAURIE ORRETT WITH RESPECT TO NOISE ATTENUATION FENCE
THAT SEPARATES VAUGHAN PROPERTIES FROM THE CN TRACKS**

The Committee of the Whole recommends:

- 1) That the deputation of Ms. Laurie Orrett, 211 Mullen Drive, Thornhill, L4J 2V8, and Communications C2, dated May 16, 2012 and C15, photograph, be received;**
- 2) That staff continue discussions with CNR and the residents in an effort to facilitate this matter; and**
- 3) That Communication C10 memorandum from the Commissioner of Engineering and Public Works, dated June 4, 2012, be received.**

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Item 55, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

55

OTHER ITEMS CONSIDERED BY THE COMMITTEE

55.1 RECONSIDERATION

The Committee of the Whole passed a motion at 1:28 p.m. to reconsider the following items:

Item 38 FENCE HEIGHT EXEMPTION - 41 MARATHON AVENUE – WARD 4; and
Item 39 FENCE HEIGHT EXEMPTION - 68 COG HILL DRIVE – WARD 5.

55.2 CONSIDERATION OF AD HOC COMMITTEE REPORTS

The Committee of the Whole recommends:

That the following Ad Hoc Committee report be received:

1. Pierre Berton Artifacts and Memorabilia Task Force meeting of May 18, 2012 (Report No. 3).

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Item 56, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 26, 2012.

**56 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
JUNE 5, 2012**

1. **LITIGATION MATTER
MARKNORTH PROPERTIES LTD. V. VAUGHAN
SOUTH WEST OF KEELE STREET AND TESTON ROAD
WARD 1**
(litigation or potential litigation)
2. **LEGAL ADVICE SUBJECT TO SOLICITOR/CLIENT PRIVILEGE
REQUEST FOR PROPOSAL RFP 11-444
DESIGN BUILD OF THE
THORNHILL WOODS NEIGHBOURHOOD LIBRARY
WARD 4**
(solicitor/client privilege)
3. **PERSONNEL MATTER – UPDATE ON RECRUITMENTS OF SENIOR STAFF**
(personal matters about identifiable individuals)
4. **PROPERTY MATTER
VAUGHAN FIRE HALL #7-3
325 WOODBRIDGE AVE
WARD 2**
(acquisition or disposition of land)
5. **LITIGATION MATTER
CALVARY BAPTIST CHURCH V. CITY OF VAUGHAN
NASHVILLE ROAD AND HUNTINGTON ROAD
WARD 1**
(litigation or potential litigation)
6. **LITIGATION MATTER
CITY OF VAUGHAN V. CANSULT LTD. ET AL
PORTAGE PARKWAY FLYOVER
WARDS 3 AND 4**
(litigation or potential litigation)
7. **PROPERTY MATTER
PATRICIA KEMP COMMUNITY CENTRE
DUFFERIN STREET NORTH OF CENTRE STREET
WARD 4**
(acquisition or disposition of land)
8. **PROPERTY MATTER
LEASE EXTENSION AGREEMENT
ROGERS WIRELESS INC.
7466 KIPLING AVENUE
WARD 2**
(acquisition or disposition of land)

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9. **ONTARIO MUNICIPAL BOARD APPEAL
OPA 653 – FILE OP.05.020
TESMAR HOLDINGS INC.
NORTHEAST CORNER OF JANE STREET AND RIVEROCK GATE
WARD 4**

(litigation or potential litigation)