

CITY OF VAUGHAN
REPORT NO. 40 OF THE
COMMITTEE OF THE WHOLE

*For consideration by the Council
of the City of Vaughan
on September 7, 2010*

The Committee of the Whole met at 11:16 a.m., on August 31, 2010.

Present: Councillor Sandra Yeung Racco, Chair
Mayor Linda D. Jackson
Regional Councillor Joyce Frustaglio
Regional Councillor Mario F. Ferri
Regional Councillor Gino Rosati
Councillor Tony Carella
Councillor Bernie Di Vona
Councillor Peter Meffe
Councillor Alan Shefman

The following items were dealt with:

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

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

Recommendation

The City Clerk recommends:

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

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

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

Recommendation

The Commissioner of Engineering and Public Works recommends:

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

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

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

Recommendation

The Commissioner of Engineering and Public Works recommends:

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

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

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

Recommendation

The Commissioner of Engineering and Public Works recommends:

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

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

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

Recommendation

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

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

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

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

Recommendation

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

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

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

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

Recommendation

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

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

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

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

"Long Term Care Facility – Means an institution or a distinct part of an institution, which is licensed or approved to provide health care under medical supervision for twenty-four or more consecutive hours to two or more patients who are not related to the governing authority or its members by blood, marriage or adoption, and which shall be licensed under the Long Term Care Act"; and,

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

- e) site-specific zoning exceptions to the RA3 Apartment Residential Zone identified in Table 1 of this Report.
- 4. THAT the Holding Symbol "(H)" shall not be removed from the subject lands zoned RA3(H) Apartment Residential Zone until such time as the following conditions are addressed to the satisfaction of the City:
 - a) that Vaughan Council adopt a resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the City's approved Servicing Capacity Distribution Protocol in effect at the time of site plan approval, for a maximum of 855 apartment units or less if seniors units are discounted where a building utilizes a common dining room and cooking facilities are not present in the individual units; and,
 - b) that a Site Development Application(s) for the subject lands is approved by Vaughan Council.
- 5. THAT the Owner shall pay to the City of Vaughan, a Woodlot Fee for each residential dwelling unit through the Site Plan approval process.

11

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

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

Recommendation

The Commissioner of Planning recommends:

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

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

The Commissioner of Planning recommends:

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

15

**ZONING BY-LAW AMENDMENT FILE Z.10.026
SITE DEVELOPMENT FILE DA.10.040
1541677 ONTARIO LIMITED
WARD 5**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.026 (1541677 Ontario Limited) BE APPROVED, to remove the Holding Symbol "H" on Block 5 of Registered Plan 65M-3872, zoned RA3(H) Apartment Residential Zone as shown on Attachment #2, to facilitate the development of a total of 496 condominium apartment units within three buildings, comprising Building "G", 18-storeys and 203 units; Building "H", 16-storeys and 213 units; and, Building "K", 4-storeys and 80 units.
2. THAT Site Development File DA.10.040 (1541677 Ontario Limited) BE APPROVED, to permit the development of three (3) residential apartment buildings (Buildings 'G', 'H' and 'K'), subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
 - ii) the final site grading and servicing plan, stormwater management report, noise report, and access and on-site circulation, shall be approved by the Vaughan Engineering Department; and,
 - iii) site-specific OPA #710 and Zoning By-law 134-2010 and the by-law to remove the Holding Provision "H" shall be in full force and effect;
 - b) the Site Plan Letter of Undertaking contain the following provisions:
 - i) "For residential development, the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building permit, or a fixed unit rate per unit, whichever is higher in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

Department, Real Estate Division and the approved appraisal shall form the basis of the cash-in-lieu payment;”

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

16

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

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

Recommendation

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

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

17

2011 SCHEDULE OF MEETINGS

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

Recommendation

The City Clerk recommends:

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

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

- a) Mr. Allen Kershaw, 288 Veneto Drive, Woodbridge, L4L 8X8 and written submission;
 - b) Ms. Carole Davies, 288 Veneto Drive, Woodbridge, L4L 8X8;
 - c) Ms. Ann Grech, 14 Tasha Court, Woodbridge, L4L 8P2 and written submission dated August 29, 2010;
 - d) Ms. Josie Fedele, 35 Albany Drive, Woodbridge, L4L 2X5, and written submission and on behalf of Ms. Anna Sirianni, 99 Hawman Avenue, Woodbridge, L4L 1S3 and written submission;
 - e) Mr. Nick Pinto, West Woodbridge Homeowners' Association, 57 Mapes Avenue, Woodbridge, L4L 8R4; and
 - f) Ms. Norma Basciano, 63 Coles Avenue, Woodbridge, L4L 1L8; and
- 3) That the written submission of Mr. Raymond Grech, Why Not Solutions Inc., dated August 30, 2010, be received.

Recommendation

The Commissioner of Engineering and Public Works recommends:

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

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

The Committee of the Whole recommends:

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

Recommendation

Councillor Bernie DiVona recommends that:

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

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

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

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

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

VENICE GATE PARK – NEIGHBOURHOOD PARK - WARD 1

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

Recommendation

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

- 1) That T10-034 Venice Gate Park, be awarded to Forest Contractors Ltd. for the amount of \$610,075.00 (excluding H.S.T.); and,
- 2) That a contingency allowance of \$61,000.00 be approved, within which the Director of Parks Development is authorized to approve amendments to the contract; and,
- 3) That the budget for Capital Project PK-6234-09 be increased by \$21,000 and funded \$18,900 CWDC – Parks Development and \$2,100 from Taxation: and,
- 4) That inclusion of the matter on a Public Committee or Council agenda for additional funding for Venice Gate Park is deemed sufficient notice pursuant to Section 2(1)(c) of Bylaw 394-2002; and,
- 5) That a bylaw be enacted authorizing the Mayor and the City Clerk to sign the necessary documents.

28

**NEW PROCEDURAL BY-LAW AND
DEPUTY MAYOR BY-LAW**

The Committee of the Whole recommends:

- 1) **That Clause #1 in the following report of the Commissioner of Legal and Administrative Services and the City Clerk, dated August 31, 2010, be approved:**
- 2) **That the City Clerk bring forward a report relating to the adoption of the By-law to establish the office of Deputy Mayor to the December 7, 2010 Committee of the Whole meeting; and**
- 3) **That the deputation of Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8, be received.**

Recommendation

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

1. That notice be given pursuant to By-law No. 394-2002 of a proposed new Procedural By-law; and that the new by-law be brought forward for adoption at the beginning of the new term of Council; and
2. That a By-law to establish the office of Deputy Mayor, substantially in the form of the by-law set out at Attachment 2, be enacted.

29

REVISED EMERGENCY RESPONSE PLAN

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Emergency Management Program Committee, dated August 31, 2010:

Recommendation

The Emergency Management Program Committee recommends:

1. That the Committee adopt the revised Emergency Response Plan; and
2. That the Committee recommends that Council enact a By-law to amend the Emergency Management Program and Plan By-law 348-04 Schedule B as amended.

30 IMPACT OF BUDGETING FOR AMORTIZATION AND POST-EMPLOYMENT EXPENSES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance/City Treasurer, dated August 31, 2010:

Recommendation

The Commissioner of Finance/City Treasurer recommends:

That this report be received for information purposes.

**31 ALLWAY STOP CONTROL AT SUMMERIDGE DRIVE & COUTURE GARDENS/
TREECREST DRIVE – WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Yeung Racco, dated August 31, 2010:

Recommendation

Councillor Sandra Yeung Racco recommends:

1. That an allway stop control be installed at the intersection of Summeridge Drive and Couture Gardens/Treecrest Drive; and
2. That the enacting bylaw be brought forward to the Council meeting of September 7, 2010.

**32 SIGN VARIANCE APPLICATION
FILE NO: SV.10-018
OWNER: LIMESTONE GALLERY INVESTMENTS INC.
LOCATION: 3255 RUTHERFORD ROAD, UNIT #4
BLOCK 1, REGISTERED PLAN 65M-3696
WARD 4**

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-018, Limestone Gallery Investments Inc., be APPROVED.

33

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-019 & SV.10-030
OWNER: ESTATE OF ARLENE BADNER
LOCATION: 261 BOWES ROAD
LOT 19, REGISTERED PLAN 7925
WARD 4**

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-019, Estate of Arlene Badner, be REFUSED.

and

That Sign Variance Application SV.10-030, Estate of Arlene Badner, be APPROVED.

34

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-020
OWNER: MID ONTARIO DIESEL LTD.
LOCATION: 2400 KIRBY ROAD
LOT 31, CONCESSION 4
WARD 1**

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-020, Mid Ontario Diesel Ltd., be REFUSED.

35

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-021
OWNER: 1051727 ONTARIO LTD
LOCATION: 5289 HIGHWAY 7
PART OF LOTS 5 – 9, CONCESSION 8
REGISTERED PLAN 3762
WARD 2**

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

Recommendation

The Sign Variance Committee recommends:

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

That Sign Variance Application SV.10-021, 1051727 Ontario Ltd., be REFUSED.

36

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-022
OWNER: JOSEPH IERADI
LOCATION: 197 WOODBRIDGE AVENUE
LOT 7, REGISTERED PLAN 546
WARD 2**

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-022, Joseph Ieradi, be REFUSED.

37

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-023
OWNER: COMFORT COMMUNITIES (PHILIP LANNI)
LOCATION: 10496 ISLINGTON AVENUE
LOT 37, CONCESSION 8, REGISTERED PLAN 9
WARD 1**

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-023, Comfort Communities (Philip Lanni), be APPROVED subject to the applicant submitting a revised site plan showing setbacks and sign location at property line and the former sign be removed from the property.

38

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-024
OWNER: XPRESS BBQ
LOCATION: 40 INNOVATION DRIVE
BLOCK 1, REGISTERED PLAN 65M-4044
WARD 2**

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of the Sign Variance Committee, dated August 31, 2010, be approved, subject to adding Clause iii) as follows:**
 - iii) **that consideration be given by staff to any further requirements of the substance of this application provided they are consistent with respect of other signage within the plaza; and**

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

- 2) **That the deputation of Ms. Nadia Piccioletti, Rea Sign Group, 145 Haist Avenue, Suite No. 5 & 6, Woodbridge, L4L 5V1, on behalf of the applicant, be received.**

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-024, Xpress BBQ, be APPROVED subject to the following:

- i) that the proposed south elevation graphics and colour theme for the sign box be similar to the east elevation graphics; and
- ii) that no capsule sign be placed on the wall, but that it be incorporated in the wall sign.

- 39
- SIGN VARIANCE APPLICATION
FILE NO: SV.10-025
OWNER: GUGLIETTI BROS. INVESTMENT LTD (BRUNO MATTEO)
LOCATION: 8800 DUFFERIN STREET, UNIT 202
BLOCK 23, REGISTERED PLAN 2623
WARD 4**

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-025, Guglietti Bros. Investment Ltd. (Bruno Matteo), be APPROVED.

- 40
- SIGN VARIANCE APPLICATION
FILE NO: SV.10-026
OWNER: GUGLIETTI BROS. INVESTMENT LTD (BRUNO MATTEO)
LOCATION: 8800 DUFFERIN STREET, UNIT 204
BLOCK 23, REGISTERED PLAN 2623
WARD 4**

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-026, Guglietti Bros. Investment Ltd. (Bruno Matteo), be APPROVED.

- 41
- SIGN VARIANCE APPLICATION
FILE NO: SV.10-027
OWNER: AB SCIEX (JUDIE DORAK)
LOCATION: 71 FOUR VALLEY DRIVE**

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

**BLOCK 2, REGISTERED PLAN 65M-2854
WARD 4**

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-027, Ab Sciex (Judie Dorak), be APPROVED.

42

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-028
OWNER: BENTALL LP (JOY RABIDEAU)
LOCATION: 255 BASS PRO MILL DRIVE, UNITS 3 AND 4
BUILDING 6, BLOCK 1, REGISTERED PLAN 65M-3696
WARD 4**

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-028, Bentall LP (Joy Rabideau), be APPROVED.

43

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-029
OWNER: FIRST CAPITAL (YIFAT RINGEL)
LOCATION: 9320 BATHURST STREET
BLOCK 23, REGISTERED PLAN 65M-3918
WARD 1**

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-029, First Capital (Yifat Ringel), be APPROVED for the Harvey's wall on the north elevation.

44

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-031
OWNER: DCMS GP (DUFFERIN-STEELES) INC.
LOCATION: 1500 STEELES AVENUE WEST
LOT 1, CONCESSION 2
WARD 4**

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-031, DCMS GP (Dufferin-Steeles) Inc., be APPROVED subject to the proposed canopy sign be aligned with the canopy.

45

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-032
OWNER: BATTICORP II HOLDINGS LTD.
LOCATION: 681 CHRISLEA ROAD
LOT 34, REGISTERED PLAN 65M-2588
WARD 3**

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-032, Batticorp II Holdings Ltd., be APPROVED.

46

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-033
OWNER: YORK REGION STANDARD CONDO CORP.
(JOSEPHINE PICA)
LOCATION: 3175 RUTHERFORD ROAD, UNIT 81, YCC 1052
WARD 4**

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

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-033, York Region Standard Condo Corp., (Josephine Pica), be APPROVED.

47

**ZONING BY-LAW AMENDMENT FILE Z.10.017
BELA KACSO/JOSEPH RADY-PENTEK & 350467 ONTARIO LIMITED
WARD 4**

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

Recommendation

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.017 (Bela Kacso/Joseph Rady-Pentek and 350467 Ontario Limited) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2 from A Agricultural Zone and C1 Restricted Commercial Zone to C1 Restricted Commercial Zone and C7 Service Commercial Zone, to facilitate a future land exchange and consolidation in the manner shown on Attachments #5 and #6, subject to the following conditions:
 - a) that prior to enactment of the implementing Zoning By-law:
 - i) the Preliminary Functional Servicing Report be revised by the Owner to the satisfaction of the Vaughan Engineering Department; and,
 - ii) the Owner (350467 Ontario Limited) is required to reconfigure the site to bring it into compliance with Zoning By-law 1-88, Exception 9(283), which will require approval of a Site Development Application.

48

**SITE DEVELOPMENT FILE DA.00.011
FRANK S. NUNNARI & CARLO LOMBARDI
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.00.011 (Frank S. Nunnari & Carlo Lombardi) BE APPROVED, to permit development of a 1½-storey, single detached dwelling on the southerly portion of the overall property (Phase 1), subject to the following conditions:
 - a) that prior to execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations and landscape plans shall be approved by the Vaughan Development Planning Department;
 - ii) the final site grading plan, stormwater management brief, and noise control study shall be approved to the satisfaction of the Vaughan Engineering Department;
 - iii) the Owner shall satisfy all requirements of York Region;
 - iv) the Owner shall satisfy the requirements of Heritage Vaughan in accordance with Heritage Permit HP-2007-008 and shall submit the following items to the satisfaction of the Vaughan Cultural Services Division: asphalt shingle sample, brick cladding sample, roughcast stucco sample, proposed trim colour sample(s), and wood bracket design schematics;

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

- v) the implementing Zoning By-law (File Z.95.080) shall be enacted by Vaughan Council and shall be in full force and effect; the entire property shall be zoned R1 Residential Zone with an "H" Holding Symbol placed only on the northerly portion of the site (Phase 2), which will require approval of a future Site Development Application; and,
 - vi) the Consent Application required to sever the subject lands shall be approved by the Vaughan Committee of Adjustment, and shall be in full force and effect;
- b) that the Site Plan Letter of Undertaking contain the following clause:
- i) the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

49

**ZONING BY-LAW AMENDMENT FILE Z.09.039
SITE DEVELOPMENT FILE DA.09.081
GANZ REALTY LIMITED
WARD 2**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

Recommendation

The Commissioner of Planning recommends:

- 1. THAT Zoning By-law Amendment File Z.09.039 (Ganz Realty Limited) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2 from C7 Service Commercial Zone to EM1 Prestige Employment Area Zone with the site-specific zoning exceptions identified in Table 1 of this report.
- 2. THAT Site Development File DA.09.081 (Ganz Realty Limited) BE APPROVED, to permit the development of a 2-storey, 4,319.85 m² multi-unit employment building, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department; and,
 - ii) the final site grading and servicing plan, storm water management report, access, parking and on-site circulation shall be approved to the satisfaction of the Vaughan Engineering Department.

50

**SITE DEVELOPMENT FILE DA.10.062
LEVIATHAN INVESTMENTS INC.**

WARD 1

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.062 (Leviathan Investments Inc.) to permit the development of the subject lands shown on Attachments #1 and #2 with one single U-shaped multi-unit building with a 2-storey office component in Units #7 and #8, shown on Attachments #3 to #6, BE APPROVED.

51

**SITE DEVELOPMENT FILE DA.09.039
BAIS TEFILLOH FRANKLIN
WARD 5**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.09.039 (Bais Tefilloh Franklin) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking, which shall be registered on title:
 - i) the final site plan, landscape plan, external lighting plan, urban design brief and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan and stormwater management plan shall be submitted and approved by the Vaughan Engineering Department;
 - iii) the applicant shall provide a revised parking study to the satisfaction of the Vaughan Engineering Department; and,
 - iv) Minor Variance Application A217/07 shall be approved by the Vaughan Committee of Adjustment, and shall be in full force and effect;
 - b) that the following conditions shall be included in the Site Plan Letter of Undertaking:

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

- i) that should the current owner of 142 Thornridge Drive, Bais Tefilloh Franklin or the owner of 148 Thornridge Drive, decide at any time to terminate the parking agreement, the owner of 142 Thornridge Drive shall be required to appear before the Committee of Adjustment to address the parking requirement; and
- ii) that the current owners of 142 Thornridge Drive shall provide written confirmation to the City that should they sell or lease the property in the future it shall only be used for residential purposes, and the parking agreement with 148 Thornridge Drive would cease at that time.

52

**ZONING BY-LAW AMENDMENT FILE Z.10.022
THE REGIONAL MUNICIPALITY OF YORK
WARD 4**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved; and
- 2) That staff bring back a Site Plan for the purpose of further landscaping.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.022 (The Regional Municipality of York) BE APPROVED, specifically to amend By-law 1-88, to permit the use of the subject lands shown on Attachments #1 and #2, for the temporary parking of cars and trucks associated with the adjacent land owner (UPS Canada), for a maximum period of three (3) years, expiring on October 1, 2013.

53

**OFFICIAL PLAN REVIEW – VOLUME 1
CITY-WIDE POLICIES
RESPONSE TO PUBLIC, GOVERNMENT AND AGENCY SUBMISSIONS
FILE 25.1
WARDS 1 TO 5**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved;
- 2) That staff be directed to provide to Council, prior to its meeting of September 7, 2010, written responses to the questions raised by the deputant, Ms. Deb Schulte and others filed with the Clerk;
- 3) WHEREAS Schedule "A" of the draft proposed Official Plan for the City of Vaughan (the "Draft OP") includes the 4.717 hectare property known municipally as 7601 Jane Street (the "Subject Lands") in the City of Vaughan within the boundaries of the "Vaughan Metropolitan Centre", making the Subject Lands subject to the policies of the draft proposed Vaughan Metropolitan Centre Secondary Plan (the "Draft Secondary Plan");

AND WHEREAS the Draft Secondary Plan includes only part of the Subject Lands within the Urban Growth Centre boundary and part of the lands are outside of the Urban Growth Centre boundary;

AND WHEREAS it is more appropriate from a comprehensive point of view for the Subject Lands to be developed as a single parcel,

AND WHEREAS it may be more appropriate for the Subject Lands to be designated entirely "Downtown Mixed Use" rather than only partially downtown mixed use;

AND WHEREAS the Subject Lands are a gateway site from the south to the Vaughan Metropolitan Centre and is on one of Vaughan's busiest corridors requiring intensive development;

AND WHEREAS the Subject Lands are located within walking distance of the proposed Metropolitan Centre and Highway 407 subway stations and the existing Jane Street bus stop (all within approximately 400m);

AND WHEREAS the Subject Lands have frontage on three existing roads (Maplecrete Road, Doughton Road and Jane Street);

NOW THEREFORE, be it resolved that staff be directed to consider the feasibility of the requested changes to the Draft OP and the Draft Secondary Plan and report to Council as part of a future report dealing with modifications to the adopted plan;

- 4) That the following resolution be deferred to the Council meeting of September 7, 2010, to allow staff to provide input and identify ramifications to the new Official Plan:

Whereas Metrolinx and York Region Transit have funded road widening from the New Metropolitan Centre to Weston Road in Phase I and Phase II from Weston Road to Helen Road (East of Islington); and

Whereas no funding has been provided to widen Highway 7 to accommodate Rapid Transit from Helen Road to Martin Grove Road; and

Whereas this section is already congested since the road reduces from seven lanes to four lanes in this section; and

Whereas this section also provides a major challenge in its widening in crossing the Humber River and the Railway tracks west of the Humber;

Be it therefore resolved that;

The intensification component in this section being from Bruce Street to Woodstream Boulevard be only allowed to proceed in conjunction with the road widening;

- 5) That section 9.1.18.8 e) of the New Official Plan be amended as follows:

"orienting new development to maximize public access and views on to natural areas where appropriate";

- 6) That section 7.3.2.7 b) of the New Official Plan be amended as follows:

"be oriented to maximize public access and views to such spaces where appropriate";

REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010

- 7) That the following deputations, written submissions and map be received:
- a) Ms. Virginia McLaughlin, Helmhorst Investments Limited, Box 90, Richmond Hill, L4C 4X9 and map;
 - b) Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8 and written submission;
 - c) Mr. Stephen Roberts, 95 Bentoak Crescent, Vaughan, L4J 8S8; and
 - d) Mr. Frank Greco, 10360 Islington Avenue, Kleinburg, L0J 1C0; and
- 8) That the following written submissions be received:
- 1) Chief Sharon Stinson Henry, Chippewas of Rama First Nation, 5884 Rama Road, Suite 200, Rama, L0K 1T0, dated July 26, 2010;
 - 2) Mr. Mark Yarranton, KLM Planning Partners, 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated July 28, 2010 and August 30, 2010, on behalf of Helmhorst Investments Ltd.;
 - 3) Mr. Michael J. Wren, Miller Thomson LLP, Scotia Plaza, 40 King Street West, Suite 5800, P.O. Box 1011, Toronto, M5H 3S1, dated July 29, 2010, on behalf of Roman Catholic Episcopal Corporation for the Diocese of Toronto;
 - 4) Mr. Dennis W. Wood, Wood Bull LLP, 65 Queen Street West, Suite 1400, Toronto, M5H 2M5, dated July 29, 2010, on behalf of SmartCentres and both dated August 5, 2010, on behalf of Calloway REIT (400 and 7) Inc.;
 - 5) Mr. Ronald K. Webb, Davis Webb LLP, 24 Queen Street East, Suite 800, Brampton, L6V 1A3, dated August 10, 2010 and dated August 19, 2010, on behalf of Schickedanz Bros. Limited;
 - 6) Ms. Valeria Maurizio, Wood Bull LLP, 65 Queen Street West, Suite 1400, Toronto, M5H 2M5, dated August 10, 2010, on behalf of Seven 427 Developments Inc.,
 - 7) Mr. James M. Kennedy, KLM Planning Partners, 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated August 13, 2010, on behalf of Melrose Investments Ltd., and dated August 30, 2010 on behalf of Humbold Properties Ltd.;
 - 8) Mr. Philip J. Stewart, Pound & Stewart Planning Consultants, 205 Belsize Drive, Suite 101, Toronto, M4S 1M3, dated August 16, 2010, on behalf of OPGI Management LP o/a Oxford;
 - 9) Mr. Mike Everard, Augusta National Inc., Queens 400 Executive Offices, 178 Main Street, Unionville, L3R 2G9, dated August 23, 2010, on behalf of 2190647 Ontario Inc.;
 - 10) Ms. Seanna Kerr, R.G. Richards & Associates, 4181 Sladeview Crescent, Unit 23, Mississauga, L5L 5R2, dated August 25, 2010, on behalf of FCHT Holdings (Ontario) Corporation;
 - 11) Antonio & Egidia Di Benedetto, 141 Sharpecroft Boulevard, Downsview, M3J 1P6, dated August 23, 2010;
 - 12) Mr. Todd Trudelle, Goldberg Group, 2171 Avenue Road, Suite 301, Toronto, M5M 4B4, dated August 27, 2010, on behalf of Imperial Oil Limited;
 - 13) Don Watershed Regeneration Council, 5 Shoreham Drive, Downsview, M3N 1S4, dated August 27, 2010;
 - 14) Ms. Sandra K. Patano, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated August 27, 2010, on behalf of Kau & Associates L.P.;
 - 15) Mr. Ted Cymbaly, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated August 26, 2010, on behalf of Vaughan City Square;
 - 16) Mr. Roy Mason, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated August 27, 2010, on behalf of Galnova (Remington) and DiPoce Management and dated August 27, 2010, on behalf of Alpa Lumber / DiPoce Management;
 - 17) Mr. Michael Melling, Davies Howe Partners, The Fifth Floor, 99 Spadina Avenue, Toronto, M5V 3P8, dated August 27, 2010, on behalf of Trinistar Corporation and dated August 30, 2010 and August 31, 2010, on behalf of Vaughan 400 North Landowners Group Inc.;
 - 18) Ms. Rosemarie Humphries, Humphries Planning, 216 Chrislea Road, Vaughan, L4L

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

- 19) **8S5, dated August 30, 2010, on behalf of Vaughan 400 Landowners Group; and Mr. Kurt Franklin, Weston Consulting Group Inc., 201 Millway Avenue, Unit 19, Vaughan, L4K 5K8, dated August 30, 2010, on behalf of L-Star Developments.**

Recommendation

The Commissioner of Planning recommends:

1. THAT the draft City of Vaughan Official Plan, Volume 1 (April 2010) be amended in accordance with the recommendations set out in Attachment No.1 to this report;
2. THAT the revised version of Volume 1 proceed to Council for adoption at the Council meeting of September 7, 2010 as part of Volume 1 of the Official Plan; and that the plan reflect the changes approved by the Committee of the Whole at this meeting; and
3. THAT Section 10.1.1.5 of Volume 1 of the new Official Plan be amended to include policies related to the content of a Development Concept Report and Phasing Plan for Secondary Plans as outlined in this report.

54 PROVISION OF ANIMAL SERVICES TO BRADFORD WEST GWILLIMBURY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and City Solicitor, and the Director of Enforcement Services, dated August 31, 2010:

Recommendation

The Commissioner of Legal and Administrative Services and City Solicitor, and the Director of Enforcement Services, recommend:

1. That a by-law be enacted to authorize an agreement to provide Animal Services to the Town of Bradford West Gwillimbury based on a full cost recovery model and a financial benefit to the City which will positively impact the City's cost of providing animal services, and;
2. Should an agreement be reached, the 2011 and 2012 draft base operating budgets be adjusted to reflect the associated revenue and service obligations, including the addition of one full-time Animal Control Officer (proposed level E) and one leased vehicle.

55 THORNHILL HISTORIC DISTRICT ROADS PROJECT

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of Councillor Shefman, dated August 31, 2010, be approved;**
- 2) **That the petition submitted by Councillor Shefman be received;**
- 3) **That the deputation of Mr. Richard Hahn, 143 Brooke Street, Thornhill, L4J 1Z2 and written submission dated August 27, 2010, be received.**

Recommendation

Councillor Alan Shefman recommends that:

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

2. THAT Draft Plan of Subdivision 19T-10V03 (Elm Thornhill Woods (2010) Inc.) shown on Attachment # 5, BE APPROVED, subject to the conditions set out in Attachment #1, to facilitate the creation of one(1) block.
3. THAT Site Development File DA.10.017 (Elm Thornhill Woods (2010) Inc.) BE APPROVED subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations including significantly upgraded rear elevations which shall be submitted by the Owner, landscape plan/details, tree inventory assessment, tree preservation and removal plan, lighting plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan, stormwater management report, traffic impact and site access study, and noise attenuation report, shall be approved by the Vaughan Engineering Department;
 - iii) the Owner shall provide the City with written confirmation that satisfactory arrangements for cost sharing for servicing have been made;
 - iv) the Owner shall pay to Vaughan as applicable, Special Service Area Development Charges in accordance with the City of Vaughan Development Charges By-law;
 - v) the Owner shall pay to Vaughan, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the City's Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-End Agreement;
 - vi) the Owner shall receive a Clearance of Archaeological Resource Concerns from the Ministry of Tourism and Culture (Archaeological Unit); and,
 - vii) the implementing subdivision (File 19T-10V03) shall have been registered and implementing zoning by-law (File Z.10.013) shall be in full force and effect.
4. THAT the Owner shall pay Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
5. THAT Draft Plan of Condominium (Common Elements) File 19CDM-10V01 (Elm Thornhill Woods (2010) Inc.) BE APPROVED, subject to the conditions set out in Attachment #2.
6. IT IS HEREBY RESOLVED THAT Site Development Application (File DA.10.017) is allocated sanitary sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 52 residential units, subject to the execution of a Site Plan Letter of Undertaking to the satisfaction of the City.

58

**ZONING BY-LAW AMENDMENT FILE Z.08.027
ANNA DIBIASE
WARD 1**

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

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.027 (Anna DiBiase) BE APPROVED, specifically to rezone the subject lands from A Agricultural Zone to RR Rural Residential Zone (tableland) and OS1 Open Space Conservation Zone (valleyland) and to amend the existing site-specific Exception 9(639) to facilitate a future severance of the subject lands into two residential lots, each to contain one of the existing dwelling units as shown on Attachment #3; and, to provide the zoning exceptions as identified in Table 1 of this report, subject to the following conditions:
 - a) prior to the enactment of the implementing zoning by-law, a vegetation inventory and assessment report is required to the satisfaction of the Vaughan Development Planning Department;
 - b) the implementing zoning by-law shall be in full force and effect, prior to final approval of the Vaughan Committee of Adjustment Consent Application.

59

**SITE DEVELOPMENT FILE DA.10.046
FABIO ALVIANI, GIOSEFFINA GRECO
ALVIANI & ANDREA GRECO
WARD 1**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated August 31, 2010, be approved;
- 2) That the coloured elevation drawings submitted by the applicant, be received;
- 3) That the deputation of Mr. Frank Greco, 10360 Islington Avenue, Kleinburg, L0J 1C0, on behalf of the applicant be received; and
- 4) That the written submission of Mr. Ken Schwenger, KARA, P.O. Box 202 Kleinburg, L0J 1C0, dated August 31, 2010, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.046 (Fabio Alviani, Gioseffina Greco Alviani & Andrea Greco) BE APPROVED AS RED-LINED, subject to the following conditions:
 - a) the proposed Site Plan and Landscape Plan be amended as shown on Attachments #3 and #4 to reflect the following:

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

- i) delete the proposed 6.0 m wide aisle located between Islington Avenue and Building "A"; this area shall be landscaped accordingly to comply with the Ontario Municipal Board (OMB) approved Zoning By-law 266-2009; and,
 - ii) label the required 2.5 metre wide landscape buffer area adjacent to the westerly property line, to be used for no other purpose than soft landscaping, as identified in the OMB approved Zoning By-law 266-2009.
 - b) the Owner shall post the required securities to the City of Vaughan in the form of a Letter of Credit, in accordance with the Minutes of Settlement and the Heritage Conservation Easement Agreement (HCEA) and that the obligations pursuant to the HCEA are met.
 - c) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) a Zoning By-law Amendment be approved, lifting the "(H)" Holding Symbol on the subject lands, once the Region of York confirms that adequate water supply and sewage treatment are available and the City has allocated same;
 - ii) the final site plan, building elevations, landscape plan, and detailed landscape cost estimate shall be approved by the Vaughan Development Planning Department and Cultural Services;
 - iii) the final site servicing, grading plan, stormwater management report and registration of the Record of Site Condition (RSC) shall be approved by the Vaughan Engineering Department;
 - iv) the Owner shall satisfy all conditions and requirements of Heritage Vaughan and the Cultural Services Department;
 - v) the Owner shall satisfy all conditions and requirements of the Toronto and Region Conservation Authority.
 - vi) the minor variances to implement the development shall be approved by the Vaughan Committee of Adjustment and shall be final and binding.
- 2. THAT the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit whichever is higher in accordance with the Planning Act and the City's cash-in-lieu Policy.
- 3. THAT the Owner shall enter into an Agreement with the City of Vaughan and the Region of York, of which Agreement shall be registered on title, committing the Owner to:
 - a) Not enter into any agreement of purchase and sale with end user(s) for the Subject Lands until such time as:
 - i) York Region has advised in writing that it is no earlier than twelve(12) months prior to the expected completion of the expansion of the Kleinburg Water Pollution Control Plant and the completion of the additional water supply works in the Kleinburg/Nashville Water Supply System; and,
 - ii) The Council of the City of Vaughan has assigned or reserved adequate water supply and sewage service capacity to the subject development.

Mayor Jackson declared an interest with respect to the foregoing matter as her husband rents office space from applicant.

60 RETIREMENT CELEBRATION – CHIEF ARMAND P. LA BARGE, O.O.M.

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

Recommendation

The City Manager recommends that:

Council support the purchase of a corporate table at the “Retirement Celebration in Honour of Chief Armand P. La Barge, O.O.M.” taking place on Wednesday December 8th, 2010.

61 CITY DONATION TO THE PAKISTAN FLOOD RELIEF

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of Councillor Meffe, dated August 31, 2010, be approved, subject to changing "Canadian Red Cross" to "Humanity First"; and
- 2) That the deputation of Ms. Naumana M. Khan, Humanity First, 245 Bowes Road, Concord, L4K 1H8, be received.

Recommendation

Councillor Peter Meffe recommends:

That the City of Vaughan donate \$10,000.00 to the Canadian Red Cross in support of the Pakistan Flood Relief.

62 THE VAUGHAN CENTRE FOR THE VISUAL ARTS FEASIBILITY STUDY

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Community Services and the Commissioner of Finance, dated August 31, 2010, be approved; and
- 2) That the deputation of Ms. Deb Schulte, 76 Mira Vista Place, Woodbridge, L4H 1K8, be received.

Recommendation

The Commissioner of Community Services and the Commissioner of Finance, in consultation with the City Manager recommends:

- 1) That the Vaughan Centre for the Visual Arts Feasibility Study, be received; and,
- 2) That Council confirm the preferred location of proposed Vaughan Centre for the Visual Arts be located at the Civic Centre Campus site; and,

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

- 3) That the proposed Vaughan Centre for the Visual Arts be adjacent or near the Vaughan Public Libraries planned resource library and positioned as a separate building as recommended in the Feasibility Study; and,
- 4) That staff report back on how the Visual Arts Centre can be incorporated into the Civic Centre Campus including traffic, parking and other implications; and,
- 5) That a task force be established; and,
- 6) That staff prepare terms of reference for the task force to be brought back to Council in 2011 that include, but not be limited to the following:
 - i. Direction to approach and report back on federal and provincial government capital and operating funding opportunities and their interest in the project.
 - ii. To explore other funding sources required to construct and operate the arts centre.
 - iii. Provide comments on governance.
 - iv. Membership criteria for the task force that includes members from the business community, Council, and individuals with relevant experience.

63

**PROCLAMATION REQUEST
BIG BROTHER BIG SISTER MONTH – SEPTEMBER 2010**

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

Recommendation

The City Clerk recommends:

- 1) That September 2010 be proclaimed as “Big Brother Big Sister Month; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

64

**FLAG RAISING REQUEST
FRANCO-ONTARIAN FLAG**

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

Recommendation

The City Clerk recommends that the Franco-Ontarian flag be raised on Saturday, September 25, 2010 for the balance of the day at the Civic Centre to commemorate the 400th Anniversary of the arrival of the first French Settler in Ontario.

65

**CURB & SIDEWALK REPLACEMENT PROGRAM
ADDITIONAL FUNDS REQUESTED**

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

Recommendation

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

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

- 1) That T09-165 previously awarded to Four Seasons Site Development be increased by \$75,000.00; and,
- 2) That the budget for Capital Project PW-2012-07, Curb & Sidewalk Repair and Replacement, funding be increased by \$75,000 and funded from AMO Gas Tax; and,
- 3) That inclusion of the matter on a Public Committee or Council agenda for additional funding for Curb & Sidewalk Replacement program is deemed sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002.

66

SANTAFEST PARADE IN MAPLE

The Committee of the Whole recommends approval of the recommendation contained in the following report of Regional Councillor Ferri, dated August 31, 2010:

Recommendation

Regional Councillor Mario F. Ferri recommends:

That Vaughan Council request the Region of York to permit the following temporary road closure for the Santafest Parade on Sunday November 14, 2010 between the hours of 1:00 p.m. to 5:00 p.m. along Major Mackenzie Drive between Vellore Woods Boulevard to McNaughton Road, east of Keele Street; and

That City staff be authorized to provide various services for this event, such as staff support, services in kind and facility space as well as any appropriate measures, such as temporary event related parking restrictions and similar actions, subsequent to detailed event planning.

67

CEREMONIAL PRESENTATION – SURABHI KADAM WITH RESPECT TO MEDAL WINNINGS AND BECOMING THE JR. PAN AMERICAN BADMINTON CHAMPION

Mayor Jackson and Members of Council presented Surabhi Kadam with a certificate for her achievement in winning multiple medals and becoming the Jr. Pan American Badminton Champion.

68

DEPUTATION - MR. NICK PINTO, ON BEHALF OF A RESIDENT, WITH RESPECT TO EXEMPTION OF COMMITTEE OF ADJUSTMENT FEES

The Committee of the Whole recommends that the deputation of Mr. Nick Pinto, 57 Mapes Avenue, Woodbridge, L4L 8R4, and photos, on behalf of a resident, be received and deferred to allow a site visit by the Local Councillor and By-Law staff and to meet with the resident.

69

DEPUTATION - VICTIM SERVICES OF YORK REGION, WITH RESPECT TO FINANCIAL SUPPORT

The Committee of the Whole recommends that the deputation of Ms. Kathy Colarossi, Victim Services of York Region, 4981 Highway 7 East, Unit 12A, Suite 243, Markham, L3R 1N1, be received with thanks and suggest the deputant contact the Region of York's Community Services.

**REPORT NO. 40 OF THE COMMITTEE OF THE WHOLE
FOR CONSIDERATION BY COUNCIL, SEPTEMBER 7, 2010**

**70 DEPUTATION - MR. DANNY POLLAK WITH RESPECT TO TICKETS AND
DEPARTMENTAL OPERATIONS**

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

**71 NEW BUSINESS – PEDESTRIAN LINKAGE FEASIBILITY STUDY ON
HIGHWAY 27 BETWEEN ROYALPARK WAY AND MARTIN GROVE ROAD**

The Committee of the Whole recommends that staff prepare a report on the feasibility and viability of constructing a pedestrian crosswalk between Royalpark Way and Martin Grove Road including costs, to a future Committee of the Whole meeting.

The foregoing matter was brought to the attention of the Committee by Regional Councillor Rosati.

**72 COMMITTEE OF THE WHOLE (CLOSED SESSION) RESOLUTION
AUGUST 31, 2010**

The Committee of the Whole passed the following resolution:

That a closed session of Committee of the Whole be convened for the purpose of discussing the following matter:

- 1. LITIGATION MATTER
ROSSI v. CITY OF VAUGHAN ET AL**
(litigation or potential litigation)
- 2. RAMUNNO LITIGATION**
(litigation or potential litigation)
- 3. NON-UNION EMPLOYEES AND ELECTED OFFICIALS ECONOMIC ADJUSTMENT**
(labour relations or employee negotiations)
- 4. PROPERTY MATTER – WARD 1
MACMILLAN FARM, DUFFERIN STREET**
(acquisition or disposition of land by the municipality or local board)
- 5. PROPERTY MATTER – WARD 2
INNOVATION DRIVE AND MILANI DRIVE EXTENSIONS
SOUTH SIDE OF LANGSTAFF ROAD, WEST OF HWY #27**
(acquisition or disposition of land by the municipality or local board)
- 6. PROPERTY MATTER – WARD 1
LAND EXCHANGE
PART OF BLOCK 300, PLAN 65m-3962
THOMAS COOK AVENUE**
(acquisition or disposition of land by the municipality or local board)
- 7. PROPERTY MATTER – WARD 1
TORONTO FOOTBALL CLUB ACADEMY**
(acquisition or disposition of land by the municipality or local board)
- 8. NOMINATION FOR 2010 WARD 4 CIVIC HERO**
(personal matters about an identifiable individual)
- 9. PROPERTY MATTER – STEELES AVENUE WEST STATION - TYSSE**
(acquisition or disposition of land by the municipality or local board)

**10. PERSONNEL MATTER
PERFORMANCE REVIEW**

(personal matters about an identifiable individual)

The meeting adjourned at 5:48 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair