

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 1, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

**1 INTERGOVERNMENTAL RELATIONS COMMITTEE RECOMMENDATION
YONGE STREET SUBWAY**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Intergovernmental Relations Committee, dated May 11, 2010:

Recommendation

The Intergovernmental Relations Committee recommends that:

Whereas the City of Vaughan is committed, through its Official Plan Development process to the development of a transit oriented community, and

Whereas congestion is continuing to increase on the roads in our City and other municipalities in York Region, and

Whereas, through the leadership of York Region Transit VivaNext, preliminary planning, including an Environmental Assessment has been approved for the Yonge Street subway extension from Finch to the Richmond Hill Centre, and

Whereas Metrolinx, the GTHA transit planning and coordination authority has identified the Yonge Street extension as a priority transit project,

That the Council of the City of Vaughan communicate to the Premier of the Province of Ontario, the Prime Minister of Canada, the Chair of the Region of York, the Chair of Metrolinx, the TTC and the municipalities of Markham, Richmond Hill and Toronto, the urgency of moving forward on the development of the Yonge Street Subway without delay, and

That support be given to immediately initiating appropriate studies to investigate alternative funding models to support the development and implementation of this transit project.

Contribution to Sustainability

N/A

Economic Impact

There is no economic impact associated with this report.

Communications Plan

Correspondence will be sent to the parties listed.

Purpose

The purpose of this report is to request the support of all necessary parties to immediately initiate appropriate studies to investigate alternative funding models to support the development and implementation of the Yonge Street subway extension from Finch to the Richmond Hill Centre.

Background - Analysis and Options

The Intergovernmental Relations Committee, at its meeting of April 13, 2010 recommended:

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"That the Council of the City of Vaughan communicate to the Premier of the Province of Ontario, the Prime Minister of Canada, the Chair of the Region of York, the Chair of Metrolinx, the TTC and the municipalities of Markham, Richmond Hill and Toronto, the urgency of moving forward on the development of the Yonge Street Subway without delay, and

That support be given to immediately initiating appropriate studies to investigate alternative funding models to support the development and implementation of this transit project."

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the goals and initiatives of Vaughan Vision 2020.

Regional Implications

N/A

Conclusion

The Intergovernmental Relations Committee recommends that Council request all necessary parties to initiate the process regarding the development and implementation of this transit project.

Attachments

N/A

Report prepared by:

A. Bellisario
Assistant City Clerk

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Item 2, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

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**PROCLAMATION REQUEST
PRIDE WEEK**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 11, 2010:

Recommendation

The City Clerk recommends:

- 1) That June 6th through June 13th, 2010 be proclaimed as “Pride Week”; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

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

Purpose

To respond to the request received from the Executive Director, Family Services York Region and the Coordinator, York Region LGBT Community Project on behalf of the York PRIDEFEST Committee.

Background - Analysis and Options

The correspondence received from the Executive Director, Family Services York Region and the Coordinator, York Region LGBT Community Project, dated April 15, 2010 is attached. (Attachment)

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

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

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

York PRIDEFEST was founded in 2007 as part of the Lesbian, Gay, Bisexual and Transgender Outreach Project, a co-partnership between Addiction Services York Region and Family Services York Region, which is a registered charity. City Council has granted this request in the past.

Relationship to Vaughan Vision 2020/Strategic Plan

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

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Regional Implications

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

Conclusion

Staff is recommending that June 6th through 13^h, 2010 be proclaimed as “Pride Week” and that the proclamation be posted on the City’s website and published on the City Page Online.

Attachments

Attachment 1 – Correspondence from the Executive Director, Family Services York Region and the Coordinator, York Region LGBT Community Project, dated April 15, 2010

Report prepared by:

Connie Bonsignore, Administrative Assistant

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

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Item 3, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

**3 ROAD NAME CHANGE- TEDESCO COURT
TO COUNTRYWIDE COURT
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 11, 2010:

Recommendation

The City Clerk in consultation with the Commissioner of Legal and Administrative Services and City Solicitor recommends:

THAT Council direct the City Clerk to initiate the street name change process to change the name of Tedesco Court to Countrywide Court.

Contribution to Sustainability

Not Applicable.

Economic Impact

There are no budgetary impacts resulting from the adoption of this report. The applicant requesting the name change will be responsible for costs associated with the by-law registration and other associated costs.

Communication Plan

Not Applicable

Purpose

To initiate the street name change process in order to rename Tedesco Court to Countrywide Court.

Background – Analysis and Options

The applicant has requested that the road allowance known as 'Tedesco Court' on Plan 65M-4017, be changed to 'Countrywide Court'. The street will continue into the abutting lands to the west (19T-10V01), owned by the applicant. The subject lands shown on Attachment #1 are located south of Teston Road, west of Bathurst Street, in Lot 25, Concession 2, City of Vaughan.

The Region of York Planning Department does not have any objections to the proposed name.

The street renaming will be advertised for two consecutive weeks on the City's website, prior to the passing of the by-law. The advertisement will explain the location of the renaming and include a map identifying the portion of the street to be renamed.

Relationship to Vaughan Vision

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved. In particular, this report is consistent with the priorities set forth in Vaughan Vision 2020 which encourages the planning and management of growth and maintenance of the City's assets and infrastructure.

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Regional Implications

There are no Regional implications associated with this report.

Conclusion

It is recommended that the City Clerk initiate the street name change process to change the name of Tedesco Court to Countrywide Court.

Attachments

1. Location Map

Report Prepared by:

Brenda Macdonald, Administrative Co-ordinator, Ext. 8286
Todd Coles, Manager of Development Services, Ext. 8332

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

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Item 4, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

4 TORONTO WILDLIFE – ALL WARDS

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Enforcement Services, dated May 11, 2010, be approved; and
- 2) That the deputation of Ms. Nathalie Karvonen, Executive Director, Toronto Wildlife Centre, 60 Carl Hall Road, Unit #4, Toronto, M3K 2C1, be received.

Recommendation

The Director of Enforcement Services recommends that this report be received.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

N/A

Purpose

This report is to provide information related to the deputation made by Toronto Wildlife on February 2, 2010.

Background - Analysis and Options

On February 2, 2010, a representative of the Toronto Wildlife Centre made a deputation to the Committee of the Whole regarding their business and efforts to rescue wildlife. The representative indicated that they had been contacted by Richmond Hill and were finalizing details with the Town of Markham to provide response to wildlife issues within the Town.

The Deputant requested that the City of Vaughan consider including a wildlife component to the Animal Shelter/Control RFP that would be issued in the future. At the time of the deputation the RFP had already been completed and was ready to be issued. As the addition of a wildlife component would necessitate additional budget allocation, the RFP was issued as originally prepared.

The deputation outlined the Toronto Wildlife Centre's work with the public. The majority of calls to the Toronto Wildlife pertain to issues on private property. It has been the long established practice in Vaughan to refer any callers to the City with wildlife issues to a private service provider. The City does not currently provide services regarding wildlife matters.

There are several companies that provide wildlife services to the residents of Vaughan. A search on the internet using the keywords "wildlife service" produced a result of more than 15 companies that deal with wildlife matters in the area. These companies charge a fee for service, as would the Toronto Wildlife Centre.

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Staff were advised by the town of Markham that they do not have a contract with Toronto Wildlife and are not pursuing a contract. There had been some discussions regarding funding a program or donating money to Toronto Wildlife but staff are advised that the Town of Markham will not be providing any funding in 2010.

The Town of Richmond Hill advises that they did have a contract with Toronto Wildlife in the years 2006 to 2009 but that contract was not renewed.

The Deputant did not provide a cost for service projection during her presentation. The estimates she provided verbally ranged from \$20,000. to \$30,000. As indicated earlier the City of Vaughan has not provided wildlife services to private property owners in the past.

There are no funds in the 2010 budget to cover any wildlife services. Council may consider wildlife services as a new, additional service during the 2011 budgetary process. Staff, at this time, do not recommend this service due to the cost and the availability of the private sector to deliver adequate service to the residents, albeit at their cost.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is not in keeping with the priorities previously set by Council. The necessary resources have not been allocated or approved.

Regional Implications

N/A

Conclusion

The Toronto Wildlife Centre was seeking the opportunity to provide services for the City of Vaughan. At this time there is no budget for this service and there are adequate resources within the private sector to deliver wildlife services to the residents of Vaughan.

Attachments

N/A

Report prepared by:

Tony Thompson
Director, Enforcement Services

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Item 5, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

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ANIMAL SERVICES – ALL WARDS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal & Administrative Services and City Solicitor, and the Director of Enforcement Services, dated May 11, 2010:

Recommendation

The Commissioner of Legal & Administrative Services and City Solicitor, and the Director of Enforcement Services, in consultation with the Commissioner of Finance and City Treasurer, the Director of Purchasing Services, and the Director of Human Resources, recommend:

1. That the City of Vaughan assume the delivery of the Animal Services function to be funded within the existing 2010 Animal Services Operating Budget;
2. That staff be authorized to hire 7 full time and 5 part-time staff as described in Table #1;
3. That staff be authorized to enter into a 5 year contract with the Township of King to supply Animal Control and Services to the Township;
4. That this report be received.

Contribution to Sustainability

The location of the Animal Shelter in the City of Vaughan will reduce the driving distance for residents of Vaughan and King Township to recover or adopt animals at the municipal shelter.

Economic Impact

The recommendations above will not have any impact on the 2010 Operating Budget. All costs for this initiative are currently budgeted within the Animal Control budget. Funds will be reallocated from the Animal Services account. Refer to Table #1.

Communications Plan

Not applicable.

Purpose

The purpose of this report is to provide an update to Council and to seek authorization regarding the operation of the Vaughan Animal Shelter and Animal Control Services.

Background - Analysis and Options

For several years, the City of Vaughan and other municipalities have worked towards developing an animal services solution due to the rising costs of animal control being charged from the private sector, and the imminent discontinuance of service by the animal control contractor. The current Animal Services contract expires December 31, 2010 and the land which the contractor leases is approved for and being serviced for development.

Since 2004 many options have been explored, but for a variety of reasons none came to fruition:

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- A joint facility or purchasing space and service from Richmond Hill if they built a shelter (Report to Working Session October 22, 2007).
- A partnership with the Township of King and Seneca College located at Seneca College (Report to Working Session January 12, 2009).
- A partnership with the Township of King at a location in King (Report to Working Session May 25, 2009).
- A Request for Expressions of Interest was issued to seek potential locations in Vaughan. There were no suitable proponents (Report to Budget Committee Meeting December 14, 2009).
- Seek a private sector partner to establish a “joint animal service campus” (Report to Budget Committee Meeting December 14, 2009).
- Review available City owned locations by Building and Facilities staff (Report to Budget Committee Meeting December 14, 2009).

On December 14, 2009, staff reported, to the Budget Committee, the history of animal control in the City of Vaughan and the recent efforts in attempts to create a solution to the animal shelter situation. Staff advised that Animal Control and management of the animal shelter would be the subject of a Request for Proposal (RFP), therefore allowing the private sector to continue to perform animal control services and also manage the new shelter. Council subsequently approved the Capital Budget, including funding to create an animal shelter on leased property at 70 Tigi Court in the City of Vaughan.

RFP for Private Service Provider – Not Successful

Purchasing Services Department issued RFP10-041 to retain the services of animal control and operation of the shelter. The RFP closed on March 10, 2010. There were two proponents that responded to the call for proposals. Both proposals proposed fees which were significantly over the established Animal Control Budget and accordingly the RFP was cancelled.

As a result, the only remaining option appears to be that Animal Services (Animal Control and Animal Shelter operation) be operated utilizing City staff.

Vaughan Run Animal Services Within Existing Budget

Staff have determined the City's staffing needs based on the current service levels. These service level standards have been in place for many years. Costs to provide the services have been verified to the extent possible through documentation and data available through the City's historic private provider, Kennel Inn. As set out below, the City is able to provide the service within existing budget.

Staff have determined that the incremental additional cost of providing service to the Township of King would be more than offset by the Township's financial contribution and service fees paid to Vaughan.

Table #1 below sets out the costing amounts for the City of Vaughan, with and without service to King, and King's contribution. The cost to Vaughan of providing service to the Township increases our overall costs from approximately \$737,000 to \$803,600 but there is a resulting offset of the overall cost with about \$156,150 revenue from King as well as a one time payment of \$40,000 toward kennel improvements. This offset potentially results in an annual Animal Services budget requirement of approximately \$647,500. The amount would be finalized upon the closing of an RFP for veterinary services.

Staff from the City and the Township of King have tentatively discussed entering into an arrangement with the City of Vaughan to supply animal services to the Township, and King Council has agreed in principle.

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The Township of King Council, at its meeting of April 12, 2010 approved the \$40,000 contribution and authorized staff to negotiate the purchase of service with the City of Vaughan. The Township report is included as Attachment #1.

The level of service to be provided to the Township of King is based on Kennel Inn's existing service model in King for animal control. That service level requires one full time Animal Control Officer position dedicated to King for daily patrols and response to complaints. No other additional staff are required to provide services to King, and King will contribute financially for the direct costs of staff and a portion of Vaughan's fixed operating costs required to operate the program.

Based on the number of animals historically impounded, or taken in from the Township of King relative to those from Vaughan by the Animal Control contractor, a share of related costs have been allocated to King. The costs of the "overhead" and supplies have been derived from data in previous cost breakdowns provided to the City by the Animal Control Contractor.

Vehicles will be required to provide animal control services. Staff are recommending that these vehicles be acquired on a lease for a term of 36 months. The annual costs for the leases have been included in the overall cost projections.

Timing – Seamless Transition Anticipated

Human Resources will prepare job descriptions for the required positions and staff will be recruited through a competitive process.

Staff anticipate a seamless transition, timed to enable the City to effectively begin running a shelter at Tigi Court immediately upon Kennel Inn ceasing to provide service. The current contract, which terminates December 31, 2010, provides for a 3-month notice for early termination.

TABLE #1

Staffing Costs	Vaughan Only	Costs including King	King Twp Contribution
Animal Control Officer (2 + 1)	\$118,222.65	\$177,334.00	\$ 59,111.33
Animal Control Officer P/T (1)	\$ 35,211.93	\$ 35,211.93	\$ 17,605.97
Supervisor (1)	\$105,000.00	\$105,000.00	\$ 34,650.00
Reception (1)	\$ 55,244.80	\$ 55,244.80	\$ 5,244.80
Shelter F/T (2)	\$105,340.95	\$105,340.00	\$ 5,260.00
Shelter P/T (4)	\$121,023.00	\$121,023.00	\$ 3,025.00
Total: 7 F/T; 5 P/T			
sub total	\$540,043.33	\$599,153.73	\$124,897.10
Other Associated Costing			
Equipment	\$15,000.00	\$15,000.00	\$ 5,000.00
Cleaning	\$15,000.00	\$15,000.00	\$ 5,000.00
Pet Food etc	\$17,000.00	\$17,000.00	
Admin			
uniforms	\$ 1,000.00	\$ 1,000.00	\$ 500.00
disposal	\$ 5,000.00	\$ 5,000.00	\$ 1,200.00
vet fees	\$25,000.00	\$25,000.00	\$ 5,500.00

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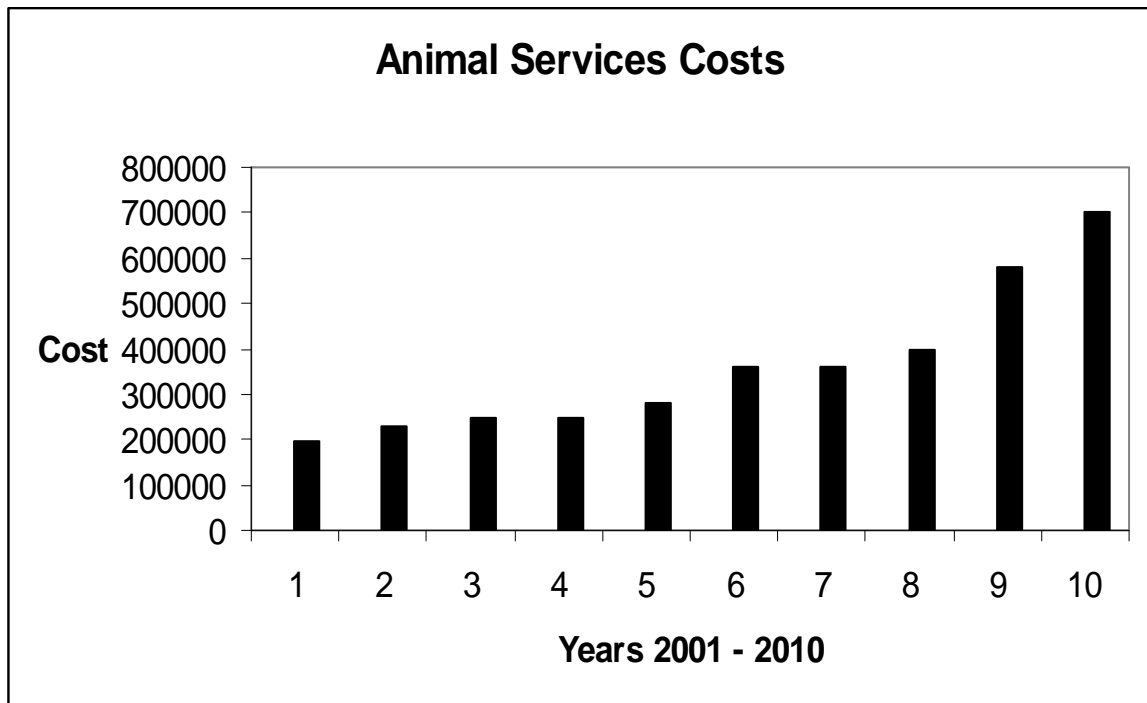
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cell phone	\$ 3,000.00	\$ 3,000.00	\$ 750.00
training	\$ 1,000.00	\$ 1,000.00	\$ 300.00
Vehicle Lease	\$ 22,500.00	\$ 30,000.00	\$13,000.00
Shelter etc Costs	\$104,500.00	\$112,000.00	\$ 31,250.00
Total Animal Services Costs	\$644,543.33	\$711,153.73	
Rent and utilities	\$ 92,500.00	\$ 92,500.00	
Service Charge to King			\$156,147.10
Annual Impact to Vaughan	\$737,043.33	\$803,653.73	\$647,506.63

As illustrated in Table #2 the City's cost for animal services has risen steadily over the past decade. This is due primarily because other municipalities discontinued service with the private Animal Control contractor. Providing a City run facility, as well as selling animal services to the Township of King should assist in controlling Vaughan's animal services costs in the future.

TABLE #2



Relationship to Vaughan Vision 2020/Strategic Plan

This report is in keeping with the Vaughan Vision Service Excellence and Management Excellence strategic initiatives.

Regional Implications

Not applicable.

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Conclusion

Staff recommend the delivery of Animal Services (Animal Shelter and Animal Control) for the City of Vaughan using City staff. The new staff positions will be funded within the existing Animal Control Budget and through selling services on a contract basis to the Township of King.

Attachments

1. Report to Township of King Council dated April 12, 2010

Report prepared by:

Tony Thompson
Director, 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.)

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Item 6, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

6 ANIMAL CONTROL BY-LAW 53-2002 AMENDMENT – ALL WARDS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal & Administrative Services and City Solicitor, and the Director of Enforcement Services, dated May 11, 2010:

Recommendation

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

- 1) That an exemption to the restriction on the number of animals that can be kept in a residence as outlined in Part 4 of the Animal Control By-law, 53-2002 be added to the By-law to allow up to 6 dogs or 6 cats to be kept in a dwelling provided that the dwelling is registered and licensed as a "Rescue" agency; and
- 2) That the Director of Enforcement Service be appointed as Poundkeeper in order to act within the provisions the Pounds Act, R.S.O. 1990, c.P.17; and
- 3) That Part 9 subsection 2 of the Animal Control By-law, 53-2002, be amended by deleting reference to the Senior Manager of Bylaw Enforcement, and replacing it with the term Poundkeeper.

Economic Impact

N/A

Contribution to Sustainability

By allowing more animals to be housed in a registered Rescue Agency, there is an increased chance of an animal being adopted.

Economic Impact

N/A

Communications Plan

This amendment will be advertised on the City website.

Purpose

This report is to introduce amendments to the Animal Control By-law 53-2002.

Background - Analysis and Options

By-law 53-2002, the Animal Control By-law, contains restrictions on the number of dogs and cats that may be kept in a dwelling. Part 4 of the By-law states that no more than three dogs and three cats may be kept. This part does create an exception for those that operate a licensed kennel.

The City of Vaughan Zoning By-law restricts the location of Kennels to those lands zoned "Agricultural". Although there have been one or two kennels licensed in the past, there are currently none licensed in the City of Vaughan.

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The City of Vaughan is committed to operating a well functioning, high quality animal shelter. In order to provide the greatest opportunity for adoption of “hard to place” animals, Vaughan will be establishing a program to encourage “foster/rescue” homes. This is a program that exists in several other municipalities. Staff are recommending an exemption to the Animal Control By-law to allow Registered foster/rescue homes to house up to six dogs or cats at a time.

This would create opportunities to place some un-adopted animals into “Rescue” or foster care. These animals would continue to be available for adoption and would be featured on the Animal Shelter website.

In order to limit any impact on the community, the number of dogs or cats that can be held in “rescue” or foster care at any given time will be a total of six. That means there can be any combination of dogs or cats, but not to exceed a total of six animals at any given time.

In order to ensure that the animals are properly cared for, such facilities will be required to meet specific requirements and licensing provisions which will be implemented shortly.

Poundkeeper

The Pounds Act, R.S.O. 1990, c.P.17 provides for the impounding and charging of costs related to large farm animals (cattle, goat, horse, sheep or swine) and poultry found at large. The Pounds Act provides the authority to charge the costs of impounding of an animal to the animal owner. The Act also provides an enforcement provision that allows for charges to be laid for those that do not comply with the Act.

In order to enforce the provisions of the Act, an individual must be appointed by Council. Staff are recommending that the Director of Enforcement Services be appointed as Poundkeeper. The existing Animal Control By-law makes reference to the position of Senior Manager of By-law Enforcement acting in that capacity, but no appointment was made.

Enforcement Services does respond to complaints of cows and poultry at large in the rural areas of the City. This amendment would allow the City to deal with the animals and provides for an avenue to recover costs associated with that action.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is in keeping with the Vaughan Vision Service Excellence and Management Excellence strategic initiatives. The necessary resources have been identified and allocated.

Regional Implication

N/A

Conclusion

By implementing a program of foster/rescue homes, animal adoptions can be encouraged without any costs to the City.

The appointment of a Poundkeeper would allow the City to deal with farm animals and provides for an avenue to recover costs associated with dealing with animals at large.

Attachments

N/A

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Report prepared by:

Tony Thompson
Director, 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.)

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Item 7, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

7 FENCE HEIGHT EXEMPTION – 2 BEVERLEY GLEN BOULEVARD – WARD 4

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Director of Enforcement Services, dated May 11, 2010, be approved;
- 2) That the title of the report be amended to state "*Ward 5*" not "*Ward 4*"; and
- 3) That the deputation of Mr. David Grabel, MMM Group Limited, 100 Commerce Valley Drive West, Thornhill, L3T 0A1, on behalf of the applicant, be received.

Recommendation

The Director of Enforcement Services recommends:

That the fence height exemption application for 2 Beverley Glen Boulevard be denied.

Economic Impact

N/A

Communications Plan

N/A

Purpose

This report is to provide information for the consideration of a fence height exemption application.

Background - Analysis and Options

The property owner of 2 Beverley Glen Boulevard has applied for a fence height exemption as provided for in the City of Vaughan Fence By-law 80-90, for the property located at 2 Beverley Glen Boulevard.

The Applicant is making application to permit an existing temporary fence surrounding a vacant lot located on the north side of Beverley Glen Boulevard west of Kingsbridge Circle, which abuts residential homes.

In 2006, the Regional Municipality of York leased the lands for use as a staging area and tunnel shaft related to construction of the Bathurst Street Collector sanitary sewer. An upgraded 10 foot high, painted, solid plywood fence was erected for safety and security of the site, pedestrian passage and surrounding properties. The Region's lease agreement expired in January 2009 and the property reverted back to the Applicant's control. The Applicant indicates they are presently moving ahead with submission of plans to the City for a Site Plan submission for a residential high-rise development. However, to date no application for site plan has been filed. This would mean that the temporary fence would be in place for a year, if not longer.

The By-law permits a fence height of 6 feet in side and rear yards and 4 feet in front yards. The Applicant has requested an exemption to permit the existing solid plywood temporary fence, which surrounds a vacant lot and ranges in height from 8 feet to 10 feet (including posts). Historically, there

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has been no fence height exemption applications received with respect to temporary fencing. This fence height contravention was first brought to the attention of the Enforcement Services Department via complaint.

Enforcement Services staff inspected the Applicant's property and also reviewed other properties within the 60 metre radius. Staff indicated that there is no rear yard or front yard fences of similar design and height in the immediate area. The fencing does not fit in with the surrounding neighbourhood.

There are no site plans registered for this property.

The fence height does not pose a potential sight line issue.

The details outlined above do not support the approval of a fence height exemption for this location.

This Application is outside of the parameters of the delegated authority passed by Council.

Relationship to Vaughan Vision 2007

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 does not support the approval of a fence height exemption for this location.

Attachments

1. Map of Area
2. Site Plan
3. Photos
4. Letter from Baif Developments (Applicant)

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.)

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Item 8, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

8 MEMORANDUM OF UNDERSTANDING WITH YORK REGIONAL POLICE FOR THE IMPLEMENTATION, SUPPORT AND MAINTENANCE OF MOBILE DISPLAY TERMINALS IN VFRS FIRE APPARATUS

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief, dated May 11, 2010:

Recommendation

The Fire Chief in consultation with the Director of Legal Services recommends that:

- 1) A by-law be enacted to authorize execution of an Amended and Re-Styled Memorandum of Understanding between the City of Vaughan and York Regional Police for the continued support, and maintenance of a Computer Aided Dispatch System and the implementation, support and maintenance of Mobile Display Terminals in VFRS Fire Apparatus.

Contribution to Sustainability

N/A

Economic Impact

The \$280,526 cost of this phase of the project (FR-3501-08) was approved by Council in the 2009 Capital Budget.

Communications Plan

The VFRS is planning a media release and media event when the Mobile Data Terminals are operational in September, 2010.

Purpose

The purpose of this report is to obtain authorization for the Mayor and Clerk to sign an Amended and Re-Styled Memorandum of Understanding with York Regional Police that will allow the VFRS to install and operate Mobile Display Terminals in the Vaughan Fire Apparatus.

Background - Analysis and Options

On June 23, 2008, Council enacted By-Law 146-2008, a By-law to authorize the Mayor and Clerk to execute a Memorandum of Understanding between the City of Vaughan and the York Regional Police for the purchase and sharing of a Computer Aided Dispatch System.

The Computer Aided Dispatch system, known commonly as the Versaterm FireCAD, went live on January 19th, 2009 and has been working extremely well to serve the citizens of Vaughan since that day.

Phase 2 of the project is the installation of Mobile Display Terminals (MDTs) in 16 of the VFRS' front line fire apparatus. MDTs are essentially Panasonic CF30 laptops that are installed in the fire apparatus and connected to the Versaterm FireCAD wirelessly so that the Captain has a computer work station in the cab of the truck. The advantages of the MDTs include:

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1. The exact location of the incident is highlighted on a map on the MDT screen when the crew enters the vehicle allowing for a rapid and accurate response.
2. All of the dispatch information relating to the incident will appear on the screen when the crew enters the vehicle.
3. The associated Automatic Vehicle Locating system inputs GPS data into the Fire CAD system and the FireCAD will track all of the VFRS apparatus and dispatch the closest available apparatus to an incident.
4. The MDT allows access to Emergency Response websites such as CANUTEC and the weather service as well as pre-incident plans for Vaughan building stock to support operations at incidents.
5. The MDT will serve as a mobile work station for the Captain allowing greater efficiency and productivity.

Council approved the purchase and installation of the MDTs as part of the 2009 and 2010 Capital Budget. In order to implement this project, it is therefore necessary to amend the original Memorandum of Understanding to include the implementation, support and maintenance of the MDTs in VFRS apparatus.

Relationship to Vaughan Vision 2020/Strategic Plan

Reference specific initiative report relates to:

Pursue Excellence in Service Delivery
Enhance Productivity, Cost Effectiveness, and Innovation

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

Regional Implications

York Regional Police and the York Regional Police Services Board are regional organizations and they have notified the Region of York of this partnership through their budgeting processes.

Conclusion

The City of Vaughan and York Regional Police have negotiated an Amended and Re-Stated Memorandum of Understanding that will provide for enhanced emergency response through the use of Automatic Vehicle Locating and Mobile Data Terminals..

Attachments

None

Report prepared by:

Glenn G. Duncan, Deputy Fire Chief

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Item 9, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

9 VAUGHAN FIRE AND RESCUE SERVICE (VFRS) 2009 ANNUAL REPORT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Fire Chief and the VFRS Senior Command, dated May 11, 2010:

Recommendation

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

Contribution to Sustainability

N/A

Economic Impact

The 2009 annual report was produced with internal resources at an approximate cost of \$1,800.00 and additional funds are not required.

Communications Plan

Through anticipated co-operation of the Senior Management Team (SMT), the 2009 annual report will be available on the City web site, in all City reception areas, Vaughan Public Libraries, VFRS Fire Stations and will be distributed to all Ratepayer Groups as well as to some peer organizations.

Purpose

To provide a summary report of activities and highlights of Vaughan Fire & Rescue Service in 2009.

Background - Analysis and Options

The 2009 Annual Report of Vaughan Fire and Rescue Service is the fourth annual report prepared by the department. The annual report is intended to provide a summary of the Department's activities as well as non-technical descriptions of the work of each division/program. An Operational Process Analysis conducted in 2005 by IER Consultants recommended that as part of an overall communication strategy, VFRS should develop a short annual report describing relative operations and highlights of the department.

As such this annual report will enhance communication between VFRS, Council, SMT and the citizens we serve which has been very well received over the past two years by members of the Ratepayers Association, citizens and staff.

Relationship to Vaughan Vision 2020/Strategic Plan

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

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

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Regional Implications

The VFRS 2009 Annual Report has no regional implications.

Conclusion

The VFRS Annual Report documents achievements and highlights of the Vaughan Fire and Rescue Service in 2009. The Annual Report is an important part of a VFRS communication strategy as recommended by IER Consultants and will provide Council, Senior Management and our citizens with an overview of the types and categories of service provided by VFRS in 2009.

Attachments

Vaughan Fire and Rescue Service, Annual Report 2009 (For Members of Council – under separate cover).

Copies of the 2009 Annual Report are available through the Office of the Fire Chief.

Report prepared by:

G. R. Senay, Fire Chief

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

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Item 10, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 18, 2010, as follows:

That this matter be deferred to the Committee of the Whole meeting of June 1, 2010.

**10 ALL-WAY STOP CONTROL – VIA CAMPANILE AND GRAND VELLORE CRESCENT
(SOUTH INTERSECTION)
WARD 3**

The Committee of the Whole recommends that this matter be deferred to the May 18, 2010 Council meeting to allow the Local Councillor to visit the site.

Recommendation

The Commissioner of Engineering and Public Works recommends:

That an all-way stop control not be installed at the south intersection of Via Campanile and Grand Vellore Crescent as the Provincial All-way Stop Warrant is not met.

Contribution to Sustainability

Not applicable.

Economic Impact

None

Communications Plan

The Ward Councillor will inform the residents of the decision by Council on this matter.

Purpose

To review the feasibility of implementing an all-way stop control at the south intersection of Via Campanile and Grand Vellore Crescent, in response to a request from the area residents.

Background - Analysis and Options

At its meeting on January 26, 2010 Council directed:

- “1. That Traffic Engineering staff review the warrant for installation of an all-way stop at the south intersection of Via Campanile and Grand Vellore Crescent; and***
- 2. That staff report to a future Committee of the Whole meeting with respect to their findings as soon as possible.”***

Via Campanile is a feeder roadway with a 23.0 metre right-of-way. Grand Vellore Crescent is a local crescent roadway with a 17.5 metre right of way. The existing speed limit on Via Campanile is a statutory 50 km/h. There is an existing stop control located on Grand Vellore Crescent (at Via Campanile). The area is shown in Attachment No.1.

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ALL-WAY STOP STUDY

Staff conducted a turning movement count on Tuesday, March 30, 2010 at the south intersection of Via Campanile and Grand Vellore Crescent during the morning and afternoon peak time periods of 7:00 am to 9:00 am, and 4:00 pm to 6:00 pm. The weather on this day was sunny and clear. The data collected was compared to the Provincial All-way Stop Warrant with the following results:

Warrant 1 – Minimum Vehicular Volumes	Warranted	49%
Warrant 2 – Accident Hazard	Warranted	0%
Warrant 3 – Sight Restriction	Warranted	0%

All-way stop controls are recommended when one of the above warrants are satisfied to 100% or more. There have been no reported collisions from June 2007 through to June 2008 at this intersection susceptible to prevention by implementing all-way stop control. There are no sight line restrictions at this intersection. According to the results above, this intersection does not meet the minimum requirements of the warrant.

There are 91 residential homes on Grand Vellore Crescent. Typically, for crescent type roadways, the vehicle split between intersections is 50/50. The recorded traffic volume from the side street is low, with 52 and 15 vehicles exiting during the AM and PM peak hours, respectively. The minimum required vehicles on the warrant is 120.

AUTOMATIC TRAFFIC RECORDER STUDY

Utilizing Automated Traffic Recorders (ATR's) staff conducted speed and volume studies on Via Campanile from March 29, 2010 to April 2, 2010 north of Frassino Drive. The results have been summarized below.

Direction	Average Speed	85 th Percentile Speed	Highest Speed	Average Daily Traffic
Northbound	44 km/h	54 km/h	97	1645
Southbound	45 km/h	55 km/h	86	1579

The recorded average speeds on Via Campanile range between 44 km/h – 45 km/h. The recorded 85th percentile speed (the speed at which 85 percent of the vehicles are travelling at or below) on Via Campanile range between 54 km/h – 55 km/h. The highest speed recorded on this section of Via Campanile is 86 km/h for the southbound traffic and 97 km/h for the northbound traffic, these highest speeds have occurred during the same time periods each day from 12:00 pm. to 2 pm. and from 5:00 pm. to 7:00 pm. Engineering Services staff has sent a request to York Regional Police to increase speed enforcement on this section of Via Campanile of the time periods mentioned above based on the highest recorded speeds.

Typically, a feeder roadway accommodates up to 8,000 vehicles per day (source; Transportation Association of Canada, Geometric Design Guide for Canadian Roads). Our study indicates that Via Campanile has 3,224 vehicles per day which is within a feeder roadway capacity.

Relationship to Vaughan Vision 2020/Strategic Plan

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

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

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

Regional Implications

Not Applicable.

Conclusion

Based on Engineering Services staff's review, it is recommended that an all-way stop control not be installed at the south intersection of Via Campanile and Grand Vellore Crescent.

Attachments

1. Location Map

Report prepared by:

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

PT:mc

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

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Item 11, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

**11 ASSUMPTION – LANGSTAFF CONTWO INVESTMENTS LIMITED PHASE 2
 19T-02V09 / 65M-3726
 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 May 11, 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-3726, and that the municipal services letter of credit be released.

Contribution to Sustainability

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

Economic Impact

Upon assumption of this subdivision, approximately 0.14 lane kilometers of roadway and associated municipal services including sanitary sewers, watermain, street lighting, streetscaping, sidewalk, etc., will be added to the City's network of infrastructure. This additional infrastructure will incur the normal expense associated with annual operation and maintenance activities plus eventual life cycle renewal.

Communications Plan

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

Purpose

This report pertains to the assumption of the municipal services in Plan of Subdivision 65M-3726 by the City.

Background - Analysis and Options

The Langstaff Contwo Investments Limited Phase 2, Plan of Subdivision 65M-3726 is located on the north side of Highway 7, and east of Dufferin Street, in Block 10 as shown on Attachment No.1. This residential development comprises of 16 townhouses fronting onto the west leg of Daniel Reaman Crescent.

The Subdivision Agreement with Langstaff Contwo Investments Limited was executed on September 12, 2003, and the Plan of Subdivision was subsequently registered on February 4, 2004. The construction of the roads and municipal services in Plan 65M-3726 was completed in 2006.

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

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

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

Relationship to Vaughan Vision 2020

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

Regional Implications

There are no Regional implications with respect to the assumption of the municipal works within this subdivision development.

Conclusion

The construction of the roads and municipal services associated with the Langstaff Contwo Investments Limited, Plan of Subdivision 65M-3726 has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the roads and municipal services in 65M-3726 be assumed and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

Report prepared by:

Odette McIntyre, C.Tech. – Engineering Technologist - Development, ext. 8461

Frank Suppa, Manager of Development Inspection and Grading, ext. 8073

OM/vp

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

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Item 12, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

12

**STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-99V08
ANDRIDGE HOMES LIMITED
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 11, 2010:

Recommendation

The Commissioner of Planning recommends:

THAT the following proposed street name for Plan of Subdivision 19T-99V08 (Andridge Homes Limited) as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>APPROVED NAME</u>	<u>PROPOSED NAME</u>
Street "RR"	Priolo Court	Kaia Court

Economic Impact

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

Communications Plan

N/A

Background

Street "RR" is shown on Attachments #1 and #2 and is located southeast of Dufferin Street and Teston Road, in approved Plan of Subdivision 19T-99V08, Block 12, City of Vaughan.

The street names for Block 12 were approved by Vaughan Council on June 15, 2005. A new street name has been submitted for Street "RR", as identified in the recommendation.

The Vaughan Fire Department has also reviewed the proposed street name and has no objection.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The Planning Department for the Region of York does not have any objections to the proposed name.

Conclusion

The Development Planning Department has no objection with the revised street name for approved Plan of Subdivision 19T-99V08 (Andridge Homes Limited).

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Attachments

1. Context Location Map
2. Draft Plan of Subdivision 19T-99V08

Report prepared by:

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

/LG

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

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Item 13, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

13

**STREET NAME APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-06V14 (PHASE 1)
MOLISE KLEINBURG ESTATES INC.
WARD 1**

The Committee of the Whole recommends that this matter be withdrawn, in accordance with the written submission from Molise Kleinburg Estates Inc., dated May 7, 2010.

Recommendation

The Commissioner of Planning recommends:

THAT the following proposed street names for Plan of Subdivision File 19T-06V14 (Phase 1) (Molise Kleinburg Estates Inc. as shown on Attachment #2, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street "A"	Venkata Street
Street "B"	Nave Avenue
Street "C"	Noe DiBiase Court
Street "D"	Torgan Avenue

Economic Impact

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

Communications Plan

N/A

Background

The subject lands shown on Attachment #1 are located south of Nashville Road, and west of Highway 27, in Part of Lots 22, 23 and 24, Concession 9, City of Vaughan.

The applicant has submitted street names for approval and a letter identifying the rationale for the names as identified on Attachment #3. The Vaughan Fire Department has reviewed the proposed street names and has no objections.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The Planning Department for the Region of York does not have any objections to the proposed names.

Conclusion

The Development Planning Department has no objections with the proposed street names and the rationale for the street names for approved Plan of Subdivision 19T-06V14 - Phase 1 (Molise Kleinburg Estates Inc.).

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Item 13, CW Report No. 21 – Page 2

Attachments

1. Context Location Map
2. Draft Plan of Subdivision 19T-06V14
3. Letter from Applicant (Rationale For Street Names)

Report prepared by:

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

/LG

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

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Item 14, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

14 **SITE DEVELOPMENT FILE DA.10.009**
LINDVEST PROPERTIES (BATHURST MACKENZIE) LIMITED
WARD 1

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 11, 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.10.009 (Lindvest Properties (Bathurst Mackenzie) Limited) BE APPROVED, to permit the construction of 58 street townhouse units, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations and landscape plan shall be approved by the Vaughan Development Planning Department;
 - ii) the "(H)" Holding Symbol on the subject lands must be removed by a by-law enacted by Vaughan Council upon allocation of servicing capacity by Vaughan Council;
 - iii) Phase 2A of Draft Approved Plan of Subdivision 19T-04V05, which includes Blocks 29 to 38 inclusive, shall be registered;
 - iv) the 0.3 m reserve (Block 179) abutting the front lot line of Blocks 29 to Block 33 inclusive, shall be lifted; and
 - v) the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 11. This agreement shall also provide a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.
2. That the Owner shall pay cash-in-lieu of parkland dedication in accordance with Section 42 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy."

Contribution to Sustainability

The applicant has advised the Development Planning Department that the following sustainable features will be provided within the building design:

- i) low-E argon, vinyl casement windows;
- ii) metal insulated entry doors;

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- iii) Energy Star rated high efficiency forced air gas furnace;
- iv) programmable setback thermostat;
- v) 6-Litre low flush toilets; and,
- vi) temperature and pressure control shower faucets.

Economic Impact

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

Communications Plan

N/A

Purpose

To permit the development of the subject lands shown on Attachments #1 and #2 with 58 two-storey street-townhouse units within eight townhouse blocks. Blocks 29 and 38 each contain 5 townhouse units and Blocks 30-37 inclusive, each contain 6 townhouse units, 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 south side of Major Mackenzie Drive and west of Bathurst Street, specifically on Lindvest Crescent (Blocks 29-33 inclusive) and Southdown Avenue (Blocks 34-38 inclusive) within Planning Block 11, in Part of Lot 20, Concession 2, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The northern portion of the subject lands is designated "Medium Density Residential/Commercial" and the southern portion is designated "Low Density Residential" by OPA #600 (Carrville - Urban Village 2). The proposed residential street townhouse development conforms to the policies of the Official Plan.

The subject lands are zoned RT1(H) Residential Townhouse Zone with an "(H)" Holding Symbol by By-law 1-88, subject to Exception 9(1231). The proposed residential street townhouse development generally complies with By-law 1-88, as amended.

The Building Standards Department - Zoning Section and the Development Planning Department have identified the following issues that must be resolved, prior to the execution of the Site Plan Letter of Undertaking and issuance of a building permit:

- i. the 0.3 m reserve (Block 179) abutting the front lot line of Blocks 29 to Block 33 inclusive must be lifted to prevent land-locked parcels that do not front onto a public street. Driveways are not permitted to cross through a reserve;
- ii. as noted in By-law Exception 9(1231), "lands zoned with the "(H)" Holding Symbol shall be used only for the production of field crops or a use legally existing as of the date of the enactment of By-law 178-2005. The removal of the "(H)" Holding Symbol shall be contingent upon confirmation that water and sanitary servicing capacity is available to service lots or part thereof, in accordance with the Bathurst Development Charge Agreement". Prior to the execution of the Site Plan Letter of Undertaking and upon allocation of sewage capacity by Vaughan Council, the "(H)" Holding Symbol must be removed by a by-law enacted by Vaughan Council;

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- iii. Phase 2A of Draft Approved Plan of Subdivision 19T-04V05, which includes Blocks 29 to 38 inclusive, shall be registered;
- iv. the Owner shall enter into the Block 11 Developers Group Agreement;
- v. the Owner shall have paid to the City, cash-in-lieu of parkland dedication; and,
- vi. prior to the issuance of a Building Permit, maintenance easements will be required to be obtained by the Owner where an exposed building face abuts neighbouring properties.

Site History

On December 6, 2004, Vaughan Council draft approved Plan of Subdivision 19T-04V05 (Linvest Properties (Bathurst Mackenzie) Limited) to permit the development of 666 residential units, consisting of 370 single detached dwelling units and 296 street townhouse units. Phase 2 of the Draft Approved Plan of Subdivision was registered as Plan 65M-4110 on December 19, 2008. Phase 2A of Draft Approved Plan of Subdivision 19T-04V05, which includes the subject Blocks 29 to 38 inclusive, has not yet been registered and servicing capacity has not yet been allocated by Vaughan Council.

Site Plan Review

The Applicant has upgraded the rear elevations of Blocks 29-38 inclusive, to include a double precast band and stone veneer below the main floor windows. The upgraded rear elevations also include double precast bands and detailing around all of the windows as well as additional windows and detailing on the second floor. The Vaughan Development Planning Department is generally satisfied with the proposed site plan, landscape plan and building elevations as shown on Attachments #3 to #8 inclusive, and will continue working with the Applicant to finalize the details of the development proposal.

The subject lands are located within Planning Block 11 and subject to Architectural Control. The site plan and building elevations have been reviewed and approved by the Block 11 Control Architect, being John G. Williams Limited.

The Vaughan Engineering Department has approved the final grading and site-servicing plans for the proposed development, with the condition that Phase 2A of Draft Plan of Subdivision 19T-04V05 be registered by the City, prior to the execution of the Site Plan Letter of Undertaking.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

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

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.10.009 (Linvest Properties (Bathurst Mackenzie) Limited) in accordance with OPA #600, By-law 1-88, Draft Approved Plan of Subdivision 19T-04V05, the Block 11 Community Plan, comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposed development for 58 street townhouse units is appropriate and compatible with the existing and permitted uses in the surrounding area, and with the lotting in the Draft Plan of Subdivision.

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Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report, which must be satisfied, prior to the execution of the Site Plan Letter of Undertaking.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Typical Elevations – Block 33
6. Block 33 – Front Elevation
7. Typical Elevations – Block 35
8. Block 35 – Front Elevation

Report prepared by:

Erika Ivanic, Planner 1, ext. 8485

Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/CM

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

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Item 15, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

**15 ZONING BY-LAW AMENDMENT FILE Z.09.019
LEGA HOLDINGS
WARD 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 11, 2010, be approved;**
- 2) That the deputation of Mr. Alan Young, Weston Consulting Group Inc., 201 Millway Avenue, Suite No. 117, Vaughan, L4K 5K8, be received; and**
- 3) That the written submission of Mr. James Kennedy, KLM Planning Partners Inc., 64 Jardin Drive, Unit 1B, Concord, L4K 3P3, dated May 10 , 2010, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.019 (Lega Holdings) BE APPROVED, to rezone the subject lands shown on Attachments #1 and #2, from A Agricultural Zone to EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, C7 Service Commercial Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3.
2. THAT the implementing Zoning By-law permit the zoning exceptions identified in Table 1 of this report.

Contribution to Sustainability

Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the "heat island" effect, green roofs, etc, will be reviewed and implemented through the future Site Development Application.

Economic Impact

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

Communications Plan

On November 6, 2009, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the West Woodbridge Homeowners Association. The recommendation to receive the Public Hearing report of December 1, 2009, was ratified by Council on December 14, 2009.

The Vaughan Development Planning Department has received correspondence from the adjacent northerly landowner (8631 Regional Road 50), who identified the following concerns:

- i) the proposed zone change from A Agricultural Zone to EM3 Retail Warehouse Employment Area Zone does not conform to the Official Plan;

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- ii) the proposed zoning includes the provision of a future road (Street 'A') connecting into the property to the north, which would prematurely fix a road system onto the lands to the north without affording any formal discussions; and,
- iii) the site was recently subject to a comprehensive Official Plan Amendment, which designated the lands "Prestige Area" and "Employment Area General" with some "Valley Land". The proposed retail warehouse uses should be included as part of a large and more comprehensive Zoning By-law Amendment Application to avoid piece-meal planning and a more integrated and coordinated approach to development in this area.

The above-noted concerns have been addressed in the Planning Consideration section of this report.

On April 29, 2010, a Notice for this Committee of the Whole meeting was sent to all individuals requesting notice of this meeting or having appeared at the Public Hearing on December 1, 2009.

Purpose

To amend the City's Zoning By-law 1-88, to rezone the subject lands (Attachments #1 and #2) from A Agricultural Zone to EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, C7 Service Commercial Zone and OS1 Open Space Conservation Zone in the manner shown on Attachment #3, to permit general employment, retail warehouse, service commercial and stormwater management pond uses, respectively, and to permit the site-specific exceptions on the property identified in Table 1 of this report.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2, are located at the northeast corner of Regional Road 50 and Langstaff Road, being Part of Lot 11, Concession 10, in Planning Block 64. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Prestige Area", "Valley Lands" and "Employment Area General" by OPA #450 (Employment Area Plan), as amended by OPA #631, and are subject to the following policies:

a) Prestige Area

The "Prestige Area" designation is located adjacent to arterial roads and highways, which encourages locational opportunities for uses that require high visual exposure, good accessibility and an attractive working environment. The "Prestige Area" designation permits a wide range of industrial, office, business and civic uses and is implemented through the EM1 Prestige Employment Area Zone category in Zoning By-law 1-88.

OPA #450 also contains policies respecting "Service Nodes", which allow service commercial uses at the intersection of arterial and/or collector roads. The "Service Node" designation provides policies for uses that supply the day-to-day convenience and service needs of the surrounding businesses, industries and their employees and to ensure that service opportunities are provided at convenient and accessible locations throughout the Employment Area. The maximum area of a Service Node is 1.2 ha. The proposed C7 Service Commercial Zone satisfies the Official Plan criteria respecting the location of a Service Node, since the property is located at the intersection of Regional Road 50 and Langstaff road, and is approximately 1.2 ha in size.

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b) Retail Warehousing

OPA #631 identifies and designates a “Retail Warehouse” location southeast of Rutherford Road and Regional Road 50, and also permits Retail Warehousing elsewhere in Block 64, including the subject lands in accordance with the following retail warehouse policies and criteria in OPA #450: availability of access to the arterial road system; traffic impacts on adjacent land uses; the adequacy of proposed accesses and the impact of the proposed use on the operation of the regional and local road system; and compatibility with adjacent land uses. The proposed EM3 Retail Warehouse Employment Area Zone will have frontage onto Regional Road 50 and potential access through a future north/south road (Street ‘A’) in accordance with the approved Block 64 Land Use Plan as shown on Attachment #4. The approved Block Plan and Official Plan accommodate employment uses in the surrounding area, and the impacts of the employment uses were considered at the Block Plan and Official Plan Stage. The proposed Retail Warehouse Employment Area Zone is compatible with the existing and proposed land uses in the surrounding area.

c) Employment Area General

The “Employment Area General” designation is located internally within employment areas and accommodates uses that do not require high visual exposure, provides locational opportunities for industrial uses which may require outside storage or be undertaken outdoors, and that facilitates a broad range of lot sizes and a diversity of building forms in order to meet the needs of any business or industry. Permitted uses include a full range of processing, warehousing, and transportation and distribution facilities with or without outside storage. The proposed EM2 Employment Area General Zone located at the northeast corner of the property conforms to the Official Plan.

d) Block 64 Land Use Plan

The approved Block 64 Land Use Plan as shown on Attachment #4 designates the subject lands as “Prestige Area”, “Employment Area General” and “Valley Land”. The Block Plan was approved by Vaughan Council on June 26, 2006.

The proposed zoning as shown on Attachment #3, will implement the land use designations in the approved Block Plan as shown on Attachment #4. The future road (Street “A”) and storm water management pond on the approved Block 64 Land Use Plan have also been identified on the proposed zoning schedule as shown on Attachment #3.

The proposed EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, C7 Service Commercial Zone, and OS1 Open Space Conservation Zone are proposed to implement the general employment, retail warehouse, service commercial and stormwater management uses on the subject lands, and is consistent with and conforms to OPA #450, OPA #631 and the approved Block 64 Land Use Plan.

Zoning

The subject lands are currently zoned A Agricultural Zone by By-law 1-88. The proposed general employment, retail warehouse, service commercial and stormwater management pond uses are not permitted, and therefore, an amendment to the Zoning By-law is required. The following exceptions to the Zoning By-law are proposed:

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Table 1: Proposed Zoning Exceptions

	By-law Standard	By-law 1-88 Requirements	Proposed Exceptions to By-law 1-88
a.	Minimum Landscape Strip Width (along Regional Road 50 - EM3 Retail Warehouse Employment Area Zone)	9.0m	Permit a minimum 6.0m wide landscape strip, where a building with windows faces a street line.
b.	Minimum Landscape Strip Width on Employment Lands Abutting an Open Space Zone (affecting EM2 General Employment and EM3 Retail Warehouse Employment Area Zones)	7.5m	3.0m
c.	Parking and Building Setbacks for the EM3 Retail Warehouse Zone and C7 Service Commercial Zone	Parking and building setback requirements applied separately to each respective zone category.	For the purposes of zoning, the lands zoned C7 Service Commercial Zone and EM3 Retail Warehouse Employment Area Zone shall be deemed to be a single lot for the purposes of applying minimum parking and building setback requirements.

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d.	Minimum Front Yard Setback (C7 Service Commercial Zone – opposite Regional Road 50)	9.0m	6.0m
e.	Minimum Exterior Side Yard Setback (C7 Service Commercial Zone – opposite Langstaff Road)	9.0m	6.0m
f.	Permitted Uses in the C7 Service Commercial Zone	C7 Service Commercial Zone uses only.	EM3 Retail Warehouse Employment Area Zone uses shall be permitted in the C7 Service Commercial Zone, except Swimming Pool and Recreational Vehicle Leasing/Retail/Sales.

The Development Planning Department has reviewed the proposed changes to the Zoning By-law with the above-noted exceptions and have no objections.

Planning Considerations

The subject lands are designated “Prestige Area” (adjacent to Regional Road 50), “Employment Area General” (internal to employment area) and “Valleylands” by OPA #450 (Employment Area Growth and Management Plan), as amended by OPA #631. These existing land use designations implement the permitted uses within the Block 64 Land Use Plan which was approved by Council on June 26, 2006.

The proposed EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, C7 Service Commercial Zone and OS1 Open Space Conservation Zone as shown on Attachment #3, to permit general employment, retail warehouse, service commercial and stormwater management pond uses, respectively, is consistent and compatible with the surrounding land uses, the policies within OPA #450, OPA #631 and the approved Block 64 Land Use Plan.

In response to the written concerns submitted by the adjacent northerly landowner, the proposed road (Street ‘A’) as shown on Attachment #3 is situated in a location that is supported by the approved Block 64 Land Use Plan as shown on Attachment #4. The final details around the requirement and location of this road will be dealt with through a Development/Service Agreement with the City at the Site Development stage. In addition, the applicant should enter into a Developers Group Agreement with other participating landowners within Block 64, for the cost sharing of infrastructure within the Block Plan, including the proposed road and storm pond. The subject application proposes to rezone the site to permit the future development of the property for employment, service commercial and retail warehousing uses.

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The City of Vaughan has an established Block Plan approval process to implement an overall planning scheme for an entire Block, and to ensure that development within the Block is coordinated and integrated together. The approved Block 64 Land Use Plan represents the City's overall comprehensive planning scheme for this Block, and the land uses proposed on the subject lands is consistent and compatible with the approved Block Plan and Official Plan for the surrounding area.

Access, Traffic and Parking

The applicant provided a Traffic Impact Study in support of the proposed development, and in support of the policies within OPA #450 to justify service commercial and retail warehousing uses on the subject lands. The Traffic Impact Study was reviewed and approved by the Region of Peel, the Region of York, and the Vaughan Engineering Department.

Environmental Site Assessments

The Phase 1 and Phase 2 Environmental Site Assessments provided in support of the proposed development has been reviewed and approved by the Vaughan Engineering Department.

Functional Servicing Report

The Functional Servicing Report submitted in support of the proposed development has been reviewed and approved by the Region of Peel, the Region of York, and the Vaughan Engineering Department. The storm pond proposed by the applicant has been approved by the Block Engineer (Schaeffers Consulting Engineers) and by the Vaughan Engineering Department.

Future Site Development Application

The Owner will be required to submit a Site Development Application for Council's approval on the EM3 and C7 zoned lands only, to ensure appropriate site circulation and building design, site servicing and grading, and urban design and streetscaping are appropriately addressed. The proposed EM2 lands are located internal to the site and can proceed directly to the Building Standards Department for a building permit.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The application was circulated to the Region of York and the Region of Peel for review. Both public agencies have reviewed the proposed development and have indicated they have no concerns with the proposed rezoning, and that the technical review will occur at a later date upon the submission of the required Site Development Application.

Conclusion

The Zoning By-law Amendment Application has been reviewed in accordance with the policies of OPA #450 (Employment Area Plan) as amended by OPA #631, the Council approved Block 64 Land Use Plan, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the public at the Public Meeting, and the surrounding area context. The Development Planning Department is satisfied that the proposal to rezone the subject lands from A Agricultural Zone to EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, C7 Service Commercial Zone and OS1 Open Space Conservation Zone as shown on Attachment #3, to permit general employment, retail warehouse, service commercial and stormwater

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management pond uses, with site-specific exceptions on the property, is appropriate and compatible with the existing uses in the surrounding area, and conforms with the Official Plan and Block Plan. The concerns identified by the public have been addressed through the discussion in this report. In addition, a Functional Servicing Report and a Traffic Impact Study were prepared in support of the application, which were reviewed and approved by the Region's of York and Peel and the Vaughan Engineering Department. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Zoning
4. Approved Block 64 Land Use Plan

Report prepared by:

Ryan Mino, Planner, ext. 8213
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/CM

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

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**ZONING BY-LAW AMENDMENT FILE Z.09.034
JOE BARTELLA AND SABINO DITACCHIO
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated May 11, 2010:

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.09.034 (Joe Bartella and Sabino Ditacchio) BE APPROVED, specifically to amend site-specific Exception 9(514) of By-law 1-88, as follows:
 - a) to permit the following additional uses on the subject lands zoned C1 Restricted Commercial Zone, as shown on Attachments #1 and #2:
 - Bank or Financial Institution;
 - Business or Professional Office (no more than 8 regulated health professionals may be permitted at any one time should the building be dedicated solely for the use of Regulated Health Professionals);
 - One (1) Eating Establishment, Take-out or One (1) Club or Health Centre occupying not more than 50% of the building GFA;
 - Funeral Home;
 - Laboratory;
 - Office Building;
 - Personal Service Shop (includes a barber shop and beauty parlour uses);
 - Photography Studio;
 - Retail Store;
 - Video Store;
 - Technical School;
 - b) recognize the existing 0.76 m wide landscaped buffer strip along the south property line abutting residential townhouses, whereas 2.4 m is required;
 - c) recognize the existing 3.8 m front yard setback of the main building, whereas 9 m is required; and,
 - d) recognize the existing 2 m front yard setback to the covered and enclosed porch, whereas 9 m is required.

Contribution to Sustainability

The Owner is proposing to permit additional uses in an existing building. No changes are being proposed to the existing site layout or building.

Economic Impact

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

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Communications Plan

On January 8, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Town of Markham. To date, the Development Planning Department has received comments from one resident living on Parkway Avenue, which abuts the subject lands to the west. The following concerns were noted:

- negative impact on property value and ability to maintain privacy and enjoyment of backyard;
- the service and repair shop (i.e. auto repair) would be noisy and substantially unsightly;
- take-out eating establishment could result in food smells and noise as well as parking lot traffic at all hours;
- convenience and video stores or a club or health centre operate long hours with a regular heavier volume of traffic; and,
- location of existing garbage bin continually brings unwanted animals into the residents backyard.

The recommendation of the Committee of the Whole to receive the Public Hearing report of February 2, 2010, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on February 16, 2010.

Purpose

To amend the City of Vaughan's Zoning By-law, specifically site-specific Exception 9(514) of By-law 1-88, to permit the following additional uses on the subject lands zoned C1 Restricted Commercial Zone, as shown on Attachment #3:

- Bank or Financial Institution;
- Business or Professional Office;
- One Eating Establishment, Take-out;
- One Club or Health Centre;
- Funeral Home;
- Laboratory;
- Office Building;
- Personal Service Shop;
- Service or Repair Shop;
- Photography Studio;
- Retail Store;
- Video Store; and,
- Technical School.

The zoning for the property currently restricts the site to a "Barber Shop" and "Beauty Parlour" uses.

The subject zoning amendment will also address the existing deficiencies to the C1 Restricted Commercial Zone requirements to recognize the existing building setbacks and existing landscape strip width on the property.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located at 8054 Yonge Street, south of Thornhill Avenue and north of the Thornhill Golf and Country Club, in Lot 33, Concession 1, City of Vaughan. The surrounding land uses are shown on Attachment #2.

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Official Plan

The subject lands are designated “General Commercial” by OPA #210 (Thornhill-Vaughan Community Plan) which permits existing commercial uses; retail stores for the buying, leasing and exchanging of goods and services; restaurants; banks; and, business and professional offices. The proposal to permit the additional commercial uses on the property conforms to the Official Plan.

Zoning

The property is zoned C1 Restricted Commercial Zone by By-law 1-88, subject to site-specific Exception 9(514), which permits only a barber shop and beauty parlour uses (ie. these uses constitute a “Personal Service Shop”) on the property, and therefore, a by-law amendment has been applied for to permit additional uses within the existing building on the property.

The subject lands are currently developed with a 2-storey heritage building, having a total gross floor area of 473.8 m², and a total of 41 parking spaces, being the equivalent of 8.6 spaces/100m² of GFA. The building is currently vacant. The proposed by-law amendment will also identify exceptions to the C1 Zone standards to address the existing site conditions, as follows:

	C1 Restricted Commercial Zone Standards	C1 Zone Existing Situation Requiring An Exception
Front Yard Setback to Main Building (east)	9.0 m	3.89 m
Front Yard Setback to Covered and enclosed Porch (east)	9.0 m	2.0 m
Width of Landscape Strip Abutting an “R” Residential Zone (south)	2.4 m	0.76 m

The reduction in the required landscape strip width abutting the residential townhouse development to the south was a result of the property to the south being rezoned from commercial along Yonge Street to the current RM2 Multiple Residential Zone to facilitate townhouses. Previously, there was no requirement to provide landscaping where commercial abutted other commercial properties.

Previous Committee of Adjustment Applications

Other deficiencies including the required width of a landscape strip abutting a streetline (Yonge Street), driveway access and aisle widths, and the easterly side yard setback were all approved by the Committee of Adjustment through previous Minor Variance Applications (Files A223/86 and A120/92) as follows:

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Committee of Adjustment Minor Variance A223/86	Required	Approved through Minor Variance A223/86
Minimum Interior Side Yard Setback (north)	9.0 m	0.01 m

The property to the north was previously zoned as a residential use in 1986. Subsequently, the property to the north was rezoned to commercial and is currently developed with an existing funeral home.

Committee of Adjustment Minor Variance A120/92	Required	Approved through Minor Variance A120/92
Landscape Strip Width abutting Streetline (Yonge Street)	6.0 m	3.8 m
Driveway Width	7.5 m	5.9 m
Driveway Aisle Width	6.0 m	4.5 m

Cultural Services

The subject lands are located within the Thornhill Heritage Conservation District Plan and designated under Part V of the Ontario Heritage Act as part of the Thornhill Heritage Conservation District. No changes to the site are being contemplated at this time, however, the Owner has been informed that any future new construction, additions, demolition and changes to the exterior of the building or landscaping within the subject lands, will require approval of a Heritage Vaughan Permit application from the Vaughan Cultural Services Division. Proposed changes to properties designated within heritage conservation districts must be in keeping with the heritage character of the building, the historical streetscape and must be in conformance with the Thornhill Heritage Conservation District Plan.

Planning Policy

The subject lands are located within the north section of the Yonge Street-Steeles Avenue Study Area. The Yonge Street–Steeles Avenue Study is currently underway and is reviewing the land use development framework within the study area, as part of the Focused Area Review for the new Official Plan. As the application proposes additional commercial uses within an existing building and no new development is contemplated on the property, there is no immediate impact to the Yonge Street-Steeles Avenue Study. Any new policy framework emanating from the Focused Area Study will affect the future redevelopment of the site.

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Planning Consideration

In addition to the barber shop and beauty parlour uses currently permitted as-of-right on the subject lands, the Owner is requesting the following additional C1 Restricted Commercial Zone uses:

- Bank or Financial Institution;
- Business or Professional Office (should the building be dedicated solely for the use of Regulated Health Professionals, no more than 8 regulated health professionals may be permitted at any one time);
- One (1) Eating Establishment, Take-out;
- One (1) Club or Health Centre;
- Funeral Home;
- Laboratory;
- Office Building;
- Personal Service Shop;
- Service or Repair Shop;
- Photography Studio;
- Retail Store;
- Video Store; and,
- Technical School.

The C1 Restricted Commercial Zone requires that the above uses are conducted within an enclosed building having no drive-through facility or curb service which would result in no external change to the exterior of the building. Furthermore, any form of manufacturing or processing of goods is strictly prohibited, thereby reducing any impact on area residents. Concerns were raised earlier by an adjacent resident respecting specific uses including that of a service or repair shop. For a clarification, a "Service or Repair Shop" does not include auto repair and is defined as follows:

“SERVICE OR REPAIR SHOP – Means a building or part of a building used for the servicing or repairing of furnace or oil burners, water and air coolers, lawn care equipment, appliances, including small household appliances, dry cleaners and shall include the shop of a painter, plumber, carpenter, electrician, locksmith, tool sharpener, and other small trades; but shall not include the repairing or servicing of motor vehicles and heavy equipment, nor the manufacturing of articles, goods and materials, nor any other use otherwise classified or defined by this By-law. Accessory sales will be permitted, provided the display area does not exceed ten percent (10%) of the total gross floor area devoted to the Service or Repair Shop, if separated by a solid wall.”

In consideration of the building's close proximity to residential and its location along Yonge Street, the Development Planning Department is of the opinion that a “Service or Repair Shop” is not a suitable use for the subject lands, and has removed this use from the list of recommended uses.

A “Business or Professional Office” is considered an appropriate use for the subject lands. However, should the building be dedicated solely for the use of Regulated Health Professionals, a maximum of 8 regulated health care professionals can be permitted to ensure that the parking provided on the site is sufficient, as this use requires 5 parking spaces per practitioner (5 parking spaces per 8 Regulated Health Professionals = 40 parking spaces), whereas 41 spaces exist on site.

Other uses raised as a concern in the adjacent resident's letter included a “Club or Health Centre” and “Eating Establishment, Take-Out”. As the existing parking provided on the site is 41 spaces (8.6 spaces/100m² of GFA), uses that generate higher levels or ratios of parking are generally not considered to be appropriate for this site. The Development Planning Department is of the opinion that a “Club or Health Centre” use, which includes a yoga studio, dance studio, and other specialty fitness establishments, is appropriate even though it requires 11 spaces/100m² of gross floor area.

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An “Eating Establishment, Take-Out” use having a parking ratio of 10 spaces/100m² is also considered appropriate. In each case, these uses are unlikely to occupy both floors of the 473.8m² building, and are more likely to utilize either one of the floors only (ie. 236.9m² x 11 spaces/100m² = 26 spaces or 236.9m² x 10 spaces/100m² = 24 spaces) thereby allowing the remainder of the 15 to 17 parking spaces for the other uses that may locate within the building which would have a parking ratio of 6 spaces/100m² or less (ie. 236.9m² x 6 spaces/100m² = 15 spaces). Any other permitted use going into the building would require no more than 6 spaces/100m² of GFA, resulting in a parking scenario which the existing site can accommodate. Limiting these two uses to occupy not more than 50% of the building GFA, as well as, limiting the number of businesses operating as either a “Club or Fitness Centre” or an “Eating Establishment, Take-out” to one (1), also ensures that the building is not occupied by different businesses operating the same use, both of which could result in a parking deficiency on site.

The “Retail Store” and “Video Store” uses also caused a concern in the adjacent resident's letter, however, the Development Planning Department is of the opinion that these uses, along with the other C1 Restricted Commercial Zone uses listed in the recommendation of this report are suitable and appropriate for the subject lands and compatible with adjacent land uses.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The Region of York has no comment respecting the proposed Zoning By-law Amendment Application. However, the Owner has been advised that York Region may be implementing the VIVA – South Yonge Street Transitway in the vicinity of the subject property in the near future, upon completion of the Environmental Assessment. The VIVA - South Yonge Street Transitway is proposed to be an at grade bus rapid transit facility located in the centre median area of Yonge Street and within an exclusive right-of-way. The Owner is advised that upon implementation of the VIVA - South Yonge Street Transitway, the access to the subject property from Yonge Street will be restricted to right-in/right-out access movement only.

Conclusion

The Zoning By-law Amendment Application has been reviewed in accordance with the policies of OPA #210 (Thornhill-Vaughan Community Plan), the requirements of By-law 1-88, the Thornhill Heritage Conservation District Plan, the current Yonge Street-Steeles Avenue Study, and comments received from City Departments, external public agencies and residents, and the surrounding area context. The Development Planning Department is satisfied that the proposal to permit the additional C1 Restricted Commercial uses listed in the recommendation of this report are appropriate and compatible with the surrounding land uses. The proposed uses are to be conducted within an enclosed building without any drive-in service or curb service, and provided further that no manufacturing or processing is permitted.

The zoning by-law amendment will also address the existing site conditions and provide exceptions to the C1 Zone to recognize the front yard building setbacks and existing southerly landscape strip width.

On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment Application, subject to the recommendation in this report.

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Attachments

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

Report prepared by:

Arminé Hassakourians, Planner, ext. 8368

Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

/LG

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

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Item 17, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

17 **PROCLAMATION - NATIONAL ACCESS AWARENESS WEEK MAY 30 TO JUNE 6, 2010 "ABILITIES SHINE TOGETHER"**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Chair, Vaughan Accessibility Advisory Committee, dated May 11, 2010:

Recommendation

On behalf of the Vaughan Accessibility Advisory Committee, the Chair recommends:

1. That the week of May 30 to June 6, 2010, be proclaimed National Access Awareness Week in the City of Vaughan; and,
2. That the *Abilities Shine Together* schedule as found in Attachment 1, outlining the activities and events scheduled to be held during National Access Awareness Week (May 30 to June 6, 2010), 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,

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

Economic Impact

The costs associated with the promotion and delivery of the accessibility initiatives outlined will be covered by the 2010 Vaughan Accessibility Advisory Committee (VAAC) operating budget.

Communications Plan

The Recreation and Culture Department in cooperation with the VAAC will communicate and inform the community as it relates to its programs, initiatives, and the celebration of the National Access Awareness Week (NAAW) through the City website, media, advertising, and the distribution of flyers to community centres, Vaughan Public Libraries and elementary and secondary schools in Vaughan. Outreach to community groups, cultural organizations and businesses will take place via the distribution of posters/flyers.

Purpose

The purpose of this report is to proclaim May 30 to June 6, 2010 as National Access Awareness Week in the City of Vaughan, and to present the *Abilities Shine Together* list of activities and events scheduled to be held across the City of Vaughan, as set out in Attachment 1.

Background - Analysis and Options

National Access Awareness Week was established in 1988 to promote better access for persons with disabilities. NAAW was created in response to a request from Rick Hansen, following his 40,000 km *Man in Motion World Tour*. Since then, communities across Canada have continued Hansen's mission during the last week of May and it celebrates achievements made both by and for persons with disabilities.

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This year's theme, *Abilities Shine Together* celebrates partnerships, programs and policies in the Vaughan community that enable access and participation for persons with disabilities. Of particular note, the City of Vaughan Council in May 2009 approved the *City of Vaughan Accessibility Plan (Revised 2009)* and *The Accessibility Standard for Customer Service Policy*.

In 2010, the Recreation and Culture Department will recognize the *Abilities Shine Together* NAAW from May 30 to June 6, 2010 with a variety of free activities that showcase partnerships and programs that help people with disabilities "shine" in our community. These include the following:

- Sport activities and games in partnership with Special Olympics Ontario, York Region Soccer Association - Woodbridge Azzurri, ParaSport Ontario; Rainbow Creek Bocciofila Club;
- Life skills activities in partnership with VITA Community Living Services;
- Public consultation meeting and information session in partnership with York Region Mobility Plus;
- Music and dance performances in partnership with Meta Centre, Community Living York South, VITA Community Living Services, Vaughan In Action Community Services.

The focus of these events is to engage people with disabilities within their community; as well as, to raise awareness of the importance of building a barrier-free society. NAAW challenges Canadians to form partnerships in their communities; to work towards equal access and full participation for people with disabilities.

NAAW promotes access for people with disabilities who encounter barriers that prevent them from participating in day-to-day activities. The range of barriers may include:

- Physical barriers that result from a building's or structure's design.
- Communication barriers that make it difficult for people to understand information.
- Technology - or lack of it - that prevent people from accessing information.
- Systemic barriers that restrict people through practices and rules.
- Attitudinal barriers that result in a person being discriminated against or stereotyped.

Disability impacts many Ontarians and the number of people with disabilities is increasing. Today, 15.5 per cent of Ontario's population has a disability and this number will grow as the population ages.

Through the VAAC, the City helps ensure access to those living with disabilities in our community. The VAAC plays a critical role in advising Council on the preparation, implementation and effectiveness of its accessibility plan and identifying disability barriers within our community. The review of accessibility issues and initiatives through the *Accessibility Plan* outlines projects and multi-year initiatives that will be undertaken to bring the City of Vaughan closer to its goals of being inclusive and fully accessible.

Since 2006 the Recreation and Culture Department, in collaboration with the VAAC, has participated in NAAW to further promote the services that are offered throughout the City of Vaughan for people with disabilities.

Relationship to Vaughan Vision 2020/Strategic Plan

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

- STRATEGIC GOAL
Service Excellence- Providing Service Excellence to citizens.

STRATEGIC OBJECTIVES:

Enhance and Ensure Community Safety, Health and Wellness.

CITY OF VAUGHAN

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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 will celebrate National Access Awareness Week and maintain its efforts to respond to needs of people with disabilities in its role in providing equality of access, opportunity and outcomes for Vaughan's citizens.

Attachments

1. *Abilities Shine Together*, National Access Awareness Week - Activities Schedule

Report Prepared By

Mary Reali, Director of Recreation and Culture, ext. 8234
Mihaela Neagoe, Active Living Coordinator, Special Needs and Volunteers, ext. 7405
Viviana Precopi, Planning & Office Services Supervisor, ext. 8319
Angela Palermo, Cultural Services Manager, ext. 8139

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 18, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

18 CONTRACT AWARD – T10-156 SUMMER CAMP BUSING SERVICES

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated May 11, 2010:

Recommendation

The Commissioner of Community Services, in consultation with the Directors of Recreation and Culture and Purchasing Services, recommends:

- 1) That Contract T10-156, Summer Camp Busing Services, for the chartering of buses for summer day camp programs city-wide, be awarded to the lowest bidder, First Student Canada for one (1) summer season term effective July 5, 2010 at a cost of \$111,719.53 including HST, with an option to renew for two (2) additional summer season terms subject to CPI increases, at the discretion of the City; and,
- 2) That the Mayor and City Clerk be authorized to sign all documentation necessary to complete the contract.

Contribution to Sustainability

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

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

Economic Impact

Funds are available to undertake the required contract within the approved 2010 operating budget.

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 one (1) summer season term contract effective July 5, 2010 with an option to renew for two (2) additional summer season terms, with First Student Canada for the chartering of buses for summer day camp programs city-wide.

Background - Analysis and Options

The City of Vaughan advertised and issued T10-156 on Bidding, OPBA website, City Web Page and by invitation on March 24, 2010 with a closing date of April 8, 2010.

Four (4) proponents were contacted; three (3) picked up the tender documents and three (3) submissions were received, as follows:

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	Seasonal Cost (including HST)
1. First Student Canada	\$111,719.53
2. Stock Transportation Ltd.	\$111,794.13
3. Tokmakjian Inc. o/a Can-Ar Coach Service	\$498,499.50

Over the course of eight weeks, it is anticipated that summer camp busing services will help provide transportation to approximately 3,000 children and youth participants via 13 chartered buses. Participants will be transported to 33 camp programs across the city, including but not limited to community centres, the City Playhouse, Boyd Park, the MNR, and local schools. Summer camp busing services also allow the City to operate specialty camps at more remote locations, such as the horseback riding camp held at an equestrian centre in Stouffville, Ontario.

The Active Together Master Plan identifies transportation as a significant barrier to participation. As part of the regular summer camp offerings, the department continues to provide summer camp busing services to children and youth across the city; allowing participants that do not have accessible transportation a convenient alternative to attend City summer day camp programs.

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 T10-156, Summer Camp Busing Services for one (1) summer season term effective July 5, 2010 in the amount of \$111,719.53 including HST, with an option to renew for two (2) additional summer season terms subject to CPI increases, to the lowest bidder, First Student Canada for the chartering of buses for summer day camp programs city-wide will provide approximately 3,000 children and youth that do not have accessible transportation a convenient alternative.

Attachments

None.

Report Prepared By

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

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EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 19, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

19 2009 DEVELOPMENT CHARGES RESERVE FUND STATEMENT

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Finance/City Treasurer and the Director of Reserves & Investments, dated May 11, 2010:

Recommendation

The Commissioner of Finance/City Treasurer and the Director of Reserves & Investments recommend:

- 1) That the 2009 Development Charges Reserve Fund Statement prepared pursuant to the Development Charges Act, RSO 1997, be received for information purposes; and
- 2) That the 2009 Development Charges Reserve Fund Statement be forwarded to the Minister of Municipal Affairs and Housing.

Contribution to Sustainability

Not applicable.

Economic Impact

Not applicable.

Communications Plan

The 2009 Development Charges Reserve Fund Statement will be forwarded to the Minister of Municipal Affairs and Housing.

Purpose

To provide Council with the 2009 Development Charges Reserve Fund Statement pursuant to Section 43 of the Development Charges Act RSO 1997.

Background - Analysis and Options

The Development Charges Act RSO 1997 (DC Act, 1997) outlines specific reporting requirements for development charge reserves. In accordance with Sections 33 and 43 of the Development Charges Act, 1997, the following is required:

- A municipality that has passed a Development Charge by-law shall establish a separate reserve fund for each service to which the development charge relates; and shall be used only to meet growth related capital costs for which the development charge was imposed.
- The Treasurer of a municipality shall give to Council a financial statement relating to development charge by-laws and reserve funds that were established.

Reporting requirements include identifying all other services of funding applied to each project funded with development charges and providing detailed summary of the activity for each development charge reserve for the year.

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The statement shall contain the following information in respect of each service for which the development charge is being imposed:

- 1) A description of the service for which the fund is established.
- 2) The balance as of the first day of January.
- 3) The distribution of the development charge proceeds received during the year.
- 4) The amount transferred to the capital fund.
- 5) Any credits provided in relation to service or services category.
- 6) The development charge amounts refunded or allocated to other sources.
- 7) The apportionment of accrued interest.
- 8) The closing balance as of the 31st day of December.
- 9) An addendum indicating each project, the intended application of the amount and source of any other money that is spent on the project.

Attachment 1 provides for the statutory requirement under the development charges legislation for 2009. The development charges revenue is provided as a summary for each reserve, whereas, the capital expenditures are detailed by capital project.

The total development charges revenue collected in 2009 was \$33,737,647 (\$29,156,966 in 2008).

The statement is prepared on an accrual basis for goods and services received however it does not reflect other commitments of funds.

Relationship to Vaughan Vision 2020

Not applicable.

Regional Implications

Not applicable.

Conclusion

The 2009 Development Charges Reserve Fund Statement provided pursuant to the reporting requirements of the Development Charges Act, RSO 1997, be received.

Attachments

Attachment 1 – 2009 Development Charge Reserve Fund Statement

Report Prepared By:

Ferruccio Castellarin, CGA
Director of Reserves & Investments, ext. 8271

(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 20, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 18, 2010, as follows:

By approving the following recommendation in accordance with the memorandum of the Commissioner of Finance/City Treasurer, dated May 12, 2010:

- 1. That the recommendation contained in the report of the Commissioner of Finance/City Treasurer and the Director of Financial Services, dated May 11, 2010, be approved;***
- 2. That Attachment 1 of the report be replaced with the revised Attachment 1, dated May 18, 2010; and***
- 3. That the City's budgetary requirement of \$129,829,816 be corrected to reflect \$132,238,073 based on \$48.8 billion in assessment.***

20 2010 ADOPTION OF TAX RATES AND THE ISSUANCE OF PROPERTY TAX NOTICES

The Committee of the Whole recommends that consideration of this matter be deferred to the May 18, 2010 Council meeting, in accordance with the memorandum of the Commissioner of Finance/City Treasurer, dated May 11, 2010.

Recommendation

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

That a by-law be enacted for the adoption of Municipal, Regional and Education property tax rates and tax ratios, for the levy and collection of property tax levies and to provide for the issuance of tax notices requiring payment of property taxes for the year 2010.

Contribution to Sustainability

This is not applicable to this report.

Economic Impact

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

Communications Plan

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

Purpose

The purpose of this report is to provide the background to a by-law as required under Section 312 of the *Municipal Act 2001, S.O. 2001*, to levy and collect property taxes for the City of Vaughan, the Regional Municipality of York and the Province of Ontario for education purposes. It will also provide the background to the continuing support of the Vaughan Health Campus of Care (VHCC) funding request from 2009.

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Item 20, CW Report No. 21 – Page 2

Background - Analysis and Options

2010 is the second year of the new legislated cycle of reassessment every four (4) years with a mandatory phase-in of assessment increases for all property classes. The four-year program, effective January 1, 2009, will be in effect until the 2012 tax year and will utilize assessment values (CVA) based as of January 1, 2008.

The City property tax rates, as attached, are based on the approved 2010 operating budget.

The Region of York has approved By-law No. 2010-27 which sets region wide tax ratios and uniform tax rates across all municipalities in the Region. In addition to existing policies for property tax capping options for business properties, the Region approved and adopted the new provincial legislation that will allow a property to remain at full Current Value Assessment (CVA) tax once the property achieves full CVA tax. These properties will no longer qualify for the Capping program. These policies remain in effect for the tax year 2010.

The Province of Ontario determines education tax rates and has passed Ontario Regulation 118/10 to prescribe the tax rates for 2010.

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

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

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

The City's budgetary requirement is \$129,829,816 levied on \$48.8 billion in assessment. The 2010 levy requirements for Municipal, Regional, and Educational purposes are shown below:

	2010
City of Vaughan	\$129,829,816
Region of York	\$244,219,572
Education-Province of Ontario	<u>\$243,584,576</u>
Total	\$617,633,964

Tax Ratios

The Region of York has the authority to change tax ratios to offset re-assessment tax shifts among the property classes. Changing the tax ratios will assist in maintaining the relative tax burden among the classes thereby providing greater taxpayer equity. Area Treasurers were consulted and met with Regional staff in regards to the changes to the property tax ratios. Regional Council approved the below change in the property tax ratios for 2010 on December 17th, 2009. A memo to Mayor and Members of Council provided an overview of the property tax ratio changes for the remainder of the phase-in period in November 2009.

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The 2010 property tax ratios are as follows:

PROPERTY CLASS	2010 TAX RATIO
Residential	1.0000
Multi-Residential	1.0000
New Multi-Residential	1.0000
Commercial	1.1800
Industrial	1.3575
Pipelines	0.9190
Farm	0.2500
Managed Forest	0.2500

The tax rates shown on Attachment A, have been established using the above noted levies, tax ratios and the final assessment roll as returned for 2010.

Vaughan Health Campus of Care Funding Request

The Government of Ontario requires local communities to support the development of hospitals in their community. Recognizing this, the City of Vaughan approved in principle the provision of a significant financial contribution to Vaughan Health Campus of Care (VHCC). In June of last year for the purposes of site acquisition and hospital development in Vaughan a grant to VHCC was approved by Council. The property tax increase to fund this grant will be phased-in over a four year period starting in 2009.

For 2010 the second year of the phase-in funding for this grant to VHCC will be collected on the 2010 final property tax bill. The grant does not form part of the City’s operations and as such will be shown separately on individual property tax bills.

Relationship to Vaughan Vision 2020

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

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

Regional Implications

The City of Vaughan will be collecting approx. \$244,219,572 in property taxes on behalf of the Region of York.

Conclusion

A by-law enacted to adopt the Municipal, Regional and Education tax rates and levies for 2010 will permit staff to proceed with the issuance of the final property tax bills.

Attachments

Attachment 1 – 2010 Property Tax Rates

Report prepared by:

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

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

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EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 21, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

21

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-003
OWNER: RIO CAN
LOCATION: 7601 WESTON ROAD
LOT 5, CONCESSION 5
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated May 11, 2010:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-003, Rio Can, be approved as per the sign proposed at the south and west elevations subject to the sign on the south elevation being moved lower to align with the sign across the street.

Contribution to Sustainability

N/A

Economic Impact

None.

Communications Plan

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

Purpose

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

Background - Analysis and Options

Bylaw Requirements (203-92, as amended):

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

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

Relationship to Vaughan Vision 2020/Strategic Plan

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

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EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 21, CW Report No. 21 – Page 2

Regional Implications

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

Conclusion

The applicant is proposing to install a wall sign on the south and west building face as shown on the attached drawings. (Proposed Sign Areas: West Elevation - 12 sqm. or 128 sqft. & South Elevation - 12 sqm. or 128 sqft.)

Members of the Sign Variance Committee have no objections to the application subject to the proposed sign for the south building elevation being lower to align with the sign across the street.

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 (2)

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

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Item 22, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

22

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-007
OWNER: 9600 ISLINGTON AVENUE INC.
LOCATION: 9600 ISLINGTON AVENUE, UNIT 2
BLOCK 249, REGISTERED PLAN 65M-3318
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated May 11, 2010:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-007, 9600 Islington Avenue Inc., be REFUSED.

Contribution to Sustainability

N/A

Economic Impact

None.

Communications Plan

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

Purpose

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

Background - Analysis and Options

Bylaw Requirements (203-92, as amended):

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

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

Relationship to Vaughan Vision 2020/Strategic Plan

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

CITY OF VAUGHAN

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Item 22, CW Report No. 21 – Page 2

Regional Implications

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

Conclusion

The applicant is proposing to install an additional wall sign on the building face above the existing sign band as shown on the attached drawings. (Sign Area = Approx. 4 sqm. ± - 40 sqft.)

Members of the Sign Variance Committee do not support the application as proposed. It is the opinion of the members that no signage should be permitted/located above the existing sign band as shown on the approved site plan agreement.

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 (2)

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

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Item 23, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

23

**SIGN VARIANCE APPLICATION
FILE NO: SV.10-008
OWNER: FIRST CAPITAL REALTY
LOCATION: 9300 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 May 11, 2010:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-008, First Capital Realty, be APPROVED.

Contribution to Sustainability

N/A

Economic Impact

None.

Communications Plan

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

Purpose

Request to install various wall signs on the building elevations of the subject property as shown on the attached drawings.

Background - Analysis and Options

Bylaw Requirements (203-92, as amended):

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

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

Relationship to Vaughan Vision 2020/Strategic Plan

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

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Regional Implications

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

Conclusion

The applicant is proposing to install various wall signs on the building elevations as shown on the attached drawings.

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

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

Attachments

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

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

/pa

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

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Item 24, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

24

**2010 GENERAL MUNICIPAL ELECTION
VOTER INFORMATION LANGUAGES AND DEFINED HOURS FOR
INSTITUTIONS AND RETIREMENT HOMES**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk & Returning Officer, dated May 11, 2010:

Recommendation

The City Clerk & Returning Officer recommends that for the 2010 General Municipal Election:

- 1) The City Clerk & Returning Officer be authorized to provide election forms, notices and information that relate to the manner or place of voting in the following languages in addition to English and French: Italian, Russian, Chinese, Spanish, and Punjabi;
- 2) The City Clerk & Returning Officer assign either a morning voting period (10:00 a.m. to 1:00 p.m.) or an afternoon voting period (3:00 p.m. to 6:00 p.m.) on Election Day for voting places required to be provided at institutions and retirement homes pursuant to subsection 45(7) of the *Municipal Elections Act, 1996*; and
- 3) That any necessary by-laws be introduced.

Contribution to Sustainability

N/A

Economic Impact

Translation costs are not expected to exceed \$4000. Defining reduced hours of voting at retirement homes and qualified institutions will reduce staffing and tabulator costs by the equivalent of six poll locations.

Communications Plan

The resulting by-laws will be posted on the City's web site as well as on www.vaughanvotes.ca, the City's dedicated election site. Related information will also be posted on the election site, and on other notices and forms distributed in the course of election administration. Feedback from this initiative will form part of a post election review.

Purpose

The purpose of this report is to seek Council's authorization to provide information to voters in certain languages other than English and French (the latter being required by virtue of the election of French school board trustees), and to establish defined hours for voting at institutions and retirement homes.

Background - Analysis and Options

Languages:

Section 9 of the *Municipal Elections Act, 1996* (the "Act") provides that notices, forms and other information provided under the Act must be provided in English, and in French in respect of French-language district school boards, unless the municipality has passed a by-law authorizing the use of other languages.

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Item 24, CW Report No. 21 – Page 2

In 2006, Council authorized the use of English and French, as well as Italian, Russian, Chinese, and Filipino (based on information relating to immigration patterns in the City of Vaughan).

It is proposed that information on language use at home better informs a decision on which languages should be used for election purposes. A review of 2006 census data (the most recent information about languages in the City of Vaughan) shows that the languages set out in Table 1 are the principle (top five) languages used at home by residents of Vaughan, other than French English:

Table 1
Language Spoken Most Often At Home
(Single Responses)

Language	Single Responses	Percentage of Total Single Responses
Italian	15540	6.80%
Russian	9490	4.15%
Chinese *	6080	2.66%
Spanish	3235	1.41%
Punjabi	3195	1.40%
TOTAL Single Responses	228695	

* NOTE: Chinese includes Cantonese, Mandarin, Taiwanese, Chaochow (Teochow), Fukien, Hakka, Shanghainese and other Chinese languages not listed.

Though there are a variety of Chinese spoken dialects, the written form of Chinese is much less variant across those dialects. Accordingly, although Cantonese, for example, would not be among the top five home languages in the City were it measured alone, combining it with other Chinese languages reported in the census has the effect of making Chinese the third highest home language other than English.

Institutions and Retirement Homes

Subsection 46(3) of the Act provides that a By-law may be passed to provide reduced operating hours at:

- a) Institutions for the reception, treatment or vocational training of members or former members of the Canadian Forces (not applicable in the City of Vaughan);
- b) Institutions in which, on Nomination Day, 20 or more beds are occupied by persons who are disabled, chronically ill or infirm; and
- c) Retirement homes in which, on Nomination Day, 50 or more beds are occupied,

it being the case that such locations must be established as mandatory voting locations pursuant to subsection 45(7) of the Act.

Election Project Team members have consulted with administrators of the relevant institutions and homes and have received broad support for a reduction of voting hours at those locations. Accordingly, it is proposed that once the information is finalized as of Nomination Day, qualified

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institutions and homes will be assigned to either a morning (10:00 a.m. to 1:00 p.m.) or afternoon (3:00 p.m. to 6:00 p.m.) voting period (each voting period covering at least one meal period). Institutions will be paired so that one team of election officials, and one vote tabulator, can support two voting places over the two time periods.

In 2006, the mandatory voting places set up at the then ten qualifying institutions/retirement homes had, on average, 24 voters over the course of the 10 hours they were open on Election Day. Current information shows that there will be twelve qualifying institutions/retirement homes in the City as of Nomination Day in 2010.

The advantages in proceeding in the manner proposed for the 2010 election include:

- Convenience for the residents
- Minimal disruption to the operations of the institution or retirement home;
- Compliance with statutory requirements;
- Efficient use of resources; and
- Adherence to the principles which guide the election (set out in greater detail in the Conclusion to this report)

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

N/A

Conclusion

The recommendations set out in this report enhance customer service and promote effective administration of the 2010 election. The recommended supplementary languages for election information and the defined hours for institutions and retirement homes demonstrate application of the principles which guide administration of the election, namely:

- the integrity of the process should be maintained throughout the election;
- the secrecy and confidentiality of the individual votes is paramount;
- the election should be fair and non-biased;
- the election should be accessible to the voters;
- there is to be certainty that the results of the election reflect the votes cast;
- voters and candidates should be treated fairly and consistently within a municipality; and
- a proper majority vote decides the election by ensuring, so far as reasonably possible, that valid votes be counted and invalid votes be rejected.

Report prepared by:

Jeffrey A. Abrams, City Clerk & Returning Officer

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

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EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 25, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

**25 PRE-QUALIFICATION OF ADDITIONAL COMPUTER HARDWARE SUPPLIERS
AND SERVICE PROVIDERS – RFPQ10-007**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Chief Information Officer (CIO), dated May 11, 2010:

Recommendation

The Chief Information Officer (CIO), in consultation with the City Manager, Director of Information Technology & Telecommunications, and the Director of Purchasing Services, recommends:

1. That Amsdell Inc., CDW Canada Inc., and Tenet Computer Group Inc. be established as the City's additional vendors of record for supply of computer hardware and services until July 2012 subject to annual review by the City, as described in the Request for Pre-qualifications RFPQ10-007, and;
2. That staff be authorized to seek competitive bids, negotiate, and enter into service agreements in accordance with the Purchasing Policies with the computer hardware and services vendors of record to meet the City's computer hardware requirements at a cost not exceeding previously approved budget for such services.

Contribution to Sustainability

As part of the technology asset management methodology, consideration is given to environmental sustainability when assets are acquired, used and decommissioned. During the vendor of record selection process, vendors are evaluated and scored for environmentally responsible business practices. As technology assets are acquired, equipment specification is set to minimize power consumption and minimize unfriendly environmental emissions during the use of such equipment. As the technology assets reach their end of life, they are disposed through auctioned sale to organizations that either recycle or refurbish the equipment.

Economic Impact

The City of Vaughan maintains a large and complex technology infrastructure, consisting of computer hardware and software that is deployed in most City facilities, including community centers, parks, Libraries and Vaughan Fire and Rescue Services locations. Additionally, the City acquires related services for configuration, installation and maintenance of complex technology solutions. The total operating and capital cost of all hardware, software, maintenance and support services in all City facilities is approximately \$1.4 million per year. This amount is included in the City's annual operating and capital budgets.

Communications Plan

Not required.

Purpose

The purpose of this report is to receive Council approval for the establishment of additional qualified vendors of record for supply of computer hardware and services to the City.

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Background - Analysis and Options

The City of Vaughan maintains a large and complex technology infrastructure, consisting of computer hardware and software that is deployed in most City facilities, including community centers, parks, Libraries and Vaughan Fire and Rescue Services locations. Additionally, the City acquires related services for configuration, installation and maintenance of complex technology solutions.

Use of technology is a key business requirement for efficient City operations and delivery of services to residents. Effective management of the City’s technology assets must be aligned with departmental business requirements and performed on a timely basis by qualified professionals.

To efficiently and effectively manage the City’s technology infrastructure, a process needs to be put in place to enable timely and competitive response from qualified service providers to the City’s rapidly changing technology needs.

By establishing a set of pre-qualified computer hardware vendors of record will enable the City to quickly communicate its requirements for hardware, software and related services to qualified vendors, receive competitive bids and engage the vendors in delivery of needed services. This approach ensures integrity of the City’s technology infrastructure, and enhances the City’s ability to adapt to its rapidly changing technology needs.

Pre-Qualification Process

On June 30, 2009, Council approved staff recommendation to establish Agil IT Inc., Dell Canada Inc. and Duocom Canada Inc. as the City’s vendors of record for supply and maintenance of computer hardware. In January 2010 Dell Canada Inc. requested to be removed from the City’s vendors of record list. In order to ensure best pricing for technology through a competitive vendor bidding process, a request for pre-qualification RFPQ10-007 was issued to establish additional vendors of record.

RFPQ10-007 was advertised in the Vaughan Citizen, Electronic Tendering Network (ETN) and with Ontario Public Buyers Association (OPBA) on February 19, 2010 with closing date of March 15, 2010. Thirteen (13) proponents picked up the RFPQ documents from the Purchasing Services department.

Six (6) proposals were received, three (3) of which were declared non-compliant. The following three (3) qualified proposals were evaluated by a selection team in consultation with Purchasing Services department staff:

- ✓ Amsdell Inc.
- ✓ CDW Canada Inc.
- ✓ Tenet Computer Group Inc.

The following evaluation criteria, as outlined in the RFPQ10-007, were used in the evaluation process:

EVALUATION CRITERIA	EVALUATION POINTS
---------------------	-------------------

Company Profile and Financial Status

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| <ul style="list-style-type: none"> • Company profile, history, business practices, clients, locations and size of offices, warehouses within the GTA • Financial Status – financial statements, revenue, equity and expenditure figures, Bank reference, etc. | 40 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|

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Technical Capabilities, Qualifications, Experience	
• Demonstrated experience and qualifications necessary to deliver the services	40
• Demonstrated ability to provide the breadth of services including the number, experience and qualifications of technical personnel employed	

Additional Value Add Services

• Distinct services provided that demonstrate leadership, innovation and customer service. This can include portals, online ordering and tracking systems, environmentally friendly policies and practices, etc	20
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----

Based on the above evaluation criteria, as put out in the RFPQ, the evaluation team determined that Amsdell Inc., CDW Canada Inc. and Tenet Computer Group Inc. achieved the required minimum amount of evaluation points to qualify as the City’s additional vendors of record for supply of computer hardware and related services.

Engagement with Computer Hardware and Services Vendors of Record

As the City’s technology needs are identified, the computer hardware and services vendors of record will be required to propose solutions to address identified needs on a case-by-case basis. The proposed solutions will be assessed for technical compatibility with the City’s technology infrastructure, effectiveness in addressing the City’s needs and value of the solution. Information and Technology Management department, in consultation with Purchasing Services department will engage the appropriate vendor of record to provide the needed solution. Specific terms and conditions of engagement have been detailed in the RFPQ10-007 and acknowledged by all qualified proponents.

In the event that none of the vendors of record are able to propose solutions to address the City’s technology needs, an open Request for Proposals (RFP) will be issued.

Relationship to Vaughan Vision 2020

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

Specifically, the recommendations of this report support the following VaughanVision 2020 initiatives:

- A-1 *Pursue Excellence in Service Delivery* – To deliver a high quality of services within approved service standards to all City stakeholders e.g. staff, citizens and businesses.
- C-2 *Enhance Productivity, Cost Effectiveness and Innovation* – To develop and implement innovative solutions and technological infrastructure, providing enhanced productivity and operational efficiency.
- C-3 *Maintain Assets and Infrastructure*– To optimize existing infrastructure through sound asset management.

Regional Implications

None

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Conclusion

Use of technology is a key business requirement for efficient City operations and delivery of services to residents. Effective management of the City's technology assets must be aligned with departmental business requirements and performed on a timely basis by qualified professionals.

By establishing a set of pre-qualified computer hardware suppliers and service providers vendors of record will enable the City to quickly communicate its requirements for hardware, software and related services to qualified vendors, receive competitive proposals and engage the vendors in delivery of needed services. This approach ensures integrity of the City's technology infrastructure, and enhances the City's ability to adapt to its rapidly changing technology needs.

The total operating and capital cost of all hardware, software, maintenance and support services in all City facilities is approximately \$1.4 million per year. This amount is included in the City's annual operating and capital budgets.

Attachments

None

Report prepared by:

Dimitri Yampolsky, Chief Information Officer (CIO) – Ext. 8352

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Item 26, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

**26 HOUSING ANALYSIS AND EMPLOYMENT LAND NEEDS REPORT
FILE NO. 25.5.3**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated May 11, 2010, be approved; and
- 2) That the deputation of Rev. Jim Keenan, 9225 Jane Street, Suite 1416, Maple, L6A 0J7, be received.

Recommendation

The Commissioner of Planning in consultation with the Director of Economic Development recommends:

1. That the conclusions and recommendations outlined in the report, "Housing Analysis and Employment Land Needs", April 2010, prepared by Hemson Consulting Ltd., be received and that the new Official Plan contain appropriate policies having regard for the findings of the study; and
2. That the Hemson report be forwarded to York Region for its information and review.

Contribution to Sustainability

The Province and the Region of York have embarked on an ambitious vision and policy framework for managing growth and to achieve more efficient land use. The findings of the Housing Analysis and Employment Land Needs report will be reflected in the City's draft new Official Plan that will direct growth to 2031 while balancing the needs of a growing population base, developing a healthy economy and protecting vital natural environment for future generations.

Economic Impact

The economic impact to the City will be strongly positive in terms of the value of investments and assessment which will ultimately result from introducing new employment and residential development opportunities via new development, redevelopment and new employment.

Communications Plan

The results of the analysis have been communicated to the public through two major open houses for the Official Plan process, and the Where and How to Grow Report published in June 2009 and located on the Vaughan Tomorrow website (where the draft Hemson report has also recently been added).

The consultation process to-date included regular meetings with City and Regional staff members, the members of the Official Plan Consulting Lead Team, Urban Strategies Inc, and a status and update presentation of the draft report to the Official Plan Review Committee on September 15, 2009 and April 1, 2010.

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Purpose

The purpose of this report is to inform Council of the work completed to date on the technical analysis of housing and employment land needs that will accompany and support the City's draft new Official Plan and the future vision for growth.

Background - Analysis and Options

In 2007 the City began the process of preparing a new Official Plan as part of the City's Consolidated Growth Management Strategy. A major element of the City's future vision is to accommodate much of its future residential growth through intensification opportunities which will be reflected in the City's new Official Plan. This will bring the City into conformity with new Provincial and Regional policies that seek to achieve higher densities in a more compact urban form. As part of the ongoing Official Plan review, Hemson Consulting was retained by the City to undertake additional background research and analysis in preparation of the new growth management plans. The Hemson report addresses how Vaughan will accommodate forecast future growth in population and housing. This report formed part of the basis for the "*Where and How to Grow*", June 2009 report that identified the future growth outlook and key policy directions for the City to accommodate it to 2031.

The Policy and Planning Context

Provincial Policies

The Province of Ontario released a Growth Plan for the Greater Golden Horseshoe (GGH) - Places to Grow in 2006. The Growth Plan sets out a vision for growth in the GGH to the year 2031. This includes a set of long-range growth forecasts and directions on how growth should be accommodated and managed effectively. As the City prepares the new Official Plan, the land use policies must reflect and support this new planning policy environment. The Growth Plan contains a set of population and employment allocations that the Region of York and municipalities in the GGH must adhere to for long-range planning and managing growth. Some of the key points in the document include:

- Directing growth to built-up areas where the capacity exists to best accommodate the expected population and employment growth.
- Providing strict criteria for any settlement area boundary expansions.
- Providing strict criteria to preserve employment areas for future economic opportunities and to minimize the conversion of employment lands.
- Setting a minimum 40% target for residential intensification within the built up areas.
- Requiring designated Urban Growth Centres (UGC) in the Growth Plan to achieve a minimum 200 persons plus jobs per hectare. The Node within the Vaughan Metropolitan Centre is currently identified as an Urban Growth Centre.
- Promoting densities along transit-supportive corridors and providing a healthy mix of residential and employment land uses.

Given that a comprehensive analysis of residential and employment land needs is required to justify any urban expansion for the City's new Official Plan, these Provincial policies must be taken into consideration in drafting the Official Plan's land use policies for the entire City.

York Region Official Plan (YROP)

The York Regional Official Plan is the upper tier planning document that provides the framework for achieving the Region's urban structure. Any amendments to the City's Official Plan must conform to the Region's Official Plan. The Regional Official Plan must also adhere to the Provincial policies articulated in the Growth Plan. A new Regional Official Plan was adopted by Regional Council in December 2009 as part of a conformity exercise to update its planning policies. The City's new

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Official Plan is required to reflect the vision of both plans including some of the more specific criteria relating to urban boundary expansion by the Region. Some of the key policies that relate to growth in the City of Vaughan include:

- The population forecast for Vaughan anticipates growth from 248,800 in 2006 to 418,000 by 2031.
- The employment forecast for Vaughan is for growth from 162,200 in 2006 to 266,100 jobs by 2031.
- Growth must be concentrated in the Vaughan Metropolitan Centre, a Regional Centre, and in the Highway 7 Corridor and along Yonge Street, as both are designated as Regional Corridors in the York Region Official Plan.
- Based on population growth forecasts, Vaughan must plan for residential intensification within the Built Boundary to accommodate approximately 45% of its forecast new housing needs to 2031.
- Highway 400 North and the Vaughan West Enterprise Zone are recognized as important employment areas, and the area along Highway 50 north of Nashville Road is foreseen as a future Employment Area beyond 2031.
- Transit-supportive densities are required via intensification along the designated Regional Corridors of Highway 7 and Yonge Street.

Analysis

The recent changes to provincial land use planning policy and legislation have created a new era in planning for growth across the GGH and for the City of Vaughan. As part of the growth management exercise, the main issues which the report addresses are the need for intensification within the Built Boundary and growth via urban boundary expansion, including both residential and employment growth. The report identifies these as two important quantitative aspects of the urban structure that the City will need to address during the preparation of the new Official Plan. In order to achieve the very ambitious provincial Growth Plan vision for more compact urban form, the Hemson report provides details on the amount and type of growth for which the City must plan. The report takes into consideration some of the historic patterns in housing and business location in order to better understand the extent to which the market needs to shift in order to fully implement the Growth Plan. The Growth Plan clearly aims to shift markets in favour of more intensified development for both residential and employment land. Therefore it is important to understand the changes that must be made to achieve the desired new planning environment. The Hemson report is essentially structured into three main parts:

1. Residential growth as it pertains to Vaughan, the shift in housing demand required to achieve intensification objectives, and the outlook for future residential land requirements.
2. Employment growth as it pertains to Vaughan and the outlook for future employment land requirements.
3. An assessment of and recommendations for employment land conversions to permit non-employment uses in Vaughan's new Official Plan.

Residential Growth Outlook

The Region has allocated to Vaughan a total population of 418, 800 by 2031 which represents a population growth of approximately 170,000 from 2006. A minimum of 45% of this growth must occur within the Built Boundary (defined as of June 2006). In order to assess the land requirements needed to achieve this goal, a three step analysis was conducted by Hemson, including:

1. Estimate the supply of residential units both inside and outside the built boundary.
2. Identify the demand based on population forecasts, and how it should be met to conform to the Growth Plan.
3. Compare supply and demand to identify any need for new urban lands.

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Results and Findings:

Vaughan has sufficient potential to accommodate required residential intensification inside the Built Boundary. Together, the intensification potential and the estimated supply of additional units in Greenfield lands where urban development is already approved, provide sufficient capacity to address approximately 85% of the City's forecast housing demand to 2031. This leaves approximately 15% remaining that needs to be accommodated elsewhere.

The report emphasizes that, in order to conform to the Growth Plan targets and new Regional policies, a major shift in the demand for housing units by type needs to be achieved. A significant shift in housing unit preference is required away from traditional single and semi-detached units and towards more compact and higher density units such as apartments.

Conclusion

The analysis by Hemson has concluded that Vaughan has sufficient housing capacity within the Built Boundary to meet intensification requirements under the Growth Plan. Designated Greenfield areas (approved but unbuilt as of June 2006) will also address a significant part of forecast demand to 2031. However, Hemson concludes that a deficit in housing supply of 9,630 units will result unless addressed by other measures. If additional Greenfield area beyond the existing urban boundary must be designated, approximately 480 hectares would be required, assuming densities of 20 units per hectare.

Employment Growth Outlook

The total employment in Vaughan is forecast to grow to approximately 266,100 jobs in 2031, an increase of over 130,000 new jobs from 2006. The structure of the economy and the strategic location of the City suggest that the long-term economic outlook will remain positive. The employment forecast is expected to grow steadily with continued economic growth in Vaughan. Therefore, taking into consideration the City's past strong economic performance, the Region's forecast is considered to be reasonable and appropriate for long range planning purposes.

Results and Findings:

Hemson identified three major categories in its forecasting of employment growth:

- a) *Major Office Employment* contained within a free standing building that is over (20,000 square feet) in size.
- b) *Population-Related Employment* that occurs in relation to a resident population (e.g. generally not located within employment or major office areas).
- c) *Employment Land Employment* refers to jobs accommodated primarily in low-rise industrial type building space and multiple industrial units that are mostly located in industrial areas.

A significant amount of major office employment is expected to be focused in the Vaughan Metropolitan Centre (which is identified by the Province as an Urban Growth Centre), as well as in other areas served by rapid transit, including Highway 7, Steeles West and Yonge/Steeles. The VMC is not expected to grow as rapidly as competing major office areas in the GTAH, which are relatively well-established and have more than ample capacity to accommodate future development. As a result, Vaughan will be faced with challenges to attract and encourage future major office uses to locate in the VMC.

To try to direct major office development to the VMC, the draft official plan establishes a hierarchy of office uses, requiring that those greater than 12,500 m² locate in the VMC or at other subway stations, while those between 7500 m² and 12,500 m² may locate in any Intensification Area

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including the VMC. Smaller office buildings may locate in Prestige Employment Areas. Within all Employment Areas, offices of any size will be permitted if they are directly associated with another employment use.

Employment land employment is forecast to account for more than half the total employment growth over 2006 to 2031. In order to take full advantage of future economic opportunities, the City will need to maintain almost all of its current supply of employment land. This includes the Highway 400 North Employment land in OPA 637 (ROPA 52) which has been adopted by Council, supported by York Region, and is currently under appeal at the Ontario Municipal Board.

Conclusion

The analysis by Hemson has determined that, with the addition of the Highway 400 North lands, Vaughan's forecast demand and supply of employment lands will be in balance through 2031. A minor discrepancy between supply and demand (e.g. a shortfall of about 30 hectares) is deemed negligible and would not justify further additions to the employment land supply at this time. (Note that these numbers are still under review and discussion with York Region.)

Employment Land Conversion

Although there are Provincial and Regional policies to minimize the conversion of employment lands as they are vital to economic vitality, there are some circumstances where conversions are appropriate. As identified in the Growth Plan in Section 2.2.6.5, municipalities may permit conversion of lands within employment areas, to non-employment use, only through a municipal comprehensive review where it has been demonstrated:

- a. there is a need for the conversion
- b. the municipality will meet the employment forecasts allocated to the municipality pursuant to this Plan
- c. the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets and other policies of this Plan
- d. there is existing or planned infrastructure to accommodate the proposed conversion
- e. the lands are not required over the long term for the employment purposes for which they are designated
- f. cross-jurisdictional issues have been considered

For the purpose of this policy, major retail uses are considered non-employment uses.

Although the conversion of designated employment land is generally not recommended, Hemson has identified a number of locations in Vaughan where such conversions are recommended as good planning and appropriate. The following are the sites that have been identified and thoroughly examined by Hemson, and are considered to satisfy the tests for employment land conversion (Attachment 1) A full analysis of the criteria measured against each of these sites is summarized in the full report (Attachment 2).

1. *Highway 7 Corridor*
 - Only lands east of the GO Rail line north and south of the Highway 7 are recommended for residential uses.
2. *Weston 400 Employment Area Lands*
 - Only lands fronting onto Rutherford Road between Highway 400 and Weston Road are recommended for mixed-use.
3. *Lands Adjacent to Keele Valley Landfill (Alpa Lumber Group and Dufferin Concrete Maple)*
 - This older industrial area on the east side of Keele Street in Maple is recommended for residential uses.

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4. *Hayhoe Mills site at Islington Avenue and Pine Grove Road*
 - A small part of the former mill site is recommended as acceptable for non-employment use.
5. *Former Motel Site at corner of Dufferin and Centre Street (northwest corner of Dufferin and Centre Street)*
 - Recommended for commercial or mixed-uses.
6. *East Elder Mills in the Vaughan Enterprise Zone*
 - A part of this area, east of the CP line recommended for residential uses
7. *Rutherford GO Station Parking Lot*
 - The lands located on the south side of Rutherford Road, west of the Bradford GO line and currently used as the GO station parking lot are recommended for a range of uses, including higher density residential.

Conclusion

As emphasized in the report, the conversion of employment land is not recommended. However, the recommended conversions are minor and will not significantly affect the overall supply of employment lands in Vaughan. The recommended site-specific changes will make more efficient use of the existing urban land supply, public transit investments, and address some existing land use conflicts.

Relationship to Vaughan Vision 2020/Strategic Plan

The Housing Analysis and Employment Land Needs report is consistent with the Vaughan Vision 2020 Strategic plan, through the following initiatives, specifically:

Service Excellence:

- Lead & Promote Environmental Sustainability

Management Excellence:

- Enhance Productivity, Cost Effectiveness & Innovation
- Maintain Assets & Infrastructure
- Plan and Manage Growth & Economic Vitality
- Demonstrate Leadership & Promote Effective Governance

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

Regional Implications

Regional implications include:

- Changes to servicing and road transportation requirements for future higher densities
- Increased YRT requirements
- Amendments to the Regional Official Plan as it pertains to expansion of the City's urban boundary

Conclusion

As the City continues to evolve into an increasingly urban place, the requirements for growth management polices are key to ensuring Vaughan remains environmentally, socially, and economically sustainable. The Hemson analysis has thoroughly examined the City's long term need for residential and employment lands, and identified sites throughout Vaughan where conversions

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employment land to permit non-employment uses is appropriate. The results from the Housing Analysis and Employment Land Needs report support the new vision for the City to 2031, and one that will ensure that the new Official Plan conforms to the policies of the Province and Region.

Should Council concur with the recommendations, staff will proceed to incorporate the Hemson findings as part of the new Official Plan.

Attachments

1. Proposed Employment Land Conversion Map
2. Draft Housing Analysis and Employment Lands Needs Study, April, 2010 (Mayor and Members of Council ONLY)

Report prepared by:

Clement Chong, Policy Planner 1, ext: 8214
Paul Robinson, Senior Planner, ext: 8410

(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. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

27

AMENDMENT OF DELEGATION BYLAW 333-98

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Legal and Administrative Services and the Commissioner of Engineering and Public Works, dated May 11, 2010:

Recommendation

The Commissioner of Legal and Administrative Services and the Commissioner of Engineering and Public Works recommend that:

1. Delegation Bylaw 333-98 be amended to reflect updated development processes and to delegate certain administrative powers and duties to City staff to provide enhanced customer service and achieve administrative efficiencies;

Contribution to Sustainability

This report is consistent with the priorities set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate. Fewer reports mean less paper is used.

Economic Impact

The amendments to the bylaw will create administrative efficiencies.

Communications Plan

Not applicable

Purpose

The purpose of this report is to obtain Council approval for amendments to Delegation Bylaw 333-98 to streamline processes to provide enhanced customer service and achieve administrative efficiencies.

Background - Analysis and Options

In September 1998, Council enacted Delegation Bylaw 333-98 to delegate approval of certain administrative matters to staff in order to streamline and expedite development approval processes, to expedite service delivery, and to maximize efficiency of staff involved in various aspects of development review. There are a number of matters involving routine requests and applications where faster delivery of customer service could be achieved by delegating responsibility for administrative approvals to commissioners or directors. Bylaw 333-98 authorized the delegation of authority to approve and execute standard Model Home Agreements, Subdivision Agreements, Development Agreements, Pre-Servicing Agreements, and Agreements arising out of Committee of Adjustment matters. It also delegated authority to deem appropriate lifting of part-lot control restrictions, dedication of road widenings and dedication of .3 metre reserves, thereby allowing these bylaws to be placed directly on Council agendas for enactment without the necessity of an item having to be prepared for each one for the Committee of the Whole Agenda beforehand.

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There are various other procedures and functions which have either evolved over the years in the development processes or have been downloaded to the municipality through legislative change or regulation, which are administrative and minor in nature, and delegation to staff would expedite service delivery and maximize staff efficiency. With the growth in Vaughan, the number of requests has also increased, and delegation allows routine matters to be dealt on a more expeditious basis.

Through the Block Planning process, the City now enters into Spine Servicing Agreements with representatives of Developers' Groups from the various planning blocks. The City also executes No-Presale agreements for draft plans of subdivision where servicing allocation will be identified in the future. For construction of services required for draft plans of subdivision, condominiums and site developments in advance of the execution of subdivision agreements, the City executes Permissions to Enter and Construct and Development Road Occupancy Agreements. While authority to execute these administrative permits arises from Council's approval of site plans, condominium plans, and Draft Plans of Subdivision, it is appropriate to have a specific delegation of authority for approval and execution.

The standard Subdivision Agreement Template has been updated to include Developer-build development charges projects and financial provisions relating to those projects as approved in the Capital Budget. It is appropriate to attach the revised agreement to the bylaw as the template for execution. Development and Pre-servicing agreements are pared-down versions of the standard subdivision template.

The locations of traffic control devices such as stop signs and traffic signals are determined through the processing of new subdivision plans. Registration of the plans results in the dedication of the roads in the plan as public highways, and the City's Traffic Bylaw must then be updated in a timely manner to reflect the traffic control requirements and provide for enforcement. It would be appropriate to deal with these bylaws in a similar manner to road dedication bylaws, in that the amending bylaw would be added directly to the Council Agenda without the requirement for a report on each amendment.

Through the draft plan of subdivision process, the developer's consulting engineers are required to design and certify the water distribution system. Previously, they were required to file a standard form called a "Record of Watermains Authorized as a Future Alteration" with the Ministry of the Environment, which authorized the commencement of the works and was executed by Ministry staff. As part of the City's Water Permit and License, this responsibility has been transferred to municipalities. This form and all drawings are required to be kept by the City for inspection by the Ministry pursuant to regulation. It is appropriate to delegate the authority to the Commissioner of Engineering and Public Works to approve and execute these forms on behalf of the City.

It has been a longstanding practice for the municipality to enter into agreements through the Enforcement Services Department, for parking enforcement by private security companies on private property. This was authorized many years ago, and it is appropriate to include the new standard agreement and authorization to execute in this revised by-law.

In December, 2007, Council adopted a Delegation of Powers and Duties Policy pursuant to the Municipal Act. The proposed amendments to Bylaw 333-98 are in conformity with the Policy.

Section 284.1 of the Municipal Act now provides that municipalities implement an appeal procedure with respect to delegated decisions. Bylaw 333-98 provides that any matters may be referred to Council for consideration.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and ties into the Vaughan Vision 20/20 Goals of Service Excellence and to Enhance Productivity, Cost Effectiveness and Innovation.

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Regional Implications

None

Conclusion

Amendments to the Delegation By-law to recognize updated processes will provide enhanced customer service and achieve administrative efficiencies.

Attachments

None

Report prepared by:

Heather Wilson
Director of Legal Services

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 28, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

28

AMENDMENT OF HIATUS BY-LAW 332-98

The Committee of the Whole recommends that this matter be referred to the June 15, 2010 Committee of the Whole meeting, in accordance with the memorandum of the Director of Legal Services, dated May 7, 2010.

Recommendation

The City Manager and Commissioner of Legal and Administrative Services recommend that:

1. Hiatus Bylaw 332-98 be amended to delegate certain administrative powers and duties to the City Manager during hiatuses in Council Meetings and to clarify authority for the Clerk to execute various documents of an administrative nature

Contribution to Sustainability

This report is consistent with the priorities set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate. Fewer reports mean less paper is used.

Economic Impact

The amendments to the bylaw will create administrative efficiencies.

Communications Plan

Not applicable

Purpose

The purpose of this report is to obtain Council approval for amendments to Hiatus Bylaw 332-98 to streamline processes to provide enhanced customer service and achieve administrative efficiencies.

Background - Analysis and Options

In September 1998, Council enacted Hiatus Bylaw 332-98, authorizing the delegation of certain matters to the City Manager during a hiatus of meetings of Council such as the awarding and execution of tenders and requests for proposal included in approved budgets, and to the Commissioner of Engineering and Public Works to grant exemptions to the City's Noise Bylaw for construction projects and to order temporary road closures for construction work. It is appropriate at this time to include the Commissioner's delegation under the hiatus bylaw in the regular delegation bylaw so that the delegation extends to the regular business year and not just during a hiatus in meetings.

It is also appropriate to include a provision in the bylaw that authorizes the City Manager to approve the execution of such documents as he deems reasonably required and necessary to carry on the business of the corporation during hiatuses in meetings.

Toronto-York Spadina Subway Extension (TYSSE)

This project is the 8.6 km extension of the subway from Downsview Station through York University north to the Vaughan Metropolitan Centre in Vaughan. TTC will be applying for site plan approval of

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the three proposed subway stations: Steeles West Station, Highway 407 Station, and the Vaughan Metropolitan Centre Station. They will also be applying for site plan approval of two Emergency Exit Buildings along the subway route within Vaughan. TTC staff have been working diligently to prepare plans and have been actively seeking comment through the process. They have circulated the 30% conceptual design packages for the three stations and will be proceeding with the 60% and 90% detailed design submissions within the next few months. TTC has also recently submitted a site plan application for the Highway 407 station. TTC anticipates site plan submission for the Steeles West station and Vaughan Metropolitan station within the next several months.

On November 30, 2009 York Region Rapid Transit staff presented to Council the 10% conceptual design submissions for the Steeles West, Highway 407 and the Vaughan Metropolitan Centre stations. Staff in coordination with the YRRTC and TTC will be presenting the latest station designs to members of Council on May 11, 2010 (to be confirmed by Clerks).

In addition UPS will be applying for approval to revise their site plan to incorporate the City of Vaughan storm pond and the York Region lands (previously known as the Damiani lands) in accordance with the Memorandum of Understanding between UPS, Vaughan and the Region.

The schedule for the subway project has very tight timelines for site plan approval, issuance of building permits and tendering of the project for construction. TTC staff have requested that delegated approval for the final site plans for the above matters during hiatuses in Council meetings this year would expedite the subway project significantly. It is proposed to delegate the authority to grant final site plan approval to the City Manager on the recommendation of the Commissioner of Planning and the Commissioner of Engineering and Public Works subject to standard conditions.

Execution of Documents

This Bylaw also authorizes the execution by the Clerk of documents of an administrative nature arising from a decision of Council. There are many different documents of an administrative nature which arise from changes in various processes in City departments over the years and it is timely to amend the Hiatus bylaw to revise the Clerk's authority to clarify the execution authority for various documents not only during a hiatus in meetings, but also generally.

In December, 2007, Council adopted a Delegation of Powers and Duties Policy pursuant to the Municipal Act. The proposed amendments to Bylaw 333-98 are in conformity with the Policy.

Section 284.1 of the Municipal Act now provides that municipalities implement an appeal procedure with respect to delegated decisions. Bylaw 332-98 provides that any matters may be referred to Council for consideration.

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;
- Leadership initiatives and promotion of environmental sustainability;
- Effective governance; and
- Planning and managing growth, and economic vitality.

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

- Work with other levels of government to continue to support the expansion of the Go Rail System, local transit and the Subway; and

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- Support and plan high capacity transit at strategic location throughout the City.

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

Regional Implications

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

Conclusion

The Hiatus By-law provides the mechanism for the efficient continuation of administrative matters during hiatuses in Council meetings. The recommended inclusion regarding final site plan approval for the Spadina Subway Extension will facilitate this important project.

Attachments

None

Report prepared by:

Heather A. Wilson
Director of Legal Services

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Item 29, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

29 REGENERATIVE AIR STREET SWEEPER – CAPITAL PROJECT FL-5146-10

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Engineering and Public Works, dated May 11, 2010:

Recommendation

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

1. That staff be permitted to single source Project # FL-5146-10 Street Sweeper, to The Equipment Specialist Inc., in the amount of \$262,400, excluding taxes, for a new 2009 TYMCO DST-6 Regenerative Air Street Sweeper with a stainless steel hopper and dust box, mounted on an Isuzu cab and chassis (33,000 lb. G.V.W.); and,
2. That the Mayor and Clerk be authorized to sign the necessary documents.

Contribution to Sustainability

The previously adopted standards for new City-owned street sweeping equipment ensure that air quality is not compromised through street sweeping operations. The TYMCO DST-6 street sweeper has an efficiency rating of 99.999 on 0.5 micron particles, which allows for sweeping with or without the use of water, thereby extending the sweeping season, reducing water consumption, and improving air quality.

Economic Impact

Funds in the amount of \$360,500 were approved in Capital Project FL-5146-10 for a new street sweeper. Due to a stronger Canadian dollar, the cost for these units has decreased, resulting in some savings to the City. The pre-tax price of the recommended unit is \$262,400. In 2009, the low bid price for a similar unit was \$274,875, before taxes.

Communications Plan

Public Works has one TYMCO Regenerative Air street sweeper in its fleet. Its cleaning capabilities and issues around improved air quality have been publicized in newsletters and previous reports.

Purpose

To seek approval for a single source ward to The Equipment Specialist Inc., in the amount of \$262,400, excluding applicable taxes, for a new 2009 TYMCO DST-6 Regenerative Air street sweeper with stainless steel hopper and dust box, mounted on an Isuzu chassis (33,000 lb. G.V.W.).

Background - Analysis and Options

In 2007, the Commissioner of Engineering and Public Works recommended that the City adopt the following standards with respect to Particulate Matter 10 (PM10), and Particulate Matter 2.5 (PM2.5) removal efficiency for its street sweeping fleet, and that all new street sweepers:

- meet PM10 and PM2.5 90% removal as outlined in the City of Toronto's Street Sweeper Test Protocol

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- be able to sweep in seasonal periods when temperatures are below zero celcius without the need for water
- have a dry dustless filtration mode
- have results verified by the Government of Canada's Environmental Technology Verification Program

On December 10, 2007, Council approved that recommendation, and shortly afterwards, the Public Works Department drafted detailed specifications for a new street sweeper tender to meet the new standards.

A tender was issued by the City for the new street sweeper in the spring of 2009 and was awarded by Council on June 15, 2009, to the lowest bidder, The Equipment Specialists Inc., for a TYMCO model of regenerative air street sweepers, at a price of \$310,308.75 including all applicable taxes.

The performance of this new sweeper can not be matched by either the City's 2 older mechanical sweepers, or the newer vacuum type sweepers that staff have tested to date. This latest generation of regenerative air sweepers has reduced maintenance costs and down time as there are no conveyors to wear out and replace, and instead of a large main broom to wear out, it uses forced air to propel the dirt into the hopper.

In addition to the obvious improvement in air quality and sweeping advantages that the latest regenerative air sweepers can provide, being able to sweep without water helps the City maintain a good public image when Stage 1 and Stage 2 Water Advisories are in effect. In addition, our tests to date show that these units are more efficient at picking up wet and dry leaves than either mechanical or vacuum type sweepers tested to date.

The supervisory staff and the equipment operators themselves are extremely pleased with the TYMCO model, and its sweeping efficiency. There has been minimal downtime with this unit due to its design and method of operation. Other municipalities have reported similar benefits of the TYMCO unit as well.

As part of the 2010 Capital Budget, funds in the amount of \$360,500 were approved under Project # FL-5146-10, to purchase another street sweeper. The Equipment Specialist Inc. has provided, in writing, confirmation that they have a new 2009 TYMCO DST-6 street sweeper in stock that has a stainless steel hopper and dust box, and can be delivered within 30 days of receiving the Purchase Order. The stainless steel hopper and dust box provide additional years of service when compared to units with conventional steel hoppers. In addition to increased service life, these units will require less maintenance, thereby reducing costs and downtime. The unit is mounted on a new 2008 Isuzu cab and chassis. This cab and chassis are new and the unit bought as part of a bulk purchase by the company. The cab and chassis comes with a full 2 year warranty, and the sweeper unit comes with a full 2 warranty on the engine, and a full 1 year warranty on the sweeper unit. Taking into account the optional equipment (back up camera, automatic greasing unit, etc.), the cost of the available unit is \$262,400, excluding taxes.

Staff are recommending that the additional sweeper be single sourced to The Equipment Specialist for the following reasons:

- The TYMCO machine has significant reduced operating costs. As stated before, there are no conveyors to replace or break and down time is extremely low with these units.
- The ability to standardize on the wear parts such as gutter brooms and curb shoes will reduce the types of inventory required to be kept on hand.
- The TYMCO machine was the lowest price unit that met the specifications during the last tendering process (June 2009).

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- The prices for street sweeping machines in general has dropped due to the strong Canadian dollar.
- The unit that can be obtained has a stainless steel hopper and dust box, adding years of life to the sweeper unit when compared to the standard steel units. This is normally a \$37,000 option.
- The unit quoted can be obtained within 30 days of the Purchase Order being approved.
- The unit offered has the full warranty coverage on the sweeper and the cab and chassis.
- Operator safety is increased, as the operators are already familiar with this type of unit. Standardizing on the type of equipment used will reduce the chance of operator error.

Based on the fact that the City just acquired this type of equipment last year through a public bidding process and standardization of equipment for training, safety, parts and repairs is beneficial, it is recommended that the City obtain another TYMCO unit. Given that the unit is in stock and can be delivered within 30 days of receiving a Purchase Order, obtaining this in-stock unit sooner will result in improved street cleanliness for the 2010 spring/summer/fall periods, and will come in under the 2010 budgeted project amount.

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

Goal: Management Excellence
Objectives: Enhance Productivity, Cost Effectiveness and Innovation
Maintain Assets & Infrastructure Integrity

Regional Implications

N/A

Conclusion

The single sourcing of Project FL-5146-10 to The Equipment Specialists Inc. for a new 2009 TYMCO Regenerative Air street sweeper mounted on an Isuzu cab and chassis will result in cost savings to the City, as well as improve overall sweeping efficiency as noted in the report. It will also help standardize the equipment being used, leading to increased operator familiarity and safety, and will allow for better parts inventory. Accordingly, it is recommended that the recommendations contained in this report be approved.

Attachments

N/A

Report prepared by:

Brian T. Anthony

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Item 30, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

30

**ASSUMPTION –THE MANORS OF CORSICA
19T-05V07 / 65M-3944
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 May 11, 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-3944, and that the Municipal Services Letter of Credit be released.

Contribution to Sustainability

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

Economic Impact

Upon assumption of this subdivision, municipal services such as watermain, sanitary and storm sewer connections, street lighting, streetscaping, sidewalk, will be added to the City's network of infrastructure. This additional infrastructure will incur the normal expense associated with annual operation and maintenance activities plus eventual life cycle renewal.

Communications Plan

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

Purpose

This report pertains to the assumption of the municipal services in Plan of Subdivision 65M-3944 by the City.

Background - Analysis and Options

The Manors of Corsica, Plan of Subdivision 65M-3944 is located on the north side of Major Mackenzie Drive, west of Keele Street in Maple as shown on Attachment No.1. A common element residential townhouse development was constructed in conjunction with the subdivision under Site Plan file DA.05.038.

The Manors of Corsica Subdivision Agreement with 2294 Major Mackenzie Ltd. was executed on July 25, 2006, and the Plan of Subdivision was subsequently registered on December 6, 2006. The construction of the municipal services in Plan 65M-3944 which included watermain, sanitary and storm sewer connections, street lighting, streetscaping and sidewalk on Major Mackenzie Drive was completed in 2007.

The Developer has maintained the municipal services in the subdivision during the required minimum thirteen month maintenance period and has rectified all deficiencies. In addition, the grading of all lots in the subdivision has been certified by the Developer's Engineering Consultant.

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Accordingly, the Developer has requested that the 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. Development Engineering Staff, in conjunction with the Developer's Consulting Engineer, have conducted all the necessary inspections of the municipal services in the subdivision and are now satisfied with the extent of the works.

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

Relationship to Vaughan Vision 2020

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

Regional Implications

All regional implications have been satisfied as they have conducted their own inspection of the municipal services located within the Major Mackenzie right of way and have found the works to be satisfactory.

Conclusion

The construction of the municipal services associated with the Manors of Corsica, Plan of Subdivision 65M-3944, has been completed in accordance with the Subdivision Agreement. Accordingly, it is appropriate that the municipal services in 65M-3944 be assumed and the Municipal Services Letter of Credit be released.

Attachments

1. Location Map

Report prepared by:

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

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

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Item 31, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

**31 PETITION REQUESTING A THREE WAY STOP AT MILANO AVENUE AND UMBRIA
CRESCENT – WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Carella, dated May 11, 2010:

Recommendation

Councillor Tony Carella recommends:

1. That the attached petition signed by the residents of Umbria Crescent and Milano Avenue be received;
2. That the request of the petitioners for a three way stop sign at the intersection of Milano Avenue and Umbria Crescent be approved.

Contribution to Sustainability

N/A

Economic Impact

The economic impact is confined to the cost of signage and installation

Communications Plan

The petitioners will be informed of the recommendation adopted by Council by the ward councillor

Purpose

To respond to a petition signed by the residents, requesting the placement of traffic control measures at the intersection of Milano Avenue and Umbria Crescent

Background - Analysis and Options

The residents of Milano Avenue and Umbria Crescent are concerned about the speed at which cars across Milano Avenue in front of the Wilson Century Park, and the fact that a driver's view of any pedestrians crossing Milano Avenue from the park is partially obstructed by the community mailboxes that are situated at this location.

The community is populated by families with very young children and the residents feel that stop signs in addition to the existing stop sign on Umbria Crescent would help to make the area safer.

It is important to note that all the residents are in agreement and no one is opposed.

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

N/A

Conclusion

It is appropriate to support the residents' request for the placement of a three way stop at Milano Avenue and Umbria Crescent.

Attachments

Petition signed by 30 residents, map of the area, and letter from Ms. Francesca Pattarozzi.

Report prepared by:

Councillor Tony Carella, FRSA

(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 32, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

32

SIGN PROLIFERATION IN THE CITY OF VAUGHAN

The Committee of the Whole recommends:

- 1) **That the recommendation contained in the following report of Councillor Shefman, dated May 11, 2010, be approved, subject to adding the following clause #3:**
 3. **That the report consider the most effective way to use staff resources to resolve this issue.**

Recommendation

Councillor Alan Shefman recommends that:

1. Staff prepare a report to Council outlining the scope of the perennial sign proliferation in residential areas in the City of Vaughan, and
2. Based upon the information revealed in the assessment of the problem, the report include recommendations for a five year comprehensive and long-range plan, including the immediate actions that can be taken to deal with the proliferation of these illegal signs especially on boulevards and on the reverse of traffic signs in our residential neighbourhoods.

Contribution to Sustainability

Developing and implementing a plan to maintain our residential neighbourhoods free of illegal placard signs will enhance the environment for all residents of the City. If the plan results in fewer of these signs being posted, it will lessen the environmental impact of the ongoing maintenance involved in removing these signs in the future.

Economic Impact

There may be financial implications dependent upon the plan being proposed when staff report back.

Communications Plan

To be determined based upon the plan presented to and approved by Council.

Purpose

Like many of municipalities in the GTA, the City of Vaughan is plagued by illegal placard signs posted throughout our residential neighbourhoods. Virtually every one of these signs is illegal as defined by City bylaws. These illegal signs intrude on the quality of our residential neighbourhoods and may pose a safety threat as they may distract motorists when they are posted on the reverse of traffic signs and on the standards supporting these traffic signs.

Enforcement of the City's bylaws addressing these illegal placard signs is limited through a lack of resources assigned to these responsibilities and difficulties in prosecuting offenders. Maintenance is also limited for similar reasons. A further problem relating to maintenance may also be related to Enforcement staff having lead responsibility for a non-enforcement matter.

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While enforcement staff regularly monitor and enforce there is little long-term impact of this approach for either maintenance or enforcement. For most offenders it is small cost to post placards to advertise their services, and a constant battle for staff to prevent the growing proliferation. Clearly, what is required is a long-range and continuous plan and on-going evaluation to deal with the problem of maintaining the quality of our residential neighbourhoods.

Background - Analysis and Options

Illegal placard signs are a continuing problem in the City of Vaughan as in all municipalities. Even though sign removal blitzes take place from time to time, the problem persists. This Spring it seems that illegal placard signs are more prolific than ever.

Without a comprehensive approach to this problem our residential neighbourhoods will continue to suffer from excessive visual litter. Furthermore, the people who post these signs will continue to flaunt our bylaws.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendation addresses our STRATEGIC OBJECTIVE of:

Leading and promoting environmental sustainability – To preserve, protect and enhance Vaughan's natural and built environment through responsible leadership, and innovative policies, practices and education.

Furthermore this recommendation supports the approved Green Directions Vaughan Master Plan.

Regional Implications

Based upon the plan developed by Vaughan, it will be important to develop an agreement with the Region to establish a similar approach to illegal signs in areas of their jurisdiction.

Conclusion

A well developed long range plan to address the issue of illegal signs in residential areas will have a significant positive impact on the quality of the urban landscape of the residential neighbourhoods of the City of Vaughan.

Attachments

none

Report prepared by:

Debi Traub, Council Executive Assistant

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Item 33, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

33 INCREASING THE NUMBER OF SOCCER FIELDS IN VAUGHAN – WARD 2

(Referred Item)

The Committee of the Whole recommends:

- 1) That the report of the Commissioner of Community Services, dated April 20, 2010, be received; and
- 2) That the written submission of Councillor Carella, entitled "*Committee of the Whole – May 11, 2010 Re: Item 33, Increasing the Number of Soccer Fields in Vaughan – Ward 2*", be received.

Council, at its meeting of May 4, 2010, adopted the following (Item 34, Report No. 17):

That this matter be referred to the Committee of the Whole meeting of May 11, 2010, in accordance with the memorandum of Councillor Carella, dated April 19, 2010.

Report of the Commissioner of Community Services, dated April 20, 2010

Recommendation

The Commissioner of Community Services, in consultation with the Director of Parks Development, Director of Parks Operations and Forestry and the Director of Legal Services, recommends:

- 1) That the following report and the confidential memo (Attachment 1) be received for information; and
- 2) That staff will report to Council when further details have been determined.

Contribution to Sustainability

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

- 4.1.6 Provide more partnership opportunities for existing non-profit and volunteer groups to meet the community's social, cultural and recreational needs.

Economic Impact

There is no economic impact resulting from Council receiving this information report.

Communications Plan

The Parks Operations and Forestry Department will continue to communicate and inform the Woodbridge Soccer Club as it relates to this matter.

Purpose

The purpose of this report is to respond to Council direction for a report.

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Background - Analysis and Options

On March 23, 2010, Committee of the Whole requested that staff be directed to provide a report in response to the suggestions from Mr. Sal Infante, President, Woodbridge Soccer Club (refer to Attachment A). On April 13, 2010, Council directed that staff provide a report to the Committee of the Whole on April 20, 2010.

- 1) The feasibility of converting the former tennis court lands at the rear of Holy Cross Catholic Academy to a mini-soccer field; and
- 2) The potential conversion of vacant land owned by the Ontario Realty Corporation (situated in the southwest quadrant of the intersection of Regional Road 27 and Milani Boulevard) to an artificial or turf soccer field or fields; the potential timing of such conversion; and the funding and an other options available to the City in pursuing this development; and that
- 3) The requested report be provided to the Committee of the Whole meeting of April 20, 2010.

Staff has reviewed the matter and can provide the following information.

Holy Cross Catholic Academy

The tennis court facility was located on the Holy Cross Catholic Academy site, on the east side of Martingrove Road, south of Highway 7 (refer to Attachment B). The court facility has been previously removed and the area restored with topsoil and sod by the York District Catholic School Board. Staff have contacted the York Catholic District School Board and requested the parties look at options to partner to renovate this area and convert the space to a soccer field.

Board representatives have advised that they are in agreement with the City utilizing the land for a mini soccer field but would like to have the opportunity to comment on the style of goal posts that would be installed prior to the City purchasing them. The Board has also confirmed that they do not have any available funds to contribute to this project.

In order to implement a mini soccer field in this location, a set of soccer goals would be required at a cost of approximately \$5,500. Additionally, to bring the sodded area up to the City of Vaughan standards for natural turf soccer fields, cultural practices (core aerate, topdress, over-seed and fertilize) would be required at a cost of approximately \$4,500. The total cost of this implementation is \$10,000.00 and if Council so wishes to go ahead with this initiative, staff would have to find a source of funding. Alternatively, staff will include this initiative in the 2011 budget for consideration.

Ontario Realty Corporation Land

There is a triangular parcel of land at the southwest corner of Highway 27 and Milani Blvd owned by ORC and subject to a Hydro easement to Hydro One Networks Inc. for transmission and distribution lines (Hydro Corridor). In order to use these lands for soccer fields, the City would have to obtain a park license from ORC with Hydro One's approval. As this matter deals with the acquisition of an interest in land, a confidential memo is being provided regarding Council's directions of May 26, 2008 and May 5, 2009.

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

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- **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

There are no regional implications.

Conclusion

Staff has proceeded pursuant to Council direction to review of the feasibility of locating the soccer fields at the two sites suggested and will report to Council when further details have been determined.

Attachments

Attachment 1 – Confidential Memo (Members of Council Only)
Attachment A - Letter Dated February 26, 2010 from Sal Infante, President of Woodbridge Soccer
Attachment B - Site Map of Holy Cross Catholic Academy
Attachment C - Memorandum of Councillor Carella, dated April 19, 2010.

Report Prepared By

Marjie Fraser, Director of Parks Operations and Forestry, Ext. 6137
Paul Gardner, Director of Parks Development, Ext. 3209

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

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34

**PROCLAMATION REQUEST
SEXUAL ASSAULT PREVENTION MONTH**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Clerk, dated May 11, 2010:

Recommendation

The City Clerk recommends:

- 1) That May 2010 be proclaimed as “Sexual Assault Prevention Month”; and
- 2) That the proclamation be posted on the City’s website and published on the City Page Online.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

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

Purpose

To respond to the request received from the Women’s Support Network of York Region.

Background - Analysis and Options

The correspondence received from the Women’s Support Network of York Region, dated April 13, 2010, is attached. (Attachment 1)

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

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

- (i) which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act”. The Women’s Support Network of York Region is a registered charity.

The Women’s Support Network of York Region is a non-profit organization governed by a volunteer board of directors, whose services are offered by professionally trained staff as well as a core group of approximately sixty-five trained volunteers. Programs and services include Public Education and Outreach Program, Balanced Beginnings Program, and a 24-hour anonymous and confidential crisis line. The Women’s Support Network of York Region’s would like to raise awareness of the issue of sexual violence in the hope of fostering change in the behaviour of society. City Council has granted this request in the past.

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Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

This proclamation will bring awareness, as the Women’s Support Network is a crisis centre serving all of York Region.

Conclusion

Staff is recommending that May 2010 be proclaimed as “Sexual Assault Prevention Month” and that the proclamation be posted on the City’s website and published on the City Page Online.

Attachments

Attachment 1 Correspondence from the Women’s Support Network of York Region, dated April 13, 2010

Report prepared by:

Connie Bonsignore, Administrative Assistant

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 35, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

**35 REPORT OF THE INTEGRITY COMMISSIONER IN RELATION TO
COMPLAINT FILE #11.17.09(A)**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Integrity Commissioner, dated May 11, 2010:

Recommendation

Integrity Commissioner recommendations:

That the attached investigation report that concludes with a finding that Councillor Carella did not violate the Code of Ethical Conduct, be received and adopted by City Council.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

The Complainant and the Member of Council have received copies of the attached investigation report. In addition, this report has been placed on the public agenda of the Committee of the Whole meeting scheduled for May 11, 2010.

Purpose

To report to City Council the findings from the investigation of complaint File # 11.17.09(a)

Background

In this complaint, the Complainant alleged that Councillor Carella breached rules 1(a), (b), (g), (h), 9(1), 13(1), 15(1) and 18(1) of the Code of Ethical Conduct.

The rules of the Code that were raised by the Complainant require an elected Member of Council to serve and be seen to serve their constituents in a conscientious and diligent manner, perform their functions with integrity and transparency, perform official duties and arrange their public affairs in a manner that promotes public confidence and respect and that will bear close public scrutiny, uphold the letter and spirit of the laws of Canada. Further, the rules require an elected Member of Council to encourage public respect for the City and its by-laws and conduct themselves with appropriate decorum at all times.

As a result of the investigation and findings, the Integrity Commissioner will be meeting with the City Manager and other appropriate staff to discuss the development of further protocols to address the matter of Members of Council responding to questions from members of the public.

Relationship to Vaughan Vision 2020/Strategic Plan

N/A

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Regional Implications

There are no Regional implications to the recommendations contained in this report.

Attachments

Appendix A - Integrity Commissioner Complaint Investigation Report for File 11.17.09(a)

Report prepared by:

Suzanne Craig
Integrity Commissioner

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

Councillor Carella declared an interest with respect to the foregoing matter as the allegations in the complaint pertain to him.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 36, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

**36 REPORT OF THE INTEGRITY COMMISSIONER IN RELATION TO
COMPLAINT FILE #11.17.09(B)**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Integrity Commissioner, dated May 11, 2010:

Recommendation

Integrity Commissioner recommendations:

That the attached investigation report that concludes with a finding that Regional Councillor Ferri did not violate the Code of Ethical Conduct in relation to his actions and statements at the Ontario Municipal Board hearing of October 27, 2009, be received and adopted by City Council.

Contribution to Sustainability

N/A

Economic Impact

N/A

Communications Plan

The Complainant and the Member of Council have received copies of the attached investigation report. In addition, this report has been placed on the public agenda of the Committee of the Whole meeting scheduled for May 11, 2010.

Purpose

To report to City Council the findings from the investigation of complaint File # 11.17.09(b)

Background

In this complaint, the Complainant alleged that Regional Councillor Ferri breached rules 1(a), (b), (g), (h), 9(1), 13(1) and 15(1) of the Code of Ethical Conduct.

The rules of the Code that were raised by the Complainant require an elected Member of Council to serve and be seen to serve their constituents in a conscientious and diligent manner, perform their functions with integrity and transparency, perform official duties and arrange their public affairs in a manner that promotes public confidence and respect and that will bear close public scrutiny, uphold the letter and spirit of the laws of Canada. Further, the rules require an elected Member of Council to encourage public respect for the City and its by-laws and conduct themselves with appropriate decorum at all times.

In order to ensure that the public has confidence in the actions of Members of Vaughan City Council as leaders of the community, it would be prudent if and when they are called as witnesses for the City that Members obtain a full understanding of the procedure for giving testimony before the Ontario Municipal Board.

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Item 36, CW Report No. 21 – Page 2

Relationship to Vaughan Vision 2020/Strategic Plan

N/A

Regional Implications

There are no Regional implications to the recommendations contained in this report.

Attachments

Appendix A - Integrity Commissioner Complaint Investigation Report for File 11.17.09(b)

Report prepared by:

Suzanne Craig
Integrity Commissioner

(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.)

Regional Councillor Ferri declared an interest with respect to the foregoing matter as the allegations in the complaint pertain to him.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 37, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 18, 2010, as follows:

By receiving the memorandum of the Commissioner of Planning, dated May 13, 2010.

37 ST. DAVID CHURCH, STREET NAME CHANGE FROM PADRE PIO WAY TO ST. DAVID WAY

The Committee of the Whole recommends approval of the recommendation contained in the following report of Councillor Meffe, dated May 11, 2010:

Recommendation

Councillor Peter Meffe recommends that the private roadway immediately west of St. David Church presently named Padre Pio Way be changed to St. David Way subject to confirmation from the appropriate City Departments and the Region of York.

Contribution to Sustainability

n/a.

Economic Impact

Nil

Communications Plan

Upon approval by Council, it should be communicated to St. David Church, Padre Pio Church and the Fire Department.

Purpose

To rename the private roadway immediately west of St. David Church from Padre Pio Way to St. David Way.

Background - Analysis and Options

Padre Pio Church is currently under construction in the Kleinburg community and Padre Pio Way is located next to St. David Church in Maple. This is a private roadway as identified in the Vaughan Fire and Rescue Service Guide (page 33, District 72, Map B9B4) and this might cause confusion for emergency services or public identification of the location.

Relationship to Vaughan Vision 2020/Strategic Plan

This report speaks to the initiative that relates to enhancing and ensuring Community Safety, Health and Wellness.

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

Regional Implications

n/a

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Conclusion

It is my belief that this change of name is required, with the opening of the new Padre Pio Church it could easily be confused with Padre Pio Way located at St. David Church and it simply makes more sense to rename it to St. David Way in order to avoid this confusion.

Attachments

Vaughan Fire and Rescue Service (page 33, District 72, Map B9B4).

Report prepared by:

Peter Meffe

(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 38, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

38 CHINA TRADE MISSION 2010 – LETTER OF INTENT, CHANGNING DISTRICT, SHANGHAI

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Director of Economic Development, dated May 11, 2010:

Recommendation

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

That the City explore the development of a Business Partnership with Changning District, Shanghai, People's Republic of China through the signing of the attached Letter of Intent.

Contribution to Sustainability

Green Directions Vaughan embraces a *Sustainability First* principle and states that sustainability means we make decisions and take actions that ensure a healthy environment, vibrant communities and economic vitality for current and future generations. Under this definition, activities related to attracting and retaining business investments contributes to the economic vitality of the City. Global competition in the form of trade and business investment, forces even the smallest of enterprises to operate on the world stage. With the assistance of the City, access to government officials and business contacts can be made more readily available.

Economic Impact

The recommendation above will not have any impact on the 2010 operating budget. However, any future activity associated with the signing of a Letter of Intent, such as; any future business mission to Changning District, Shanghai that involves the City would be established through a future report that identifies objectives and costs for Council approval.

Communications Plan

Should Council approve the signing of a Letter of Intent with Changning District, Shanghai, the partnership will be highlighted in the post-mission report to the Economic Development Committee and in communications to the business community through the Economic Development Department's newsletter Business Link. In addition, staff of the Economic Development Department will work with Corporate Communications to issue a News Release on the day of the signing that highlights the partnership.

Purpose

To obtain Council approval to explore to the creation of a business partnership with Changning District, Shanghai, People's Republic of China by signing a Letter of Intent with Changning District while in Shanghai during the Greater Toronto Chinese Business Association's China Business Mission 2010.

Background – Analysis and Options

A significant amount of planning has been undertaken by staff in the Economic Development Department in preparation for the City's participation in the Greater Toronto Chinese Business Association's China Business Mission 2010, May 19-30, 2010. (December 14, 2009, Economic Development Committee Report No.4, Item #2)

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The planning encompasses, corporate site visits, business network meetings, face-to-face investment meetings and government meetings with the Canadian and Ontario consulates and numerous Chinese government offices and officials. The meetings will ensure that Vaughan has more opportunity to achieve its economic development goals as a participating municipality. As final preparations are completed, staff in the Economic Development department were contacted during the week of April 26, 2010 by Mr. Tommy Gong, a York Region and Shanghai businessman with a unique opportunity to sign a Letter of Intent for a business focused partnership with Changning District, Shanghai, People's Republic of China.

Mr. Gong, is a key member of the Changning District government's advisory board that is responsible for overseas business and friendship associations and has a formidable relationship with Ms. Jingyan Fang who is the deputy director for Changning Mayor's office foreign co-operation. As a businessman, Mr. Gong's company manages one of the largest real estate development groups in Asia Pacific with approximately 10 Billion USD sales revenue in 2009.

Profile

Changning District, Shanghai, People's Republic of China is one of the most diversified, wealthy and culturally centred districts in Shanghai and perhaps China. The District is located on the west side of downtown Shanghai and encompasses approximately 40 sq. kilometers. The population of Changning District is approximately 700,000 people.

Changning's business sectors are anchored in three master planned business parks. The Shanghai Multimedia Park, Changning Information Park and the International Business Park. All three business parks are designed to accommodate specific business sectors that are core to the Shanghai economy. The largest sector is information technology and in particular, digital media technology. Changning has more than 1,260 IT companies. In addition, other major sectors of importance to Changning are headquarters, transportation and logistics. The district is also home to six hospitals which provide a solid foundation for the development of bio and life science sectors, healthcare services as well as medical research and commercialization activities.

Perspective

In 2008, the Economic Development Department organized a Business Mission to China. The Mission was lead by Regional Councillor Joyce Frustaglio, Councillor Sandra Yeung Racco, Chair of the Economic Development Committee, and Michael DeAngelis, the former City Manager. In preparation for the Mission, staff of the economic development office relied on the assistance of York Region and Chinese businessman, Mr. Tommy Gong. Mr. Gong assisted staff with establishing, scheduling and hosting key business meetings for the Vaughan delegation while in Shanghai.

Subsequently, in September, 2009, Shanghai Changning District sent a delegation to Vaughan lead by Changning Deputy Mayor Zhou Longfei and accompanied by Mr. Gong. During this trip a discussion for future co-operation in business, culture and investment was discussed with members of the Economic Development Committee and Staff of the Economic Development Department.

Following Shanghai Changning's visit to Vaughan, Changning Magistrate, Li Yaoxm sent a formal invitation to the City expressing a desire to host a delegation from Vaughan to begin discussions which could eventually lead to establishing a partnership between the cities.

Based on the communication and delegations received with Changning, an option to build and maintain the business relationship with Changning is through the opportunity of signing a Letter of Intent. The Letter of Intent is considered a key component of doing business in China, in that the relationships with government bodies are nurtured over a period of time which then creates business activity and options for business investors and partners.

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Conclusion

The International Partnership Policy of the City of Vaughan has been in place since 1991 and it indicates two forms of International Partnerships: Friendship Agreements and Twin City Agreements.

These partnerships are also characterized by the type of collaboration that they propose to cultivate: cultural or educational relations or economic opportunity development.

On February 26, 2007, Council approved a report directing staff to bring forward recommendations for new economic partnerships with suitable partner cities in China, northern Italy, USA and any other jurisdiction offering excellent growth opportunities for Vaughan. Council in February 2008, also requested a report on the establishment of a strategy and protocol related to international partnerships, economic or business missions.

Therefore, until a formal international partnership strategy is established through the forthcoming 10–Year Economic Development Strategy a Letter of Intent would give staff of the Economic Development Department the opportunity to further research and identify economic opportunities that could be achieved with Changning District, Shanghai. Initially, the sectors identified as key opportunities through the department's recently completed Employment Sectors Study Strategy match well with the predominant industry sectors of Changning.

The Letter of Intent is based on creating a framework of initiatives and outcomes for both municipalities that focus on business. In addition, the Letter of Intent is created with a defined timeframe to pursue a more formal economic development partnership. Although a partnership agreement or Letter of Intent was initially not a formal objective of participating in the Greater Toronto Chinese Business Mission the opportunity to sign a Letter of Intent with the government officials of Changning District, Shanghai during the Business Mission is an excellent opportunity for the City to establish an introductory economic relationship with one of Asia's most prominent cities.

The process for entering the Chinese market begins with developing relationships. China is a vast and complex country, which makes doing business more complex than other regions. The economy is diverse and has many distinct economic regions. A challenge in maximizing business opportunities is forging the right connections to advance one's commercial interests and without these connections, municipal and provincial government efforts to enter the Chinese market may be significantly hampered.

Relationship to Vaughan Vision 2020

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

Regional Implications

Not applicable

Attachment

1. Letter of Intent for Business Partnership with Changning District, Shanghai, People's Republic of China

Report prepared by:

Tim Simmonds, Director of Economic Development

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

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Item 39, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

39

**DEVELOPMENT CHARGE DEFERRAL REQUEST
DONGARA PELLET PLANT LP
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager and the Commissioner of Finance/City Treasurer, dated May 11, 2010:

Recommendation

The City Manager and the Commissioner of Finance/City Treasurer in consultation with the Director of Legal Services and the Director of Reserves and Investments, recommends:

1. That the City of Vaughan take a similar position with respect to the deferral of the City's development charges as the Region of York determines appropriate in response to the request received from Dongara Pellet Plant LP for the deferral of Regional development charges, and
2. That this report be forwarded to the Regional Clerk.

Contribution to Sustainability

Together, York Region and Dongara will achieve diversion of up to \$100,000 tonnes of waste per year.

Economic Impact

Dongara paid \$132,483.68 for City development charges prior to the issuance of the building permit for the facility. Deferral would result in a refund of approximately 50% of this amount.

Communications Plan

The Region of York and Dongara Pellet Plant representatives will be advised of Council's decision.

Purpose

The purpose of this report is to advise the Region of York that the City of Vaughan will take a similar position with respect to the deferral of the City's development charges as the Region of York determines appropriate in response to the request received from Dongara Pellet Plant LP for the deferral of Regional development charges.

Background - Analysis and Options

In June 2007, the City entered into a ground lease with Dongara Pellet Factory Inc. for a parcel of land at the northeast intersection of Highway 27 and Highway 407 for the purposes of building a waste management facility.

In October 2008, Dongara requested the Region of York exempt all or part of the Regional Development Charges paid for the plant under the municipal capital facilities provisions of the Municipal Act. The Region of York entered into an agreement with Dongara to provide waste management services for 100,000 tonnes of residual waste annually. The plant has been operating for approximately a year and a half. The Region's agreement is for 50 per cent (50%) of the capacity of the plant under a 20 year contract.

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Section 110 of the Municipal Act allows for the creation of municipal capital facilities. Section 110 (7) provides:

“Despite the Development Charges Act, 1997, the council of a municipality may exempt from the payment of all or part of the development charges imposed by the municipality under that Act land or a portion of it on which municipal capital facilities are or will be located that,

(a) is the subject of an agreement under subsection (1);

(b) is owned or leased by a person who has entered an agreement to provide facilities under subsection (1); and

(c) is entirely occupied and used or intended for use for a service or function that may be provided by a municipality. 2006, c. 19, Sched. O, s. 3 (2).”

Regulation 603/06 Section 2(1) defines the services that qualify for possible exemption and they include:

“7. Municipal facilities for the collection and management of waste and garbage”.

The Dongara facility would meet the required definition as an eligible type of service.

On October 23, 2008, Regional staff recommended that Regional Council consider a deferral of the regional development charges, as the Region would only utilize a portion of the facility and the Regional agreement does not extend for the full life of the facility. This report was deferred by Regional Council on the same date. Staff’s understanding is that, at the time, there was a question regarding the City of Vaughan’s position on this matter.

The land is in the ownership of the City and the City of Vaughan suggests the following conditions be applied if a deferral of Regional development charges is approved:

1. Deferral would be limited to the percentage of the plant capacity for which the Region has contracted;
2. The agreement be registered on title;
3. In accordance with the terms of the contract, the deferral would be executed only after the Region is actively and successfully using the facility;
4. The deferred charges would become payable upon any change in use or ownership;
5. The deferred charges would become payable on the expiry or termination of the Region’s contract with the facility for any reason;
6. Should the Region’s capacity usage of the facility drop below it’s existing percentage that portion of the deferred development charges would become payable immediately; and
7. The proponent pays for the costs of preparing and registering the necessary agreement(s).

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

The Region of York is the main service provider relating to the request from Dongara Pellet Plant, and the City will proceed based on the Region’s decision.

Conclusion

Staff recommends that the City of Vaughan take a similar position with respect to the deferral of the City’s development charges as the Region of York determines appropriate in response to the request received from Dongara Pellet Plant LP for the deferral of Regional development charges.

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Attachments

None

Report prepared by:

Heather Wilson
Director of Legal Services
Ext. 8389

CITY OF VAUGHAN

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Item 40, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

**40 CEREMONIAL PRESENTATION - THE VAUGHAN PANTHERS BASKETBALL ASSOCIATION
BOYS UNDER-12 REP TEAM WITH RESPECT TO THEIR
2008, 2009 AND 2010 ONTARIO PROVINCIAL CHAMPIONS**

Mayor Jackson and Members of Council presented The Vaughan Panthers Basketball Association Boys Under-12 Rep Team with certificates for their achievement in winning the 2008, 2009 and 2010 Ontario Provincial Champions.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 41, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

**41 DEPUTATION - MR. NICK PINTO WITH RESPECT TO SUGGESTED REVISIONS
 TO THE CITY OF VAUGHAN'S REGISTERED RATEPAYERS /
 COMMUNITY ASSOCIATIONS POLICY**

The Committee of the Whole recommends that the deputation of Mr. Nick Pinto be deferred to the June 1, 2010 Committee of the Whole meeting, at the request of the deputant.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 42, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on May 18, 2010, as follows:

By approving the following recommendation in accordance with the report of the Commissioner of Engineering and Public Works, dated May 18, 2010:

1. ***That a "Heavy Truck" prohibition not be implemented on Melville Avenue between Rutherford Road and Major Mackenzie Drive; and***
2. ***That the existing speed limit not be reduced from 50 km/h to 40 km/h on Melville Avenue between Rutherford Road and Major Mackenzie Drive.***

**42 DEPUTATION – MR. EDDY ACETI WITH RESPECT TO TRAFFIC ON
MELVILLE AVENUE BETWEEN RUTHERFORD ROAD & MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Eddy Aceti, 10 Tracie Court, Maple, L6A 2K1, be received and referred to staff for a further report; and
- 2) That the memorandum of the Director of Engineering Services, dated May 5, 2010, be received.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 43, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

**43 DEPUTATION – MR. RON RICHARDS WITH RESPECT TO INSTALLING
 A TRAFFIC SIGNAL AT THE INTERSECTION OF
 GEORGE KIRBY STREET AND BATHURST STREET**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Ron Richards, R.G. Richards and Associates, 4181 Sladeview Crescent, Unit 23, Mississauga, L5L 5R2, on behalf of First Capital Realty, be received; and**
- 2) That the City of Vaughan send a resolution to the Region of York in support of installing a traffic signal at the intersection of George Kirby Street and Bathurst Street.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 44, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

44

**DEPUTATION – MR. JAMES PILCHAK WITH RESPECT TO
WATER CONSUMPTION READINGS**

The Committee of the Whole recommends that the deputation of Mr. James Pilchak be referred to the June 1, 2010 Committee of the Whole meeting, in accordance with the written submission of Mr. Pilchak, dated May 7, 2010.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 45, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

45 DEPUTATION – MR. ABRAHAM SASSON WITH RESPECT TO 8 ERICA ROAD

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Abraham Sasson, 10 Erica Road, Thornhill, L4J 2G1, be received and referred to staff for a report addressing the questions raised by Members of Council and the deputant; and**
- 2) That the confidential memorandum of the Solicitor, dated May 11, 2010, be received.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 46, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

46

**DEPUTATION – MR. SUNNY YUVAL WITH RESPECT TO
AMENDING THE CITY OF VAUGHAN'S NOISE BY-LAW 96-2006**

The Committee of the Whole recommends:

- 1) That the deputation of Mr. Elie Vidal, Ontario Motor Car, 5274 Highway 37, Woodbridge, L4L 1T3, on behalf of Mr. Sunny Yuval, be received; and**
- 2) That the memorandum of the Director of Enforcement Services, dated May 11, 2010, be received.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 18, 2010

Item 47, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 18, 2010.

47

NEW BUSINESS – STATUS UPDATE OF 2010 LINE PAINTING

The Committee of the Whole recommends that staff provide Council with a status update on the line painting contract for 2010, including information on the implementation date and whether the contract will include painting stop bars at all-way stops.

The foregoing matter was brought to the attention of the Committee by Mayor Jackson.

