



**CITY OF VAUGHAN  
COMMITTEE OF THE WHOLE (1)  
AGENDA**

**If you wish to speak to an item listed on the Agenda, please pre-register by completing a Request to Speak Form online, emailing [clerks@vaughan.ca](mailto:clerks@vaughan.ca), or contacting Service Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.**

**Tuesday, March 4, 2025**

**1:00 p.m.**

**Council Chamber**

**2nd Floor, Vaughan City Hall**

**2141 Major Mackenzie Dr., Vaughan, ON**

**and Online via Electronic Participation**

**Indigenous Land Acknowledgement (prior to the commencement of the meeting)**

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**Pages**

- 1. CONFIRMATION OF AGENDA**
- 2. DISCLOSURE OF INTEREST**
- 3. COMMUNICATIONS**
- 4. CEREMONIAL PRESENTATIONS**
- 5. PRESENTATIONS**
  1. John Winstanley, Everest Academy Inc.  
Seeking Council's support for the planned expansion of their school / business.
- 6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION INCLUDING MEMBERS RESOLUTION(S)**

Financial Services

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Report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, with respect to the above.

2. 2025 KLEINBURG BUSINESS IMPROVEMENT AREA (KBIA) – BUDGET AND LEVY – WARD 1 11  
Report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, with respect to the above.

Planning, Growth Management and Housing Delivery

3. E. STAR INTERNATIONAL INC. ZONING BY-LAW AMENDMENT FILE NO. Z.21.021 1 MEMORIAL DRIVE AND 56 WALLACE STREET VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE 19  
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- 8. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION
- 9. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS
- 10. STAFF COMMUNICATIONS
- 11. NEW BUSINESS
- 12. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE  
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED  
AND VIDEO BROADCAST

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# Committee of the Whole (1) Report

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**DATE:** Tuesday, March 4, 2025

**WARD(S):** ALL

**TITLE: STATEMENT OF REMUNERATION AND EXPENSES FOR MEMBERS OF COUNCIL AND COUNCIL APPOINTMENTS TO BOARDS AND OTHER BODIES FOR THE YEAR 2024**

**FROM:**

Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer

**ACTION:** FOR INFORMATION

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**Purpose**

To report the Statement of Remuneration and Expenses for Members of Council and Council appointments to Boards and other Bodies for the year 2024.

**Report Highlights**

- The Municipal Act, 2001 requires that, in each year on or before March 31, the Treasurer provide Council with the Statement of Remuneration and Expenses paid in the previous year to members of Council and Council appointed members of Boards and other Bodies.
- A mandatory item of the statement is to identify the by-law under which the remuneration and or expenses were authorized.
- The attached schedule shows remuneration and expenses paid for the year ended December 31, 2024.

**Recommendation**

1. THAT the report titled Statement of Remuneration and Expenses for Members of Council and Council Appointments to Boards and Other Bodies for the Year 2024, be received.

**Background**

Section 284(1) of the Municipal Act, 2001 requires that:

“The Treasurer of a municipality shall in each year on or before March 31 provide to the council of the municipality an itemized statement on remuneration and expenses paid in the previous year to:

- (a) each member of council in respect of his or her services as a member of the council or any other body, including a local board, to which the member has been appointed by council or on which the member holds office by virtue of being a member of Council;
- (b) each member of council in respect of his or her services as an officer or employee of the municipality or other body described in clause (a); and
- (c) each person, other than a member of council, appointed by the municipality to serve as a member of any body, including a local board, in respect of his or her services as a member of the body.”

### **Previous Reports/Authority**

[REMUNERATION AND EXPENSES FOR MEMBERS OF COUNCIL AND COUNCIL APPOINTMENTS TO BOARDS AND OTHER BODIES FOR THE YEAR 2023](#) (March 19, 2024)

### **Analysis and Options**

This report supports the Council Priorities, in particular to continue to advance a culture of excellence in governance.

The Municipal Act, Section 284(1) requires that the Treasurer of every municipality submit a Statement of Remuneration and Expenses, for the preceding year, paid to the Members of Council and Council appointments to Boards and other Bodies. A mandatory item of the statement is to identify the by-law under which the remuneration and or expenses were authorized.

The Municipal Act, 2001 section 283(1) provides authority for the remuneration and expenses of the members of Council and its local boards. The payment of remuneration and expenses to members of Council is authorized by By-Law Number 251-2005, as amended, the Council Member Expense Policy (06.C.02), and the annual budget process. Payment of remuneration and expenses to members of local boards is also governed by:

- By-Law Number 88-2009 payment of remuneration to members for the Committee of Adjustment;
- By-Law Number 40-2007 payment of honoraria to members of the Heritage Vaughan Committee;
- By-Law Number 41-2007 payment of honoraria to members of the Property Standards Committee
- Confirming By-Law Number 053-2014 for Vaughan Holdings Inc. and Hydro Vaughan Energy Corp.
- Public Libraries Act, section 18 authorizes reimbursement of proper travelling and other expenses of members by the board.

The Statement of Remuneration and Expenses paid during the year 2024 is attached.

### **Financial Impact**

None.

### **Operational Impact**

None.

### **Broader Regional Impacts/Considerations**

Regional remuneration and expenses for the Mayor and Regional Councillors are reported separately by the Region of York and therefore not included in the Statement of Remuneration provided by the City.

### **Conclusion**

The Statement of Remuneration and Expenses for Members of Council and Council appointments to Boards and other Bodies for the year 2024 is presented, as per requirements of the Municipal Act, 2001, Section 284(1).

**For more information**, please contact:

Kenneth Quan, Senior Manager, Corporate Financial Planning & Analysis, ext. 8029

### **Attachment**

1. Statement of Remuneration and Expenses for Members of Council and Council appointments to Boards and other Bodies for the year 2024.

### **Prepared by**

Fengyuan Chen, Senior Corporate Financial Analyst, ext.8066





## City of Vaughan

STATEMENT OF REMUNERATION AND EXPENSES FOR MEMBERS OF COUNCIL AND  
COUNCIL APPOINTMENTS TO BOARDS AND OTHER BODIES FOR THE YEAR 2024

<b>COUNCIL</b>	Remuneration	Benefits	Total Compensation	Expenses <sup>(2)</sup>	Sub-Total	Other Charges	Total <sup>(3)</sup>
By-Law # 251-2005 as amended <sup>(1)</sup>							
Mayor Del Duca	146,392.44	38,074.03	184,466.47	806,778.88	991,245.35	0.00	991,245.35
Regional Councillor Jackson	101,193.96	29,159.16	130,353.12	200,059.59	330,412.71	0.00	330,412.71
Regional Councillor Ferri	91,994.04	9,733.20	101,727.24	257,974.93	359,702.17	0.00	359,702.17
Regional Councillor Rosati	91,994.04	9,733.20	101,727.24	240,570.90	342,298.14	0.00	342,298.14
Regional Councillor Racco	88,333.60	24,976.96	113,310.56	260,828.10	374,138.66	0.00	374,138.66
Councillor Iafrate	91,994.04	25,582.72	117,576.76	272,128.51	389,705.27	0.00	389,705.27
Councillor Volpentesta	91,994.04	23,006.08	115,000.12	256,554.65	371,554.77	0.00	371,554.77
Councillor DeFrancesca	91,994.04	27,559.54	119,553.58	235,537.39	355,090.97	0.00	355,090.97
Councillor Ainsworth	91,994.04	27,209.54	119,203.58	195,425.05	314,628.63	0.00	314,628.63
Councillor Martow	91,994.04	27,559.54	119,553.58	208,254.99	327,808.57	0.00	327,808.57

(1) As amended through By-Law # 316-2007, Confirming By-Law # 023-2013 (Finance & Administration Committee Item 4, Report No. 14 adopted by Council on December 11, 2012) & Confirming By-Law # 177-2013 (Committee of the Whole (Closed) Item 5, Report No. 53 adopted by Council on December 10, 2013)

(2) Council office support staff expenses included. Corporate shared costs not included in these amounts. Expenses are net of any sponsorships received.

(3) All Council expenses are within their individual approved budget

<b>COMMITTEE OF ADJUSTMENT</b>	Remuneration	Expenses
By-Law No. 88-2009 & Confirming By-Law*		
Sue Perrella (Chair)	3,276.00	-
Brandon Bell	3,000.00	-
Jordan Kalpin	2,800.00	-
Stephen Kerwin	3,268.00	-
Mark Milunsky	2,800.00	-

No benefits applied to non employees

\* Confirming By-Law 022-2015 (Committee of the Whole Item 10, Report No. 2 adopted by Council on January 20, 2015)

<b>HERITAGE VAUGHAN</b>	* Remuneration	Expenses
By-Law No. 40-2007 & Confirming By-Law**		
Giacomo Parisi (Chair)	780.00	-
John Senisi (Vice Chair)	500.00	-
Sandra Colica	600.00	-
Zohaib Malhi	350.00	-
Michael Eckler	350.00	-
Allesia Iafano	250.00	-
Lisa Cantiker	200.00	-
Riccardo Orsini	450.00	-
Charlie (Hao) Zheng	650.00	-
Regional Councillor Mario Racco	-	-
Councillor Chris Ainsworth	-	-
Councillor Marilyn Iafrate	-	-

No benefits applied to non employees

\* Members of Council are excluded from honorarium payments.

\*\* Confirming By-Law 022-2015 (Committee of the Whole Item 10, Report No. 2 adopted by Council on January 20, 2015)

<b>PROPERTY STANDARDS COMMITTEE</b>	Remuneration	Expenses
By-Law No. 41-2007 & Confirming By-Law*		
Lynne Axmith (Chair)	240.00	-
Rodney Joffe (Vice Chair)	200.00	-
Vince Commisso	150.00	-
Rinki Haque	150.00	-
Roberta Spinosa	200.00	-
No benefits applied to non employees		
* Confirming By-Law 022-2015 (Committee of the Whole Item 10, Report No. 2 adopted by Council on January 20, 2015)		

<b>VAUGHAN PUBLIC LIBRARY BOARD</b>	Remuneration	Mileage Expenses
Ontario Libraries Act & Confirming By-Law*		
Sara Camilleri	147.56	-
Denise Da Ros-Presutti	251.58	-
Carol Herzog	115.12	-
Lauri Hewitt	342.68	-
Manjit Kaur	35.84	-
Antonella Nicaso	113.26	-
Palma Pallante	229.88	-
Loreta Pavese	144.74	-
Richard Wu	63.65	-
Akash Goyal	-	-
Harpreet Rindi	-	-
Gary Sangha	-	-
Councillor Chris Ainsworth	-	-
Councillor Mario Ferri	-	-
Councillor Marilyn Iafrate	-	-
Councillor Mario Racco	-	-
Councillor Adriano Volpentesta	-	-
* Confirming By-Law 022-2015 (Committee of the Whole Item 11, Report No. 2 adopted by Council on January 20, 2015)		

<b>VAUGHAN HOLDINGS INC</b>	Remuneration	Benefits	Expenses
By-Law No. 053-2014			
Steven Del Duca, Mayor	18,745.00	365.53	-
Regional Councillor Linda Jackson, Deputy Mayor	18,745.00	365.53	-
Regional Councillor Mario Ferri	18,745.00	365.53	-
Regional Councillor Gino Rosati	18,745.00	365.53	-
Regional Councillor Mario G. Racco	18,745.00	365.53	-
Councillor Marilyn Iafrate (Vice Chair)	20,607.00	401.84	-
Councillor Adriano Volpentesta	18,745.00	365.53	-
Councillor Rosanna DeFrancesca (Chair)	22,290.00	434.66	-
Councillor Chris Ainsworth (Second Vice Chair)	18,745.00	365.53	-
Councillor Gila Martow	18,745.00	365.53	-

<b>HYDRO-VAUGHAN ENERGY CORP.</b>	Remuneration	Benefits	Expenses
By-Law No. 053-2014			
Steven Del Duca, Mayor	5,916.00	115.36	-
Regional Councillor Linda Jackson, Deputy Mayor (Chair)	7,701.00	150.17	-
Regional Councillor Mario Ferri	5,916.00	115.36	-
Regional Councillor Gino Rosati	5,916.00	115.36	-
Regional Councillor Mario G. Racco (Vice Chair)	6,809.00	132.78	-
Councillor Marilyn Iafrate	5,916.00	115.36	-
Councillor Adriano Volpentesta	5,916.00	115.36	-
Councillor Rosanna DeFrancesca	5,916.00	115.36	-
Councillor Chris Ainsworth	5,916.00	115.36	-
Councillor Gila Martow (Second Vice Chair)	5,916.00	115.36	-

# Committee of the Whole (1) Report

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**DATE:** Tuesday, March 4, 2025

**WARD:** 1

**TITLE:** 2025 KLEINBURG BUSINESS IMPROVEMENT AREA (KBIA) –  
BUDGET AND LEVY – WARD 1

**FROM:**

Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer

**ACTION:** DECISION

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**Purpose**

To bring forward for Council’s consideration and approval, the 2025 Kleinburg Business Improvement Association (KBIA) budget as requested, the appointment of KBIA Board of Management members and to authorize staff to remit, levy, and collect the special charge related to the KBIA. The budget will provide funds for promotion and visual enhancement of the area, advertising and special events. The source of funding is not from the City’s general levy but is collected on behalf of the KBIA by the City from each member of the KBIA.

**Report Highlights**

- To approve 2025 KBIA budget in the amount of \$50,000.
- To approve the appointment of the KBIA Board of Management members.
- The source of funding for KBIA budget is not from the City’s general levy but collected by the City on behalf of KBIA from each business member, supporting the strategic priorities established by the Service Excellence Strategy Map, in particular, initiatives that support Citizen Experience and Service Delivery.

**Recommendations**

1. That in accordance with the request from the Kleinburg Business Improvement Association (KBIA) Board of Management, the 2025 KBIA budget in the amount of \$50,000 be approved, and these funds be forwarded accordingly; and

2. That the appointments to the KBIA Board of Management for the 2025 term as submitted in Attachment 1 by the KBIA Chair, be approved.

## **Background**

This report brings forward for Council's consideration, the appointment of the KBIA Board of Management members submitted by the KBIA Chair, the approval of the 2025 KBIA budget and authorization for staff to remit, levy, and collect the special charge related to the KBIA. The budget will provide funds for promotion and visual enhancement of the area, advertising and special events. The source of funding is not from the City's general levy but is collected on behalf of the KBIA by the City from each member of the KBIA.

## **Previous Reports/Authority**

[2024 KLEINBURG BUSINESS IMPROVEMENT AREA \(KBIA\) – BUDGET AND LEVY – WARD 1](#) – Item 8, Report No. 1, of the Committee of the Whole, January 30, 2024

## **Analysis and Options**

Each year the KBIA submits a budget for Council's approval (as per Attachment 2). The 2025 budget amount of \$50,000 was approved by the KBIA Board of Management and accepted by the KBIA membership at the Annual General Meeting held on November 13<sup>th</sup>, 2024. The amount is levied to all commercial properties within the BIA boundary, utilizing the 2025 taxable commercial assessment of each property. The levy will be charged to each commercial owner utilizing the Final tax billing as in the past.

The minimum and maximum special charge to pay for the 2025 budget amount remains at \$575 minimum and \$5,750 maximum per By-law 169-84, as amended, as applicable.

## **Financial Impact**

N/A

## **Operational Impact**

Staff from all affected departments (Financial Services, Economic Development) have reviewed and provided input for this report.

## **Broader Regional Impacts/Considerations**

N/A

## **Conclusion**

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

Council approval of the proposed budget provides funds to the KBIA and authorizes staff to remit, levy, and collect the funds. The source of funding is not from the City's general levy but is collected on behalf of the KBIA by the City from each member of the KBIA.

**For more information**, please contact Maureen Zabiuk, A.I.M.A., CMRP, Senior Manager, Property Tax, Assessment & Utility Billing Ext. 8268

### **Attachments**

1. Board of Directors, 2025 Term
2. KBIA 2025 Budget

### **Prepared by**

Maureen Zabiuk, A.I.M.A., CMRP  
Senior Manager, Property Tax, Assessment & Utility Billing  
Ext. 8268



Hi Maureen,

Please find below the names of the KBIA board members for 2025. Please note, we are currently operating without a Chair but we have put out a call for interest and once this role is assumed , I will update you accordingly.

Frank Greco- Treasurer

Jessica Bell

Anthony Saraco

Angela Poletto

Angelo Guido

Susan Silpacoff

Valentina Perrelli

Cinzia Recine

Warm regards,

Cinzia





Kleinburg BIA  
Box 152  
Kleinburg, ON L0J 1C0

City of Vaughan  
Ms. Maureen Zabiuk

February 6, 2025

RE: Kleinburg BIA 2025 Budget

Dear Maureen,

Please find attached the approved 2025 BIA Budget.

The request for the City Levy is \$50,000.

Please send a report to Vaughan Council for approval.

Many thanks,

Frank Greco, Treasurer

Kleinburg BIA



Att; 2025 KBIA Budget

Cc C. Recine, Kleinburg BIA

<b>2025 Kleinburg BIA Budget</b>		
	Presented for approval by BIA Board of Directors on Nov 13, 2024	
	<b>REVENUE</b>	
1	<b>BIA Levy (City of Vaughan) **</b>	<b>\$50,000.00</b>
2	Government Grants (projected)	\$4,000.00
3	Donations -Ind. & Corporations (projected)	\$3,500.00
4	HST Rebate (approx. est.)	\$5,000.00
	<b>Total Revenue</b>	<b>\$62,500.00</b>
	2024 Carry Over	\$35,000.00
	<b>Total Funds for 2025</b>	<b>\$97,500.00</b>
	<b>EXPENSES</b>	
1	<b>MARKETING</b>	\$14,000.00
2	<b>EVENT PLANNING</b>	\$15,000.00
3	<b>BEAUTIFICATION</b>	\$6,000.00
4	<b>ACCOUNTING</b>	\$2,200.00
5	<b>EVENTS</b>	\$13,000.00
6	<b>STUDENT &amp; OTHER ENTERTAINMENT</b>	\$2,000.00
7	<b>CONTRACT SERVICES</b>	\$5,500.00
8	<b>OPERATIONS, OFFICE, MEETINGS</b>	\$2,000.00
9	<b>EXECUTIVE ASSISTANT/ Summer Student</b>	\$35,000.00
10	<b>INSURANCE</b>	\$2,800.00
	<b>Total Expenses</b>	<b>\$97,500.00</b>
	** Voted on Oct 2024 BIA mtg	

# Committee of the Whole (1) Report

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**DATE:** Tuesday, March 4, 2025

**WARD:** 2

**TITLE:** E. STAR INTERNATIONAL INC.  
ZONING BY-LAW AMENDMENT FILE NO. Z.21.021  
1 MEMORIAL DRIVE AND 56 WALLACE STREET  
VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE

**FROM:**

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole on an application to rezone the subject lands shown on Attachment 1 to permit the development of one semi-detached dwelling, one single detached dwelling, and a second storey addition to an existing single detached dwelling, as shown on Attachments 2 to 5.

**Report Highlights**

- The Owner proposes the development of one semi-detached dwelling, one single detached dwelling and a second storey addition to an existing single detached dwelling.
- The Owner proposes to dedicate 3,266 m<sup>2</sup> (0.3 ha) of land to the City to expand Memorial Hill Park.
- A Zoning By-law Amendment Application is required to permit the proposed development.
- The Development Planning Department supports the proposed development as outlined in this report.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.21.021 (E. Star International Inc.) BE APPROVED, to amend Zoning By-law 001-2021 to rezone the Subject Lands shown on Attachment 1 from “R3 – Third Density Residential Zone” (‘R3 Zone’) to “R5 – Fifth Density Residential Zone” with the Holding Symbol “(H)” (‘R5(H) Zone’) and “OS1 – Open Space Zone” (‘OS1 Zone’) in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 6;
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
  - i. The Owner shall enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including but not limited to storm and any land conveyances, as required for the Subject Lands at no cost to the City. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the City.
  - ii. The Owner shall agree in the Development Agreement, among other things, to:
    - a. Design and construct the required improvements to the storm water infrastructure that was previously existing on Memorial Hill Drive that conveyed the drainage from the existing woodlot to Wallace Street;
    - b. Pay applicable agreement fees and others pursuant to the City Fees and Charges By-law as amended and post necessary letters of credit;
    - c. Prepare and register, at their expense, a reference plan detailing the portion of the lands to be transferred to the City and easements that will be in favour of the City for access and maintenance. The City will register the legal transfer documents at the Owner’s expense. A draft reference plan shall be provided to the City for review prior to depositing;
    - d. Enter into an agreement with the City to remove all existing easements in favour of the City that are no longer required;
    - e. Provide consent from the owner of the adjacent property, also known as 66 Wallace Street, giving permission to enter and construct within the lands a new access way along Wallace Street and re-grade the existing lot to permit the construction of the proposed single detached dwelling;

- f. Address all of Development Engineering Departments engineering comments related to the proposed site plan, and demonstrate a design that meets the City of Vaughan's Engineering Design Criteria Standards, to the satisfaction of the City;
- g. Provide a certification from Sola Engineering Inc. that a general review of the final design and specifications verifies that the Geotechnical Investigation report has been properly interpreted and implemented to the satisfaction of the City; and
- h. Provide all of the necessary clearances and reports to the satisfaction of the Development Engineering Department to support all of the exceptions to the City of Vaughan's Engineering Design Criteria Standards.
- i. For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Development that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.
- j. If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) following remediation.
- k. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
- l. That the following condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the development to the satisfaction of CP Proximity: "Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or

yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of way and/or yard.”

iii. For Vaughan Council to adopt a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.

3. THAT Council direct Staff to do all things necessary, including enter into any required Agreements, to convey the 3,266 m<sup>2</sup> (0.3 ha) of land (in the location identified on Attachment 2) to the City, free and clear of all encumbrances, at no cost to the City, to expand the City’s Natural Heritage Network.

## **Background**

Location: 1 Memorial Drive and 56 Wallace Street (the ‘Subject Lands’). The Subject Lands and surrounding land uses are shown on Attachment 1.

### ***A Zoning By-law Amendment Application has been submitted to permit the proposed development***

E. Star International Inc. (the ‘Owner’) has submitted Zoning By-law Amendment file Z.21.021 (the ‘Application’) for the Subject Lands to permit the development of one semi-detached dwelling, one single detached dwelling, and a second storey addition to an existing single detached dwelling (the ‘Development’) as shown on Attachments 2 to 5.

In accordance with Bill 23, Site Development Applications are no longer required for developments containing 10 residential units or less, therefore, a Site Development Application is not required for this Development.

The Owner is required to submit Part Lot Control and/or Consent Applications to facilitate the Development.

**Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol**

- *Date of Notice (Circulation 150 m from Subject Lands as shown on Attachment 1): August 20, 2021 (first public meeting) and May 10, 2024 (second public meeting)*
- *Location of Notice Sign: Wallace Street*
- *Date of Public Meetings: September 13, 2021 ratified by Council September 27, 2021 (first public meeting) and June 4, 2024 ratified by Council June 25, 2024 (second public meeting).*
- *Date of the Committee of the Whole Courtesy Notice sent to those requested to be notified: February 25, 2025*

**Public Comments were received**

The following is a summary of the comments provided related to the Development received to date. The comments are organized by theme as follows:

**Natural Heritage and Tree Preservation/Maintenance**

- Concerns with proposed tree removals and impacts to trees on neighbouring properties as a result of the Development.
- Concerns with the maintenance of the natural heritage feature proposed to be conveyed to the City.

**Compatibility of Development within the Heritage Conservation District**

- The Development will contribute to the loss of historic homes in the area.
- The Development is not compatible with the policies of the Woodbridge Heritage Conservation District Plan.

These comments are addressed throughout this report.

**Previous Reports/Authority**

Previous reports related to the Application and Subject Lands can be found at the following links:

1 Memorial Drive Holding Inc. and 56 Wallace Holding Inc Public Meeting Report: [September 13, 2021, Committee of the Whole Public Meeting \(Item 1, Report 38\)](#)

Demolition of a Two-Storey Dwelling and Construction of a Semi-Detached Building at 56 Wallace Street, and Renovations at 66 Wallace Street and 1 Memorial Hill Drive, Woodbridge Heritage Conservation District Transmittal Report: [June 6, 2023, Committee of the Whole \(2\) Report \(Item 30, Report 28\)](#)

E. Star International Inc. Public Meeting Report:  
[June 4, 2024, Committee of the Whole \(Public Meeting\) Report \(Item 2, Report 23\)](#)

## **Analysis and Options**

***The Development is consistent with the Provincial Planning Statement and conforms to the Vaughan Official Plan 2010 ('VOP 2010')***

### **Provincial Planning Statement, 2024 ('PPS 2024')**

The Provincial Planning Statement 2024 ('PPS 2024') is a policy statement issued pursuant to section 3 of the *Planning Act* that came into effect on October 20, 2024. All decisions made on or after October 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement.

The PPS 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The PPS 2024 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents. This is permitted and facilitated through the provision of all housing options required to meet the social, health, economic and well-being requirements of current and future residents, and all types of residential intensification, including the development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units.

The Application contributes to the provision of a range and mix of housing options within the area, and results in a net increase of residential units on the Subject Lands. The Application is consistent with the PPS 2024.

### **York Region Official Plan 2010 ('YROP 2010') and York Region Official Plan 2022 ('YROP 2022')**

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statute Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ("Bill 185") received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.



Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

Section 8.4.17 of YROP 2022 states that applications which are completed as of the date of the approval of YROP 2022 and that conform with in-force local official plans are required to conform only with the policies in-force at the time of complete application. Therefore, the Application is only subject to the policies of YROP 2010.

The Application conforms to YROP 2010, and the transition policies under YROP 2022.

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

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- "Community Area" on Schedule 1 – Urban Structure by VOP 2010
- Located within the "Built-up Valley Lands", with a portion of the Subject Lands identified as "Core Features" on Schedule 2 – Natural Heritage Network by VOP 2010.
- "Low-Rise Residential (1)" by VOP 2010, Volume 2, Section 11.11 Woodbridge Centre Secondary Plan ('WCSP') and on Schedule 1 – Land Use Plan

The "Low-Rise Residential (1)" designation permits single and semi-detached dwellings at a maximum building height of 3-storeys (11 m) and a Floor Space Index (FSI) of 0.5 times the area of the lot.

The Development conforms to VOP 2010.

#### ***The Development was recommended for approval by the Heritage Vaughan Committee***

The Subject Lands are located within the "Wallace Street" Area of the Woodbridge Heritage Conservation District ('WHCD') and are protected under Part V of the *Ontario Heritage Act*. The Heritage Vaughan Committee on May 24, 2023, recommended approval of the Development, subject to conditions. Vaughan Council on June 20, 2023, approved the recommendation from the Heritage Vaughan Committee to approve the Development.

#### ***Amendments to Zoning By-law 001-2021 are required to permit the Development.***

- R3 Zone by Zoning By-law 001-2021.
- This Zone does not permit semi-detached dwellings.

- The Owner proposes to rezone part of the Subject Lands to the OS1 Zone, as shown in Attachment 2, as these lands will be dedicated to the City for municipal park purposes.
- The Owner proposes to rezone the remaining part of the Subject Lands to the R5(H) Zone together with the site-specific zoning exceptions in Attachment 6, to permit the Development, as shown in Attachments 2 to 5:

The Development and Parks Planning Department can support the zoning exceptions on a site-specific basis for the following reasons:

- The Development is consistent with the policies of the PPS 2024 and conforms to VOP 2010 and WCSP.
- The Development represents modest intensification of the Subject Lands.
- The Application protects the natural feature on the Subject Lands by rezoning the lands into the OS1 zoning category, and the Development provides acceptable buffers and setbacks to the natural feature.

Minor modifications may be made to the zoning exceptions identified in Attachment 6 prior to the enactment of an implementing Zoning By-law, as required, should the Application be approved.

***A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City.***

A Holding Symbol “(H)” is recommended to be placed on the proposed zoning for the Subject Lands to address the outstanding issues discussed throughout this report. The Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the conditions included in the Recommendation section of this report are addressed to the satisfaction of the City. A condition to this effect is included in the Recommendations of this report.

***The Development achieves a Bronze Sustainability Threshold Score.***

The Development achieves an overall Sustainability Performance Metrics (SPM) application score of 38 (bronze level). This score meets minimum SPM threshold requirements.

**Financial Impact**

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

**Operational Impact**

***The Policy Planning and Special Programs (‘PPSP’) Department supports the Development***

Environmental Planning within the PPSP Department defers to the TRCA for matters relating to natural hazard and the confirmation of development limits. All other outstanding comments will be addressed through the Development Agreement.

The Owner is advised to abide by the *Migratory Birds Convention Act* for any authorized removals, and to not remove trees during the migratory bird season in Vaughan which is March 31 and August 31. Staff note that the onus is on the Owner to ensure the provisions of the *Endangered Species Act* are not contravened and it is the responsibility of the applicant to comply with the Ministry of Environment, Conservation and Parks (MECP) regulations and guidelines to protect SAR and their habitat.

***The Development Engineering Department supports the Development, subject to the conditions in this report***

The Development Engineering ('DE') Department has reviewed the Application and provides the following comments:

Municipal Servicing – Water

The Subject Lands are situated within Pressure Districts (PD4) of the York Water Supply System. There exists one watermain on Wallace Street connected to the PD4 system. The Subject Lands are proposed to be serviced through a connection to a City watermain on Wallace Street. Each individual residential home will be serviced by individual service connections. The proposed service connection is sufficient to provide adequate pressures and flows to bring the water to the residential units to service the Subject Lands.

The DE Department requires the Owner to address outstanding comments and conditions through the Development Agreement process to support a complete approval of the proposed water servicing strategy.

Municipal Servicing – Sanitary

The Subject Lands will be serviced via a new proposed sanitary service connection to the municipal sanitary sewer located along Wallace Street. Each residential home will be serviced with individual residential service connections. The infrastructure improvements will be based on the conclusions and recommendations of the completed Functional Servicing Strategy Report.

The DE Department requires the Owner to address outstanding comments and conditions through the Development Agreement process to support a complete approval of the proposed sanitary servicing strategy.

### Municipal Servicing – Stormwater

The Subject Lands are currently serviced by a 375 mm diameter municipal storm sewer located on Wallace Street. Stormwater conveys overland through the adjacent side and rear yard areas which is ultimately collected within the Wallace Street right-of-way. External drainage from the west direction also flows through the Subject Lands.

The Development proposes the use of the existing 375 mm diameter storm sewer on Wallace Street, and each property will be treated as a separate single detached dwelling or semi-detached dwelling with no on-site storage proposed. Two 300 mm culverts have been proposed to maintain the existing external drainage pattern which will be captured and conveyed through a 300 mm on-site pipe that will ultimately outlet to the existing 375 mm diameter storm sewer within the Wallace Street right-of-way in place of the previous existing ditches that captured and conveyed to existing catch basins. DE is generally satisfied that the Development's stormwater outflow can be adequately serviced and accommodated by the storm sewers.

The DE Department requires the Owner to address outstanding comments and conditions through the Development Agreement process to support a complete approval of the proposed storm servicing strategy.

### Lot Grading

Grading, erosion and sediment control design drawings were submitted in support of the Subject Lands. The drawings should reflect upon all the special structures and property required to service the Subject Lands. The Owner shall inform the City of any operation and maintenance obligations for future municipal or private infrastructure including retaining walls, soil stability requirements or other proposed structures necessary to facilitate the development of the Subject Lands. A detailed evaluation of the grading design and erosion and sediment control measures will be conducted when the detailed drawings are submitted for the City's review.

The DE Department requires the Owner to address outstanding comments and conditions through the Development Agreement process to support a complete approval of the proposed lot grading strategy.

### Noise Attenuation:

The Owner submitted a Noise Study to investigate the potential environmental noise impact on the Subject Lands from road traffic and surrounding land uses. The Study recommended upgraded building exterior components, central air conditioning, and noise warning clauses to be included in all Offers of Purchase and Sale or Lease and registered on title to make future occupants aware of potential noise situations.

Environmental Engineering:

No areas of potential environmental concerns were identified based on the Phase One Environmental Site Assessment ('ESA') reviewed, and no further ESA is required for the lands to be conveyed to the City. Prior to the conveyance of land and/or release of the applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the conditions of approval as set out in this report.

Transportation Engineering:

The proposed residential lots have access to and from the municipal road known as Wallace Street. The Development proposes the use of the existing access for 1 Memorial Hill Drive, which will be relocated slightly north, and access to each individual lot to be from Wallace Street. In principle, Transportation Engineering supports the Development.

The DE Department requires the Owner to address outstanding comments and conditions through the Development Agreement process to support a complete approval of the proposed transportation strategy.

***Cash-in-lieu of the dedication of parkland is not required***

Parks Planning has confirmed that parkland or cash-in-lieu of the dedication of parkland is not required for the Development, in accordance with the City of Vaughan Parkland Dedication By-law.

***The Forestry Division of the Parks, Forestry and Horticulture Operations Department requires tree replacement and compensation in accordance with By-law 052-2018***

The Forestry Division has advised that a total of 33 trees are required to be replanted in accordance with Forestry's Replacement Tree Requirements and By-law 052-2018, and where replanting cannot be reasonable accommodated, compensation shall be required. The Owner proposes 27 replacement trees on the Subject Lands, and therefore compensation for six (3) trees are required. In addition, compensation in the amount of \$5447.00 is required for the three (3) City-owned park trees proposed for removal.

***Canadian Pacific (CP) Proximity Ontario requires a condition be inserted in all property and tenancy agreements and offers of purchase and sale***

The Subject Lands abut the CP Railway to the west, and CP Proximity advises that freight trains operate 24/7 and schedules/volumes are subject to change. CP Proximity's approach to development in the vicinity of rail operations is encapsulated by the recommended 2013 Proximity Guidelines.

CP Proximity recommends that the following condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the Development:

“Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of way and/or yard.”

A condition to this effect has been included in the Recommendations of this report.

***Other internal departments, external agencies and various utilities have no objection to the Development***

The Development Finance Department, Alectra Utilities, Canada Post and Hydro One Networks Inc., have no objections to the Development, and outstanding comments or conditions will be addressed through the Development Agreement or future Part Lot Control and/or Consent Applications.

The Cultural Heritage division of the Policy Planning and Special Programs Department, By-law and Compliance, Licensing & Permit Services, Environmental Services, Emergency Planning, Fire & Rescue Services, Bell Canada, Enbridge, Rogers, York Catholic District School Board have no objections to the Development.

**Broader Regional Impacts/Considerations**

***Regional Municipality of York***

The York Region Community Planning and Development Services Department has no objection to the Application and considers it to be a matter of local significance.

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

The Subject Lands are located entirely within TRCA's Regulated Area as they are located within a historically developed portion of the Humber River valley corridor. As such, any development or site alteration on the Subject Lands would require a permit from TRCA pursuant to Ontario Regulation 41/24.

The TRCA has reviewed the Application and confirmed that the development limits and setbacks have been established to facilitate the Development. The TRCA has no objections to the approval of the Application.

## **Conclusion**

The Development and Parks Planning Department is satisfied that the Application is consistent with the PPS 2024, conforms to VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Application, subject to the recommendations in this report.

**For more information**, please contact: Casandra Krysko, Senior Planner, ext. 8003

## **Attachments**

1. Context and Location Map
2. Proposed Zoning and Site Plan
3. Building Elevation – New Semi-Detached Dwelling (56 Wallace Street)
4. Building Elevation – New Single Detached Dwelling
5. Building Elevation – Single Detached Dwelling 2<sup>nd</sup> Storey Addition (1 Memorial Hill Drive)
6. Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.21.021

## **Prepared by**

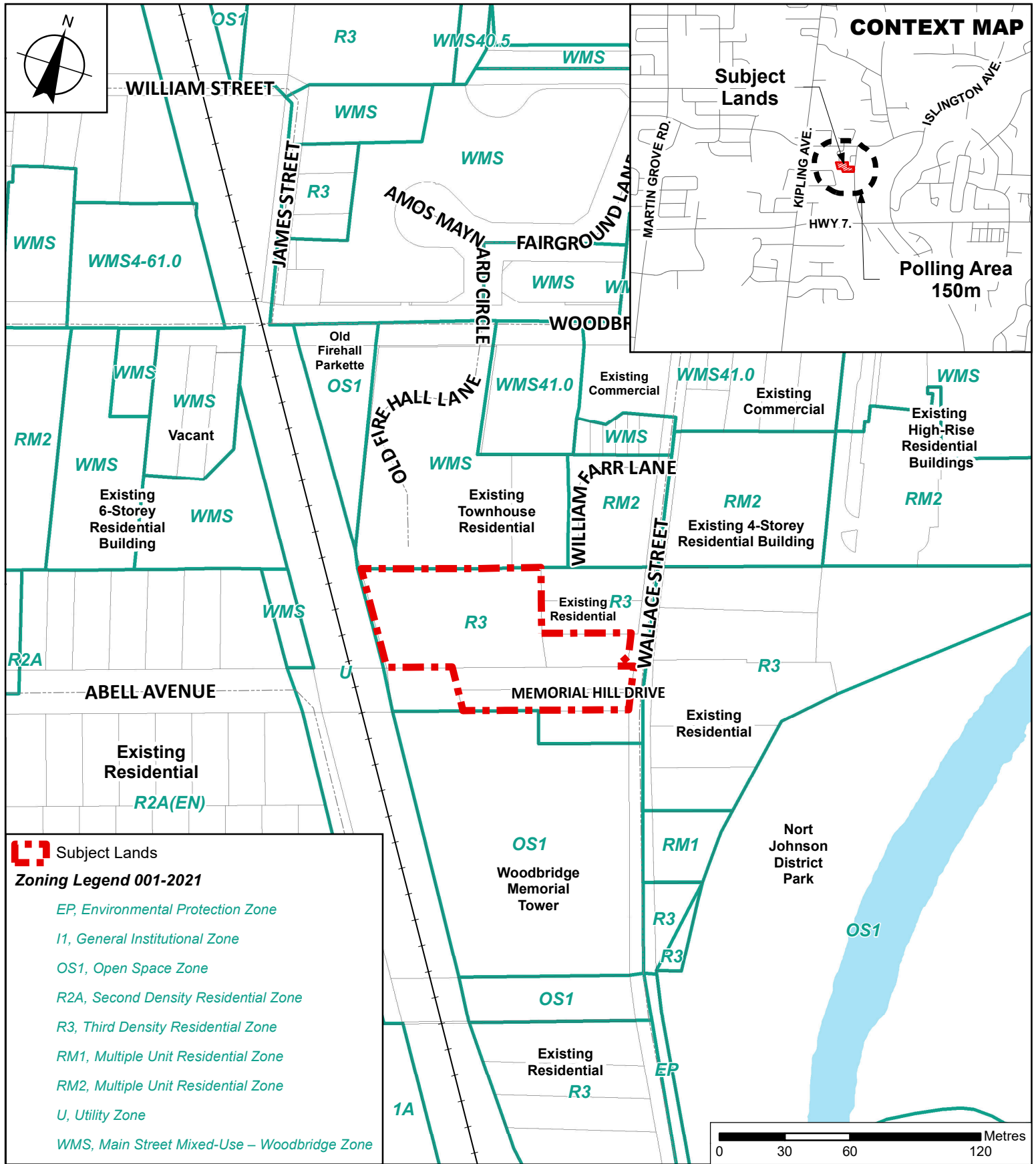
Casandra Krysko, Senior Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529







**Context and Location Map**

**LOCATION:**  
1 Memorial Hill Drive and 56 Wallace Street  
Part of Lot 6, Concession 7

**APPLICANT:**  
E. Star International Inc.



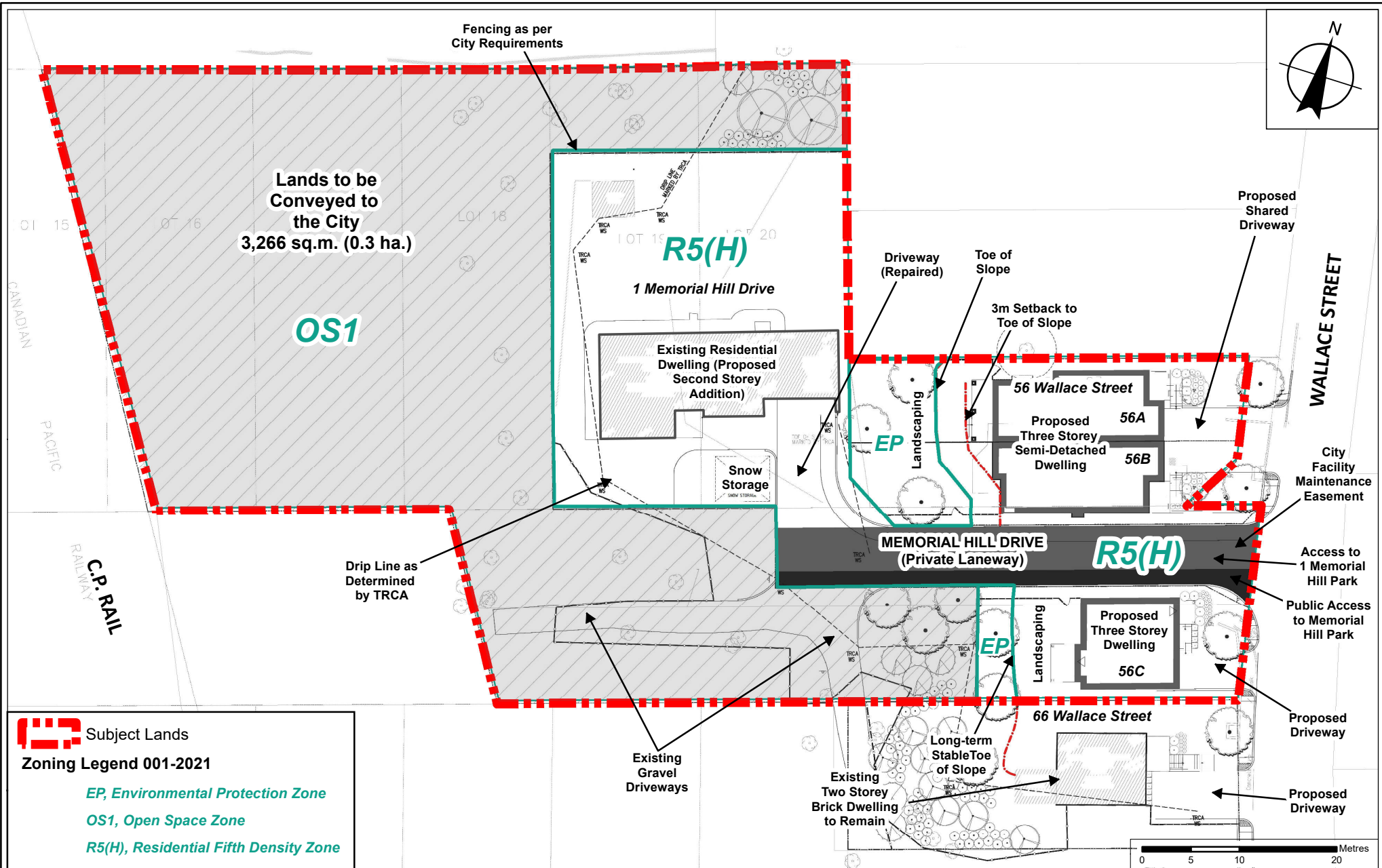
**Attachment**

**FILE:**  
Z.21.021

**DATE:**  
March 4, 2025

**1**





**Subject Lands**

**Zoning Legend 001-2021**

*EP, Environmental Protection Zone*

*OS1, Open Space Zone*

*R5(H), Residential Fifth Density Zone*

# Proposed Zoning and Site Plan

**LOCATION:**  
1 Memorial Hill Drive and 56 Wallace Street  
Part of Lot 6, Concession 7

**APPLICANT:** E. Star International Inc.



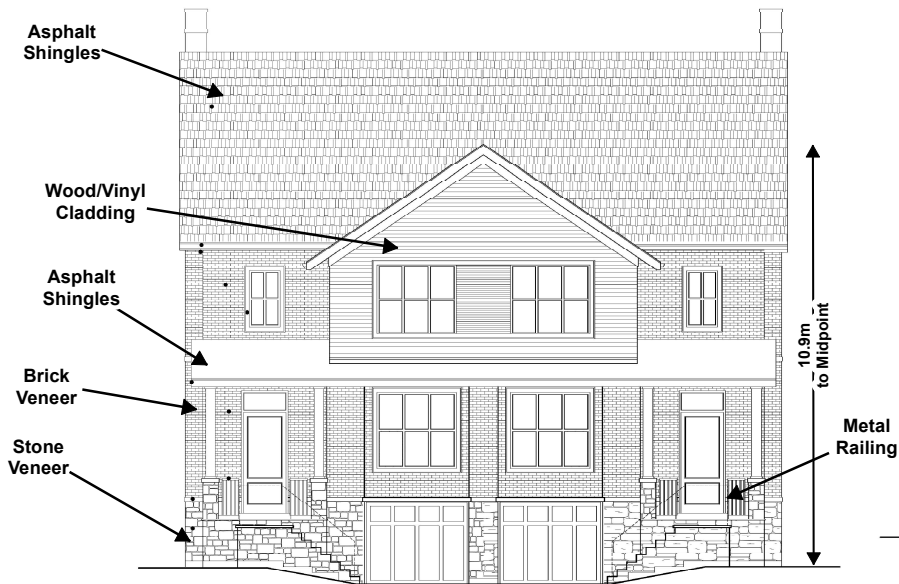
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Z.21.021

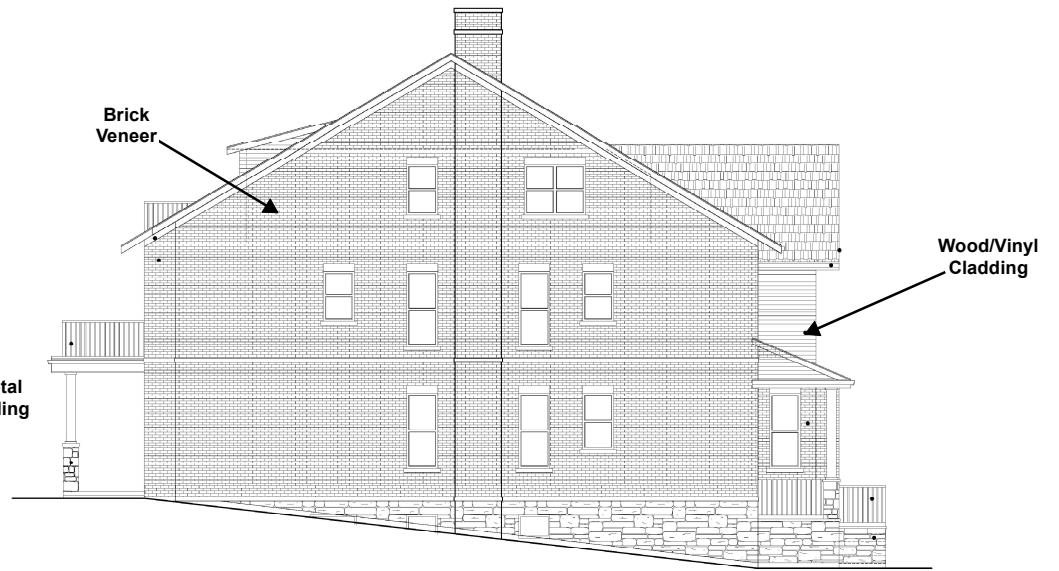
**DATE:**  
March 4, 2025

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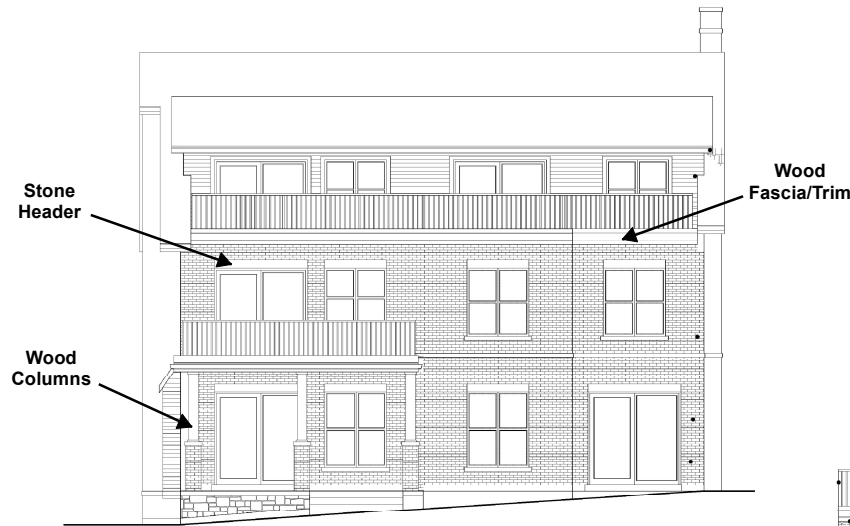




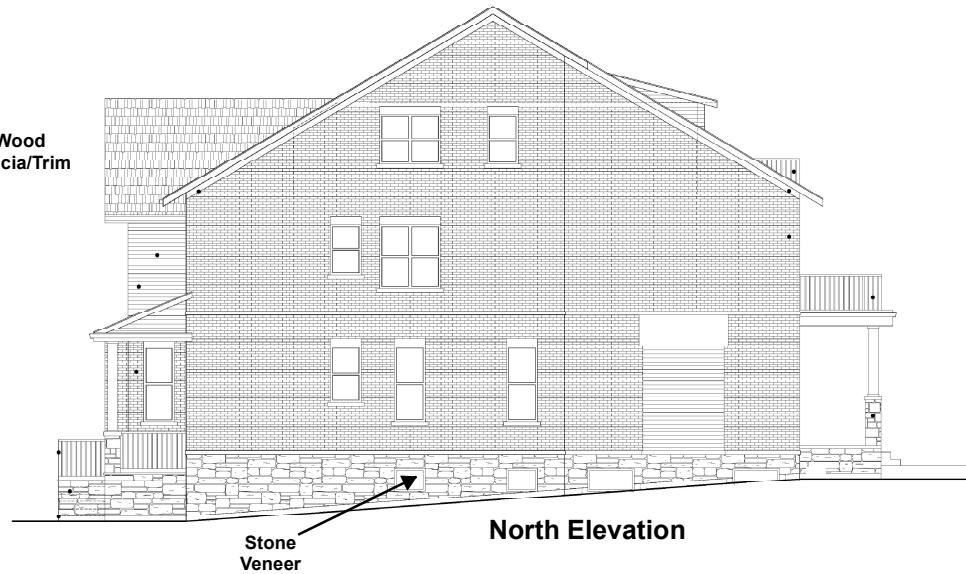
**East (Front) Elevation - Facing Wallace Street**



**South Elevation - Facing Private Laneway**



**West (Rear) Elevation**



**North Elevation**

Not to Scale

**Building Elevation - New Semi-Detached Dwelling (56 Wallace Street)**

**LOCATION:**  
1 Memorial Hill Drive and 56 Wallace Street  
Part of Lot 6, Concession 7  
**APPLICANT:** E. Star International Inc.



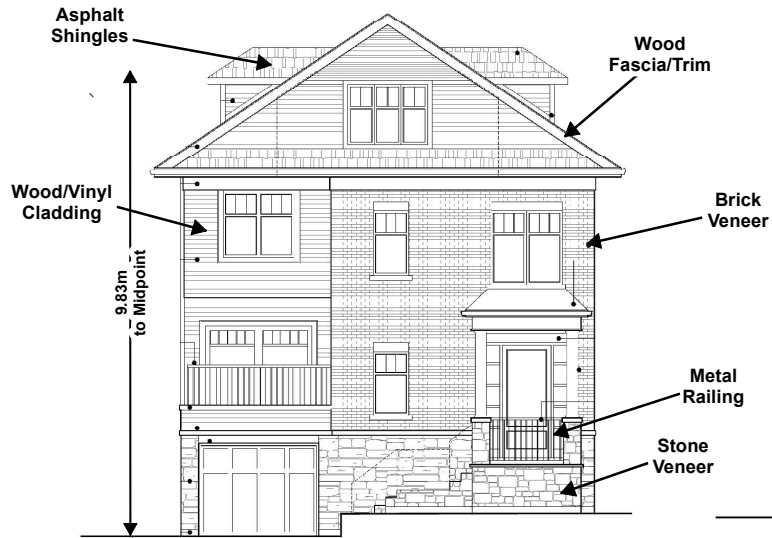
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**FILE:**  
Z.21.021

**DATE:**  
March 4, 2025

**3**

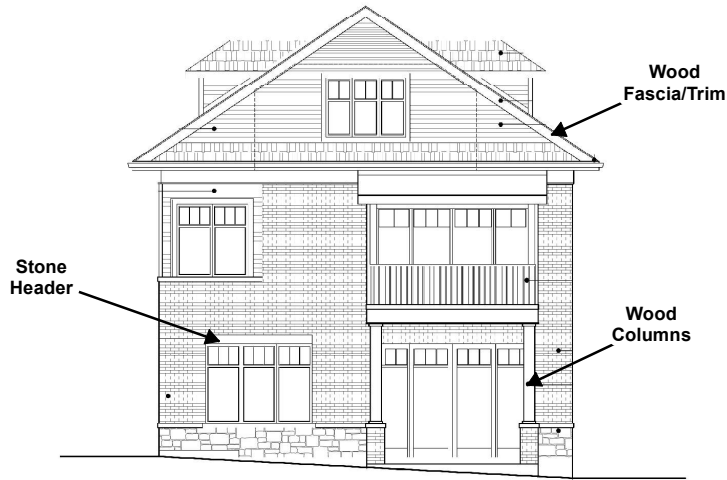




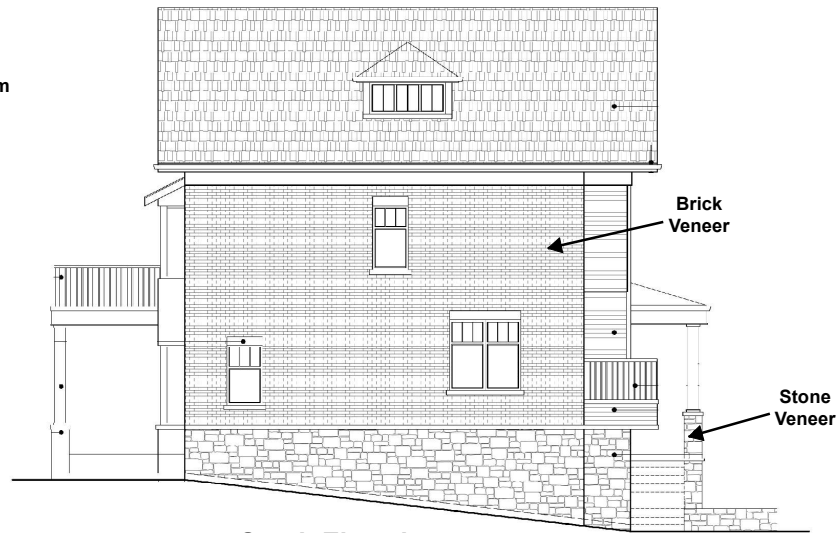
East (Front) Elevation - Facing Wallace Street



North Elevation - Facing Private Laneway



West (Rear) Elevation



South Elevation

Not to Scale

## Building Elevation - New Single-Detached Dwelling

**LOCATION:**  
1 Memorial Hill Drive and 56 Wallace Street  
Part of Lot 6, Concession 7

**APPLICANT:** E. Star International Inc.



## Attachment

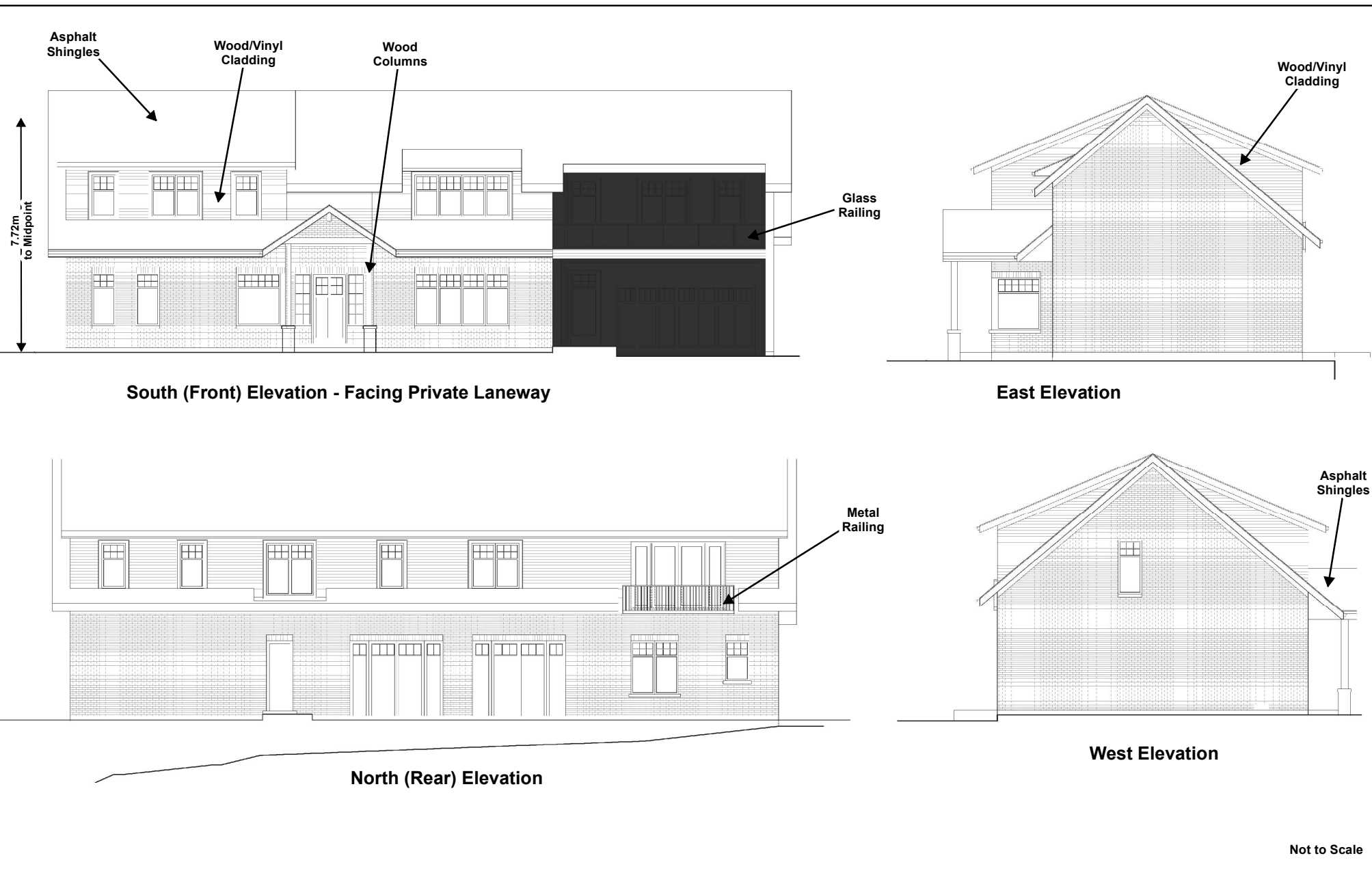
**FILE:**  
Z.21.021

**DATE:**  
March 4, 2025

# 4







**Building Elevation - Single Detached Dwelling  
2nd Storey Addition (1 Memorial Hill Drive)**

**LOCATION:**  
1 Memorial Hill Drive and 56 Wallace Street  
Part of Lot 6, Concession 7  
**APPLICANT:** E. Star International Inc.



**Attachment**

**FILE:**  
Z.21.021  
**DATE:**  
March 4, 2025

**5**



**Attachment 6 -  
Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.21.021**

	<b>Zoning By-law 001-2021 Standard</b>	<b>R5 Residential Zone Requirement</b>	<b>Proposed Exceptions to the R5 Residential Zone Requirement</b>
a.	Minimum Lot Frontage	7.5 m	6 m (1 Memorial Hill Drive)
b.	Minimum Front Yard Setback	4.5 m	3.2 m to a daylighting triangle (semi-detached dwelling)
c.	Minimum Interior Side Yard Setback	1.2 m	1.1 m (1 Memorial Hill Drive)
d.	Minimum Exterior Side Yard Setback	4.5 m	1.2 m (new single detached dwelling and semi-detached dwelling)
e.	Minimum Rear Yard Setback	7.5 m	4.8 m (1 Memorial Hill Drive)
f.	Minimum Setback to EP Zone	There is no minimum setback requirement to the EP Zone for the R5 Zone in Zoning By-law 001-2021	3 m (semi-detached dwelling) 6 m (new single detached dwelling)  There shall be no buildings, structures, pools or encroachments permitted within the EP Zone or the required setback.
g.	Permitted Encroachments into Required Yards	2 m, but not closer than 1.2 m from the applicable lot line (porch, including access stairs from grade)  0.5 m (eaves, eavestroughs, and gutters)  A retaining wall less than 1 m in height is permitted to be 0 m to a lot line	3 m, but not closer than 0.4 m to a daylighting triangle (porch, including access stairs from grade) (semi-detached dwelling)  0.7 m (eaves, eavestroughs, and gutters)  A retaining wall equal to or less than 1.1 m in height is

**Attachment 6 -  
Proposed Zoning Exceptions to Zoning By-law 001-2021, File Z.21.021**

	<b>Zoning By-law 001-2021 Standard</b>	<b>R5 Residential Zone Requirement</b>	<b>Proposed Exceptions to the R5 Residential Zone Requirement</b>
			permitted to be 0 m to a lot line
h.	Maximum Driveway Width	3.5 m	6.3 m (1 Memorial Hill Drive)

# Committee of the Whole (1) Report

---

**DATE:** Tuesday, March 4, 2025

**WARD(S):** ALL

**TITLE:** 2024 ANNUAL DRINKING WATER SYSTEM REPORT

**FROM:**

Emilie Alderman, Deputy City Manager, Public Works  
Rebecca Stewart, Acting Director, Environmental Services

**ACTION:** DECISION

---

**Purpose**

The purpose of this report is to provide information regarding the performance of the City's Drinking Water System and associated Operational Plan during 2024 based on the Drinking Water Quality Management Standard (DWQMS). This report and its attachments support Council, as the System Owner, in meeting its statutory standard of care under the *Safe Drinking Water Act, 2002* by providing information on water quality and the operational performance of the drinking water system. This Report to Council satisfies the annual reporting requirements under *Ontario Regulation 170/03 – Drinking Water Systems*.

**Report Highlights**

- The City's Drinking Water System achieved a 100% inspection rating in the Ministry of the Environment, Conservation and Parks' (MECP) 2023-2024 Chief Drinking Water Inspector's Report.
- In 2024, 99.5% of the 4,093 annual drinking water samples met regulatory standards. Prompt and decisive action was taken, in collaboration with the MECP and York Region Public Health, to address any Adverse Water Quality Incidents which upheld the City's commitment to ensure public safety and facilitated continuous delivery of safe drinking water throughout 2024.
- The City's Municipal Drinking Water License was renewed on May 15, 2024 and the City's Drinking Water System's Quality Management System (QMS) was re-accredited on June 19, 2024.
- Two Management Reviews were completed during 2024 (July 24, 2024 and December 3, 2024) to evaluate the continued suitability, adequacy, and effectiveness of the City's QMS as required under Element 20 of the DWQMS.

## **Recommendations**

1. That this report be received; and
2. That Council confirm the Deputy City Manager of Public Works, or designate, shall act as the Owner Representative of the municipal drinking water system, municipal sewage collection system and municipal stormwater management system.

## **Background**

**An annual Summary Report on the City's Drinking Water System is required to satisfy the statutory annual reporting requirement under *Ontario Regulation 170/03 – Drinking Water Systems*.**

Drinking water and Drinking Water Systems are regulated by the Province through the Ministry of the Environment, Conservation and Parks (MECP).

The *Safe Drinking Water Act, 2002 (the Act)*, mandates owners and operating authorities of the municipal Drinking Water System to produce an Annual Summary Report containing information on the System's operation, management, sampling, testing, certification of staff, and water quality and quantity. The Summary Report must be completed and made available to the public by March 31<sup>st</sup> of each year and is included in Attachment 1.

**Annual reporting and regular information sharing assists Council in exercising the due diligence required to meet the statutory standard of care under *the Act*.**

*The Act* imposes a standard of care upon individuals with decision making authority over municipal Drinking Water Systems. Council, through its decision-making role, protects the City's residents and businesses by demonstrating diligence and prudent oversight of the supply and distribution of drinking water.

Council's commitment to the provision of safe drinking water ensures responsible action is taken to manage risk and increase efficiency through sustainable financial planning, proactive asset management, and systematic continuous improvement.

**Drinking water protection is a vital responsibility shared by many partners as safe drinking water is one of the key pillars of public health in Ontario.**

York Region's Medical Officer of Health (MOH) has a key role in protecting public health by assessing potential health impacts from adverse water quality test results. The MOH

may direct the owner of a Drinking Water System to take corrective actions exceeding regulatory mandates and/or the City's Standard Operating Procedures (SOPs). For the 2024 reporting period, there were no additional corrective actions or restrictions (e.g. boil water or drinking water advisories) imposed on the City by the MOH.

Should an adverse water quality event or water emergency occur, procedures are in place to protect public health by ensuring close communication and cooperation between the MOH, York Region, and the MECP.

**Ontario has an integrated system of procedures, processes, and tools that collectively prevent or reduce the risk of contamination in drinking water to protect public health.**

This multi-faceted approach to protecting drinking water in Ontario was a key recommendation in Justice O'Connor's report on the Walkerton tragedy in 2000.

Elements of this approach include source water protection, health-based standards, regular and reliable testing, strong legislative and regulatory framework, mandatory certification and training of drinking water operators, a Provincial inspection and enforcement program, and implementation of an Operational Plan and QMS based on the DWQMS.

Multiple barriers protect the public and ensure that preventative and corrective actions are taken to address potential risks.

**Drinking Water System Operators play a vital operational role in providing safe drinking water so the Province established requirements for the training and certification of Drinking Water System Operators under *Ontario Regulation 128/04 – Certification of Drinking Water System Operators and Water Quality Analysts*.**

The City continues to participate in high quality Operator training through MECP-approved training providers and training courses. Drinking Water System Operators must complete annual in-class and on-the-job training to maintain certification. All City Operators and contractors responsible for operating any component of City's Drinking Water System are required to hold current MECP issued Drinking Water Certificates.

**Every municipal residential Drinking Water System is inspected at least once a year by the MECP to assess compliance with *the Act*.**

The MECP requires Owners of municipal drinking water systems to obtain a Municipal Drinking Water License to operate their drinking water systems. Municipal Drinking Water Licenses are valid for 5 years provided the Operating Authority remains accredited, there is a council-approved long-term financial plan in place, and the drinking water system has been operated in accordance with the conditions in the license. The City's Municipal Drinking Water License was renewed on May 15, 2024.

The MECP's Provincial Officers conduct on-site inspections to assess compliance with regulatory requirements including those detailed in the City's Municipal Drinking Water License and Drinking Water Works Permit. Inspections include a review of the Drinking Water System's source, treatment, and distribution components, as well as water quality monitoring results and procedures to evaluate system management and operations. One inspection is conducted by the MECP annually, including at least one unannounced inspection every three years.

The City participated in one announced MECP inspection on August 29, 2024 spanning the July 5, 2023 to August 5, 2024 inspection period. The MECP inspection included a site visit to the Maplewood Booster Station on August 29, 2024 followed by a comprehensive review of the City's operational documents and records. The City received a 100% inspection rating following the inspection that took place on August 29, 2024. If Provincial Officers uncover significant findings that may affect public health, System Owners and Operators are informed immediately during the inspection.

**Annual internal and external audits of the City's Operational Plan and Quality Management System are mandated and are used to facilitate continuous improvement.**

The City's DWQMS was re-accredited on June 19, 2024. The re-accreditation audit identified zero instances of non-conformance and three opportunities for improvement (OFI). The OFIs have been reviewed and incorporated in the System. Re-accreditation is a requirement under *the Act* for the City to continue to operate the Drinking Water System.

As a best management practice, two internal DWQMS audits were completed in 2024 by a contracted auditing company. The first internal DWQMS audit took place on June 12, 2024 and June 13, 2024. The audit identified zero instances of non-conformance and seven OFIs. The OFIs have been reviewed incorporated into the Operational Plan. The second internal audit took place on November 14, 2024 and November 15, 2024. The audit identified zero instances of non-conformance and one OFI. The OFI identified



in the second internal audit has been reviewed and will be incorporated into the System, as appropriate.

Two Management Reviews were held to update Top Management, as defined in the DWQMS, on the status of the Drinking Water System, actions taken in the current calendar year, and actions planned for the next calendar year. The Management Reviews took place on July 24, 2024 and December 3, 2024. A summary of the Management Reviews is provided in Attachment 2.

## **Previous Reports/Authority**

[2023 Annual Drinking Water System Report](#)

## **Analysis and Options**

**In 2024, 99.5% of laboratory samples were within regulatory limits which reaffirms the City's commitment to supplying safe drinking water.**

The York-Durham Environmental Laboratory (YEDL), an MECP accredited drinking water laboratory, and the City's certified Drinking Water Operators performed 4,093 water quality tests during 2024. Of these tests, only 21 tested outside of the regulatory limits. These incidents are called Adverse Water Quality Incidents (AWQI).

Staff responded to each AWQI in accordance with City's SOPs, performing corrective actions as required under *Ontario Regulation 170/03 – Drinking Water Systems of the Act* and as directed by York Region's MOH. Prompt and decisive action to address AWQIs and their causes maintained continuous delivery of safe drinking water and ensured public safety.

**MECP inspections show the City is achieving strong and consistent performance levels and also highlight opportunities for the City to improve the Drinking Water System.**

During the 2024 inspection period, the City identified and reported one instance of non-compliance to the MECP. The instance was associated with a reporting anomaly where written notification was not provided to the Spills Action Centre (SAC) or York Region Public Health within 24 hours of providing the verbal notification to SAC and York Region Public Health. The reporting anomaly did not impede the initiation of corrective actions nor the reporting of issue resolution.

Continual improvement is a cornerstone of the DWQMS and is an operational approach that is embraced by the City. An internal review of the reporting anomaly was initiated and the associated standard operating procedure has been updated to include an additional level of oversight and redundancy.

### **The City received a 100% inspection rating on the MECP’s 2023-2024 Chief Drinking Water Inspector’s Report.**

Ontario’s Chief Drinking Water Inspector releases an Annual Report rating Drinking Water Systems across the Province. The 2023-2024 Chief Drinking Water Inspector’s Annual Report includes in-depth information on the performance of Ontario’s drinking water systems and licensed laboratories.

The 2023-2024 Chief Drinking Water Inspector Report gave the City the highest possible inspection rating of 100%. Of the 653 municipal residential Drinking Water Systems in Ontario, 74% received an inspection rating of 100%. This illustrates that the operation and management of the City’s Drinking Water System is amongst the best in the Province.

### **Financial Impact**

In November 2023, Council approved the [Long-Term Drinking Water System Financial Plan \(2024-2035\)](#), committing to the long-term financial sustainability of the City’s Drinking Water System and ensuring continuous delivery of safe drinking water. The Plan identifies the financial support required to operate, maintain, and perform asset management planning on the Drinking Water System and was a component in the City’s Municipal Drinking Water License renewal submission to the MECP.

Under Section 11 of *Ontario Regulation 170/03 – Drinking Water Systems*, Owners are required to describe “any major expenses incurred during the period covered by the report to install, repair or replace required equipment.”

In 2024, the City invested \$13,563,549 to install, repair, and/or replace equipment required to deliver safe drinking water. Costs were funded through the City’s water rates, associated reserves, and the approved capital and operating budgets.

### **Operational Impact**

No operational impact is expected as a result of receiving this Report for information.

## **Broader Regional Impacts/Considerations**

There is no impact to the Region.

## **Conclusion**

This report and its attachments are provided to support Council's statutory standard of care under Provincial drinking water regulations and allows Council to demonstrate its due diligence in performing informed decision making.

The City's Drinking Water System is subject to strict regulations implemented by the Province to keep drinking water safe. The audit and inspection results from both internal and external parties for the 2024 reporting year confirm the City's Drinking Water System is performing well.

These results are attributed to Council's commitment to provide safe drinking water to the City's residents and businesses.

As part of the City's regulatory requirements, links to this report and its attachments will be posted on the City's external website.

**For more information**, please contact: Emilie Alderman, Deputy City Manager, Public Works, ext. 6116.

## **Attachments**

1. 2024 Annual Summary Report
2. Drinking Water Quality Management System – Summary of Management Reviews

## **Prepared by**

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Emily Fahlgren, Supervisor, Compliance and Training, ext. 6175



A large graphic of water being poured from the top, creating a splash and many bubbles. The water is clear and blue, and the splash is centered on the right side of the page. The background is white with blue diagonal accents in the top-left and bottom-right corners.

# 2024 ANNUAL SUMMARY REPORT

A description of the City of Vaughan's Water Distribution System to fulfill the requirements under Schedule 22 of *Ontario Regulation 170/03 – Drinking Water Systems*

This report is available to the public at no charge on the City of Vaughan's website and upon request.

March 4, 2025



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# 1.0 Report Overview

## 1.0 Background

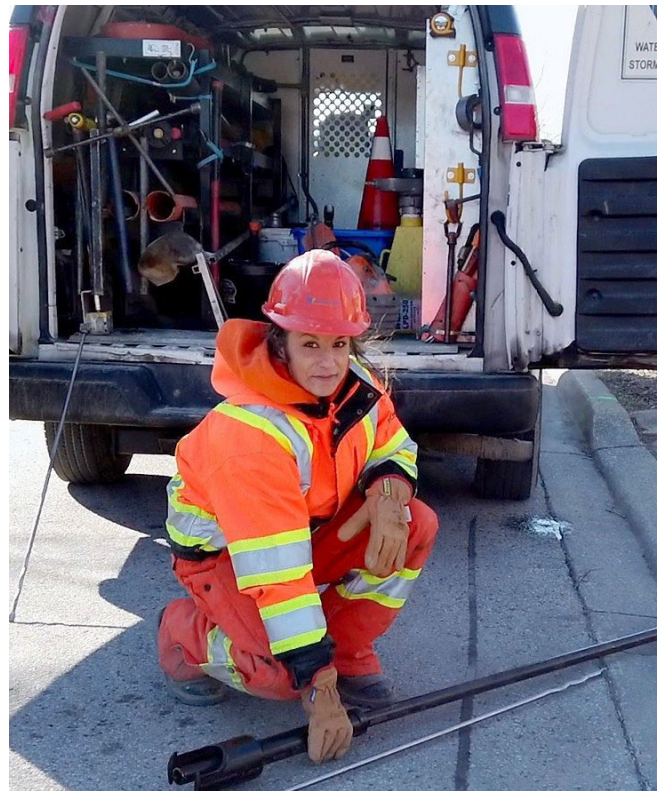
The 2024 Annual Summary Report is intended to provide the Mayor and Members of Council, as Owners of the drinking water system, an understanding of the status of the City of Vaughan's drinking water system for the reporting period of January 1, 2024 to December 31, 2024.

Under the *Safe Drinking Water Act, 2002 (the Act)*, municipalities are required to:

- recognize that the people of Ontario are entitled to expect their drinking water to be safe; and
- provide for the protection of human health and the prevention of drinking water health hazards through the control and regulation of drinking water systems and drinking water testing.

This report has also been prepared to satisfy the requirements of *Schedule 22 of Ontario Regulation 170/03 Drinking Water Systems* (Summary Reports for Municipalities).

For the 2024 reporting period, a separate Annual Report, which contains data related to annual testing and sampling parameters, was prepared to fulfill Section 11 of *Ontario Regulation 170/03 – Drinking Water Systems* and was posted on the City's website by February 28, 2025.



## 1.1 Quality Management System (QMS) Policy

The Owners and Operators of the City's Water Distribution System are committed to:

- providing safe and clean drinking water to residents and businesses;
- complying with all applicable legislation and regulations related to the provision of safe drinking water; and
- implementing and continually improving the effectiveness of the City's Quality Management System (QMS).

The City's QMS Policy has been developed to enhance and ensure community safety, health and wellness and to maintain asset and infrastructure integrity.



# 2.0 Drinking System Description

## 2.1 Drinking Water System Profile

The City's Environmental Services department is responsible for the distribution of safe drinking water throughout Vaughan. In 2024, 44,922,952 cubic metres of water were supplied to residential, industrial, commercial and institutional locations throughout the city.

The City purchases its drinking water from York Region prior to distribution. York Region obtains this water from the City of Toronto and the Region of Peel. The water originates from Lake Ontario and is treated using a process called chloramination, a disinfection method that uses chlorine combined with ammonia to ensure the water remains safe to drink from the time of treatment until it reaches the consumer.

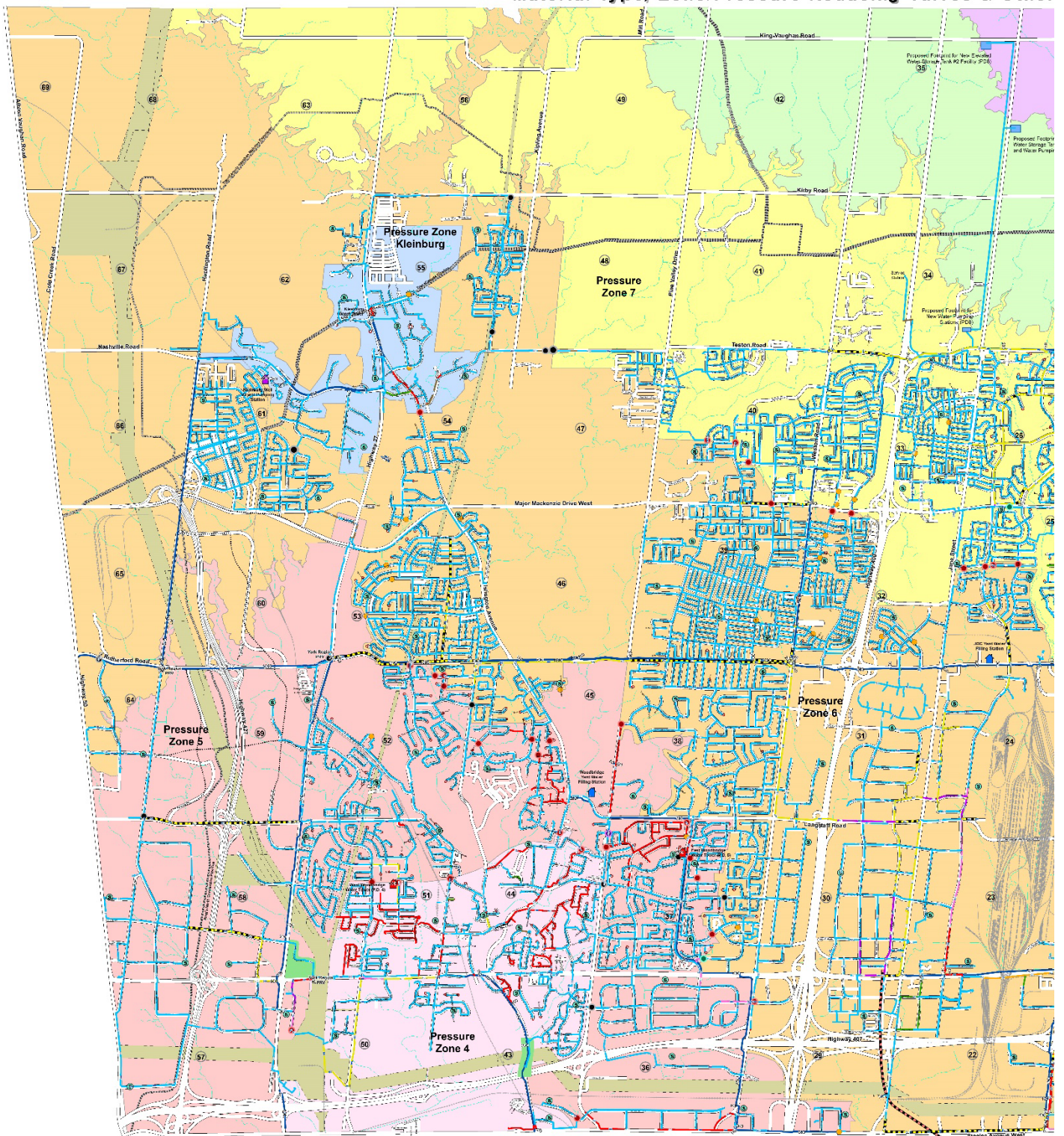
The City's water distribution system includes 1,248 kilometres of active watermains, one booster station and one pressure elevating station. Table 1 below displays the City's water distribution system profile information, including the system number, class of subsystem, Municipal Drinking Water Licence number, Drinking Water Works Permit number and the system classification.

**TABLE 1: City of Vaughan Water Distribution System profile information**

<b>System Number:</b> 260003097	Class 2 Water Distribution Subsystem
<b>Municipal Drinking Water Licence:</b> 011-101	<b>Drinking Water Works Permit:</b> 011-201
<b>Classification:</b> Large Municipal Residential System	



# Water Servicing Infrastructure





# 3.0 Legislative Requirements

## 3.1 Summary of Legislative Requirements

The Act and associated Regulations under which the City operates the water distribution system are:

- a) Ontario Regulation 170/03 of the Act
  - Overall legislative framework to operate a drinking water system
- b) Ontario Regulation 128/04 of the Act
  - Certification of the drinking water system operators
- c) Ontario Regulation 169/03 of the Act
  - Water sampling parameters according to the Ontario Drinking Water Quality Standard
- d) Ontario Regulation 188/07 of the Act
  - Licensing requirements for drinking water systems



### 3.1.1 Ontario Regulation 170/03 - Drinking Water Systems

*Ontario Regulation 170/03 – Drinking Water Systems* establishes eight categories of drinking water systems, four of which are municipal, and the other four are non-municipal. The City’s drinking water system is a Large Municipal Residential System because it matches the legislative definition of a “municipal drinking water system that serves a major residential development and serves more than 100 private residences.”

*Ontario Regulation 170/03 – Drinking Water Systems* contains Schedules that address several requirements for a drinking water system.

The following Schedules are applicable to the City’s water distribution system:

- **SCHEDULE 6: Operational Checks, Sampling and Testing - General**
- **SCHEDULE 7: Operational Checks**
- **SCHEDULE 10: Microbiological Sampling and Testing**
- **SCHEDULE 13: Chemical Sampling and Testing**
- **SCHEDULE 15.1: Lead**
- **SCHEDULE 16: Reporting Adverse Test Results and Other Problems**
- **SCHEDULE 17: Corrective Action**
- **SCHEDULE 22: Summary Reports for Municipality**

## **SCHEDULE 6: Operational Checks, Sampling and Testing – General**

This Schedule of the Regulation provides direction on sample frequency, form, handling, monitoring equipment and record keeping and provides the framework for performing drinking water samples as detailed in Schedule 7.

## **SCHEDULE 7: Operational Checks**

This Schedule identifies the responsibility for chlorine, turbidity and fluoride testing and defines tests that are performed by a Certified Water Operator.

As required under this Schedule, the City ensures that drinking water samples from the City's water distribution system are taken and tested for a combined chlorine residual. In 2024, 2,204 samples were taken to measure chlorine residuals.

The City's water distribution system is a standalone system, which means that the received water stays within the City's borders. Primary disinfection, testing for turbidity and fluoride addition is undertaken at water treatment plants that are owned and operated by the City of Toronto and the Region of Peel.

## **SCHEDULE 10: Microbiological Sampling and Testing**

This Schedule identifies the frequency of microbiological sampling for the presence of bacteria and associated testing. The number of required samples is based upon population size. The City was mandated to take a minimum of 135 microbiological samples per month in 2024 for an annual total of 1,620 samples.

The City collected a total of 1,800 microbiological samples for testing in 2024. More than 25 per cent of the 1,800 microbiological samples were tested for Heterotrophic Plate Count (HPC) to satisfy regulatory requirements. HPC measures the overall bacteriological quality of drinking water.

## **SCHEDULE 13: Chemical Sampling and Testing**

This Schedule outlines the requirements for sampling of inorganics, organics, trihalomethanes (THMs), haloacetic acids (HAAs), nitrate and nitrite, sodium, and fluoride.

Though the City is not required to test for inorganics/organics, the City tested for inorganics in 2024 to maintain diligence.

The City also tested for THMs and HAAs (chlorine disinfection byproducts) on a quarterly basis as required under *Schedule 13 of Ontario Regulation 170/03 – Drinking Water Systems*. All test results were within legislative limits.



## **SCHEDULE 15.1: Lead Sampling**

This Schedule applies to sampling for lead and stipulates that there are two annual sampling periods to consider: one between December 15 and April 15 and the other between June 15 and October 15. Prior to 2011, the City was mandated to collect 100 samples from points in plumbing that serve private residences, 10 samples from points in plumbing that do not serve private residences and 20 samples from sampling points in the water distribution system. The City has since received approval from the Ministry of Environment, Conservation, and Parks (MECP) for relief from the regulatory requirements for standard lead sampling. In exchange for the relief granted, the City is required to comply with Schedule 15.1-5 (9) of *Ontario Regulation 170/03 – Drinking Water Systems*, which allowed the City exemption from plumbing sampling. Relief was granted because the City demonstrated that less than 10 per cent of all the samples from plumbing that were tested for lead in two consecutive sampling periods exceeded the standard prescribed for lead.

The City's current lead sampling plan includes 10 distribution samples taken between December 15 and April 15 and 10 distribution samples taken between June 15 and October 15 annually, which are measured for pH, alkalinity and lead. There were no exceedances of the lead limit at any hydrants used for sampling in 2024.

## **SCHEDULE 16: Reporting Adverse Test Results and Other Problems**

This Schedule defines the City's responsibility to report any drinking water test result which exceeds any of the standards outlined in the *Ontario Regulation 169/03 – Ontario Drinking Water Quality Standards*.

The reporting requirement involves immediate oral and written notification to the MECP, Spills Action Centre (SAC), and the Medical Officer of Health at York Region Public Health.

Table 2 below provides a summary of all adverse water quality incidents that occurred in 2024.

The corrective action for each incident is also included in the Table. There were 21 adverse water quality incidents, none of which resulted in an advisory and/or risk to public health. In 2024, there were two sodium adverse water quality incidents. Per *Ontario Regulation 170/03 (Schedule 16)*, operating authorities have a duty to report a result indicating that the concentration of sodium exceeds 20 milligrams per litre in a sample of drinking water, if a report under subsection 18 (1) of the Act has not been made in respect of sodium in the preceding 57 months. The last report was made April 1, 2024, and the City has fulfilled its duty to report under section 18 of the Act and corrective actions taken under *Schedule 17 of Ontario Regulation 170/03*.

## **SCHEDULE 17: Corrective Action**

In conjunction with the requirements of Schedule 16, corrective actions are immediately undertaken to address adverse water quality incidents.

Responses include watermain flushing and resampling of the identified area as well as any additional direction provided by the Medical Officer of Health at York Region Public Health and the MECP Spills Action Centre. The samples are tested for chlorine residuals on-site and sent to the laboratory for further tests that may include microbiological and/or chemical tests. Once complete, results have been received from the laboratory and are within the set regulatory limits, a notice of issue resolution is reported back to both the MECP Spills Action Centre and the Medical Officer of Health at York Region Public Health.

**TABLE 2: 2024 Adverse water quality incidents and corrective actions**

INCIDENT DESCRIPTION	INCIDENT DATE	ADVERSE TEST RESULT	REGULATORY LIMITS	CORRECTIVE ACTION
Combined Chlorine Residual	2024/05/16	5.10 mg/L	0.25 mg/L (minimum) 3.0 mg/L (maximum)	Flushed and retested.
	2024/05/21	3.06 mg/L	0.25 mg/L (minimum) 3.0 mg/L (maximum)	Flushed and retested.
	2024/08/20	0.19 mg/L	0.25 mg/L (minimum) 3.0 mg/L (maximum)	Flushed and retested.
	2024/08/21	0.23 mg/L	0.25 mg/L (minimum) 3.0 mg/L (maximum)	Flushed and retested.
	2024/09/24	0.00 mg/L	0.25 mg/L (minimum) 3.0 mg/L (maximum)	Flushed and retested.
	2024/09/25	0.00 mg/L	0.25 mg/L (minimum) 3.0 mg/L (maximum)	Flushed and retested.
Total Coliform (TC) Present	2024/01/04	TC - Present	0	Flushed and resampled.
	2024/04/18	TC - Present	0	Flushed and resampled.
	2024/05/22	TC - Present	0	Flushed and resampled.
	2024/05/24	TC - Present	0	Flushed and resampled.
	2024/05/24	TC - Present	0	Flushed and resampled.
	2024/05/26	TC - Present	0	Flushed and resampled.
	2024/06/07	TC - Present	0	Flushed and resampled.
	2024/06/12	TC - Present	0	Flushed and resampled.
	2024/08/11	TC - 4	0	Flushed and resampled.
	2024/08/11	TC - Present	0	Flushed and resampled.
	2024/08/15	TC - 1	0	Flushed and resampled.
2024/09/20	TC - Present	0	Flushed and resampled.	
E. Coli (EC) Present	2024/08/08	TC - Present EC - Present	0	Flushed and resampled.
Sodium	2024/04/01	21 mg/L	20 mg/L	Resampled and tested for sodium.
	2024/04/01	21 mg/L	20 mg/L	Resampled and tested for sodium.

**SCHEDULE 22: Summary Reports for Municipalities and Section 11 of Ontario Regulation 170/03 – Drinking Water Systems**

Summary Report requirements for Municipalities with Large Municipal Residential Systems are identified within Schedule 22. Annual Report submissions for the previous calendar year must be submitted to the City’s Mayor and Members of Council, as Owners of the system, by March 31 of the following year. The City also posts the report on the City’s external website and copies of the report are available free of charge to the public upon request.

Similarly, Annual Reports, as defined under Section 11 of the Regulation, for the previous calendar year are prepared for submission to the City’s Mayor and Members of Council, as Owners of the system, no later than February 28 of the following year.

Annual Report requirements are defined in the legislation. The City ensures that effective steps are taken to advise users that copies of the report are available, without charge, including the location where copies of the report may be obtained. This report is also made available on the City’s external website.





### **Ontario Regulation 128/04: Certification of Drinking Water System Operators and Water Quality Analysts**

This Regulation establishes the training and certification requirements that must be satisfied by Certified Water Operators.

The City's Water Operations staff operated the City's water distribution System in 2024. Every Operator is required to complete a total of 105 training hours within the three-year Operator certificate renewal period. Operator training consists of 36 hours of Director-approved training or Continuing Education Units and 69 hours of on-the-job practical training.

During the reporting period of January 1, 2024 to December 31, 2024, every Drinking Water Operator at the City held a valid Operator certificate in compliance with *Ontario Regulation 128/04 – Certification of Drinking Water System Operators and Water Quality Analysts* and met provincial training requirements.

### **Ontario Regulation 169/03: Ontario Drinking Water Quality Standards**

*Ontario Regulation 169/03 - Ontario Drinking Water Quality Standards* identifies the minimum level of drinking water quality acceptable for human consumption.

The City's water sampling and testing program complied with the Standards under the Regulation and ensured appropriate corrective actions were taken when necessary. As this Regulation indicates the minimum standard, exceedance of these values represents the point of which adverse reporting and corrective action is triggered.

### **Ontario Regulation 188/07 Licensing of Municipal Water Systems**

The Act requires Owners and Operating Authorities of municipal residential drinking water systems to have an accredited Operating Authority. To become accredited, an Operating Authority must establish and maintain a Quality Management System (QMS). Minimum requirements for the QMS are specified within the Drinking Water Quality Management Standard (DWQMS). *Ontario Regulation 188/07 – Licensing of Municipal Drinking Water Systems* was established to aid in the licensing of the municipal drinking water system.

## **3.2 Drinking Water Quality Management Standard (DWQMS)**

The DWQMS has 21 elements, which relate to quality management and the risk assessment and risk management of critical control points. The City's Operational Plan documents the processes and procedures that the Owner and Operating Authority have in place to meet the requirements of the DWQMS.

The original full scope DWQMS accreditation certificate was formally issued by the Canadian General Standards Board to the Corporation of the City of Vaughan on July 7, 2009. The City's Drinking Water Works Permits and Municipal Drinking Water Licences were received on July 27, 2009, after obtaining DWQMS accreditation and submitting a Council-approved Financial Plan to the Ministry of Municipal Affairs and Housing, as required under the Sustainable Sewage and Water System Act. The City's DWQMS is re-accredited every three years. The most recent re-accreditation was completed on June 19, 2024.

As participants of the full scope accreditation process for the DWQMS, the City is required to submit system information for an on-site verification audit to maintain accreditation status. The City's water distribution system remains fully accredited.

# 4.0 Drinking Water System Maintenance Programs

## 4.1 Watermain Flushing Program

The main objective of the watermain flushing program is to maintain chlorine residual in the water distribution system to meet regulatory requirements and ensure the chlorine residual reflects the water quality in a given area. Flushing also helps clean the watermain by removing mineral deposits from the pipe walls while improving the aesthetics of the water. Flushing is performed at locations that have the potential for stagnant water, such as dead ends, areas of low water consumption (i.e. new subdivisions) and during watermain repairs to remove any debris in the watermain and restore chlorine residuals. Flushing is performed by the City's certified and trained Drinking Water Operators. Chlorine residuals are recorded at each location on completion of watermain flushing. A total of 26 anti-stagnation valves were maintained by the City in 2024.

## 4.2 Hydrant Inspection Program

An annual inspection of all hydrants in the City is a requirement under *Ontario Regulation 213/07 – Fire Code*. The inspection determines the operational functionality of hydrants and valves to ensure smooth operation for firefighting.

The Hydrant Inspection Program is completed by external contractors. Repair of deficiencies identified through the Hydrant Inspection Program are completed by the City's Drinking Water Operators with the assistance of external contractors, as required.

## 4.3 Valve Exercising Program

Valves, along with hydrants and water booster stations, are key components of the City's water distribution infrastructure. Valves control and change the direction of the flow of water within the water distribution system and are required to be operated during maintenance activities such as watermain swabbing and watermain flushing. During a watermain break, valves isolate a section of the watermain for repair, which confines the water disruption to a smaller area. Valves are exercised by an external contractor as part of the City's preventative maintenance program. Valve exercising involves turning the valve on and off to prevent the valve from becoming stiff and not functioning properly. In 2024, preventative maintenance programming targeted valves in unassumed new development areas that were in long maintenance programs as well as the assumed City valves.



# 5.0 Water Quality

## 5.1 Water Quality Inquiries

Under the current issue of the City's Municipal Drinking Water Licence, the City is required to address water quality inquiries related to the drinking water system. The nature of the inquiry and the appropriate corrective action that was taken must be documented. Table 3 below provides a summary of the water quality inquiries the City addressed in 2024.

Inquiries included questions pertaining to pH, hardness, lead, alkalinity, taste, odour and colour. The City received a total of 111 water quality inquiries in 2024, most of which were classified as water inquiries (i.e. questions pertaining to taste, odour, colour, etc.). The City can address residents' concerns and continually improve the drinking water system by documenting inquiries, tracking inquiries of a similar nature and location, and identifying trends.



**TABLE 3: Water quality inquiries related to the City's drinking water system**

TYPE OF INQUIRY	NUMBER OF INQUIRIES	ACTION TAKEN
Taste and odour	29	<ul style="list-style-type: none"> <li>Information provided by phone or email to identify the source of the smell (plumbing versus drinking water) and to flush taps.</li> <li>Site investigation such as testing for chlorine residuals and sampling for microbiological lab test from the nearest hydrant and/or sampling station.</li> </ul>
Discoloured water	23	<ul style="list-style-type: none"> <li>Information provided by phone or email to flush taps.</li> <li>Site investigation, such as testing for chlorine residuals and sampling for microbiological lab test from the nearest hydrant and/or sampling station.</li> </ul>
General inquiries	59	<ul style="list-style-type: none"> <li>Information provided by phone conversation and/or email correspondence.</li> <li>Provided most recent sample results upon request.</li> <li>Site investigation, such as testing for chlorine residuals and sampling for microbiological lab test from the nearest hydrant and/or sampling station.</li> </ul>
<b>TOTAL</b>	<b>111</b>	

# 6.0 Water Usage

## 6.1 Annual Water Taking from York Region

York Region receives treated water from the City of Toronto and the Region of Peel and supplies it to the City of Vaughan for distribution. The total volume of water supplied from York Region to the City's water distribution system during the reporting period of January 1, 2024 to December 31, 2024 was 44,922,952 cubic metres.

A comparison of 2022, 2023 and 2024 monthly flows for the City's water distribution system and the monthly average flow are included in Table 4 below. Figure 1 shows a graphical representation of the data from Table 4.

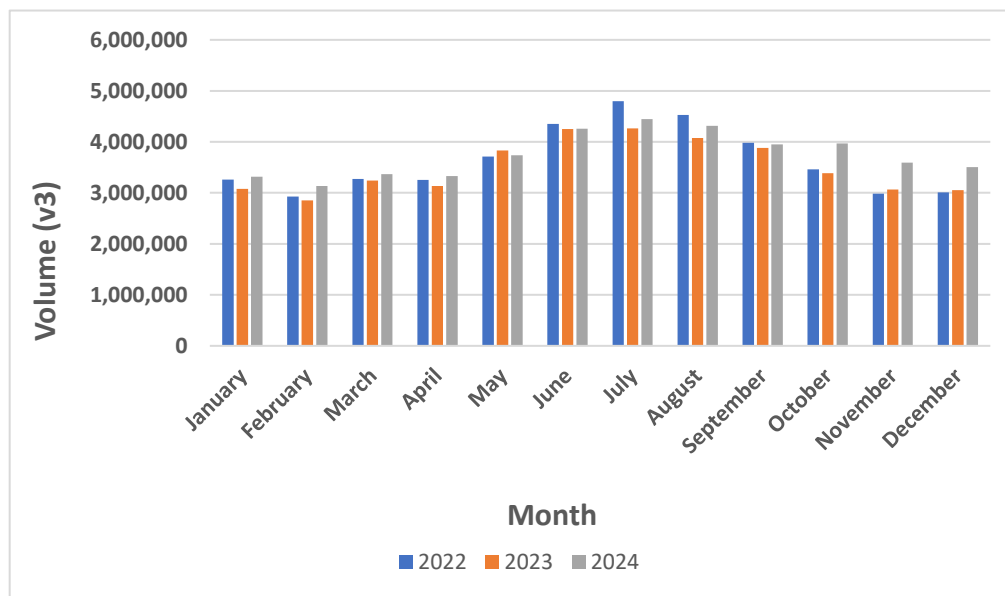
Table 5 shows the City's water distribution system's maximum, minimum and average daily flows during each month of 2024. The highest daily flow (236,678 cubic metres) was recorded on July 24, 2024, and the lowest daily flow (26,705 cubic metres) was recorded on September 23, 2024.

**TABLE 4: The City's Water Distribution System's monthly flows during 2022, 2023 and 2024**

MONTH	2022 VOLUME (m <sup>3</sup> )	2023 VOLUME (m <sup>3</sup> )	2024 VOLUME (m <sup>3</sup> )
January	3,261,305	3,075,495	3,318,520
February	2,927,218	2,854,806	3,133,763
March	3,273,864	3,243,104	3,367,291
April	3,252,791	3,135,406	3,327,718
May	3,713,184	3,827,994	3,739,902
June	4,348,879	4,249,891	4,258,262
July	4,799,278	4,261,306	4,444,612
August	4,525,906	4,077,271	4,316,168
September	3,983,104	3,881,215	3,949,731
October	3,462,097	3,386,375	3,966,085
November	2,985,305	3,063,987	3,592,966
December	3,009,388	3,054,346	3,507,934
<b>TOTAL:</b>	<b>43,542,318</b>	<b>42,111,196</b>	<b>44,922,952</b>
<b>Monthly Average Flow</b>	<b>3,628,526</b>	<b>3,509,266</b>	<b>3,743,579</b>



**FIGURE 1: The City's Water Distribution System's monthly flows during 2022, 2023 and 2024**



**TABLE 5: Maximum, minimum and average daily flows during 2024**

MONTH	MAXIMUM DAILY FLOW (m³)	DATE OF MAXIMUM FLOW	MINIMUM DAILY FLOW (m³)	DATE OF MINIMUM FLOW	AVERAGE DAILY FLOW (m³)
January	190,881	4-Jan-24	42,103	2-Jan-24	102,517
February	178,768	3-Feb-24	46,437	6-Feb-24	103,440
March	210,595	18-Mar-24	54,399	19-Mar-24	104,224
April	169,078	28-Apr-24	59,909	3-Apr-24	106,503
May	202,859	11-May-24	64,535	15-May-24	115,215
June	197,949	21-Jun-24	77,762	12-Jun-24	135,053
July	236,678	24-Jul-24	72,681	25-Jul-24	136,258
August	199,111	3-Aug-24	78,424	10-Aug-24	132,458
September	224,011	22-Sep-24	26,705	23-Sep-24	125,962
October	192,221	23-Oct-24	27,849	13-Oct-24	121,754
November	224,196	30-Nov-24	65,094	29-Nov-24	119,866
December	189,771	16-Dec-24	41,712	19-Dec-24	113,175

If a system is receiving all of its water from another system under an Agreement, a comparison of actual flow rates to the flow rates specified in the written Agreement must be provided in accordance with Schedule 22. The City does not currently have a written Agreement under subsection 5 (4) with

the Regional Municipality of York. The City, along with the other nearby municipalities, relies on Sections 11 and 89 (b) of the Municipal Act, 2001 with respect to the supply of water.

# 7.0 Associated Water Summary Reports

City of Toronto:  
**Annual Report and Annual Summary Report**

Region of Peel:  
**Annual Report and Annual Summary Report**

York Region:  
**Annual Report and Annual Summary Report**

# 8.0 Contact Information

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# DRINKING WATER QUALITY MANAGEMENT SYSTEM: SUMMARY OF MANAGEMENT REVIEWS

## 2024 Operational Performance

# Drinking Water Quality Management System: Summary of Management Reviews

## 2024 Operational Performance

The purpose of this summary is to provide Council with mandatory updates regarding the City of Vaughan’s drinking water system’s performance as mandated through Element 20 of the [Drinking Water Quality Management Standard](#) (DWQMS).

ELEMENT 20: MANAGEMENT REVIEW REQUIREMENTS	ACHIEVED?	CONFORMS TO DWQMS?
<p>1 Ensure that a Management Review is conducted at least once every calendar year.</p> <p><b>Completed on July 24, 2024 and December 3, 2024 with Top Management and the Owner Representative for the 2024 operational year.</b></p>	✓	✓
<p>2 Consider the results of the Management Review and identify deficiencies and action items to address the deficiencies.</p> <p><b>Completed. See the Management Review Summary.</b></p>	✓	✓
<p>3 Provide a record of any decisions and action items related to the Management Review, including the personnel responsible for delivering the action items and the proposed timelines for their implementation.</p> <p><b>All decisions and action items discussed during the Management Review have been captured through record of minutes. Action follow-up is tracked.</b></p>	✓	✓
<p>4 Report the results of the Management Review, the identified deficiencies, decisions and action items to the Owner (Council).</p> <p><b>Completed through this report, submitted for information on March 4, 2024.</b></p>	✓	✓

# Management Review Summary

## a) Annual Review of QMS 02- Quality Management System (QMS) Policy

The QMS Policy was reviewed with all attendees.

**Action Item:** No action items are pending from the 2024 reporting period.

## b) Incidents of regulatory non-compliance

During the July 24, 2024 review, there was one incident of regulatory non-compliance identified with respect to Ontario Regulation 170/03 of the *Safe Drinking Water Act*. The instance was associated with a reporting anomaly where written notification was not provided to the Spills Action Centre (SAC) or York Region Public Health within 24 hours of providing the verbal notification to SAC and York Region Public Health. The reporting anomaly did not impede the initiation of corrective actions nor the reporting of issue resolution.

Continual improvement is a cornerstone of the DWQMS and is an operational approach that is embraced by the City. An internal review of the reporting anomaly was initiated and the associated standard operating procedure has been updated to include an additional level of oversight and redundancy.

**Action Item:** No action items are pending from the 2024 reporting period.

## c) Incidents of adverse drinking water tests

Indicators of adverse water quality are immediately reported to York Region Public Health and the Ministry of Environment, Conservation and Parks (MECP) Spills Action Centre and appropriate corrective action is taken. In 2024, there were a total of 21 reportable events, all of which were immediately actioned as required by the regulation. None of these events resulted in the integrity and safety of the drinking water supply being compromised.

**Action Item:** No action items are pending from the 2024 reporting period.

#### d) Deviations from Critical Control Points (CCPs)

Critical control limits have been established based on known CCPs identified through Risk Assessment outcomes. There are four CCPs, which include: Watermain Break, Negative Pressure Event, Terrorist Threat/Vandalism and Cyber Security Threat. There was no deviation from the four identified CCPs.

**Action Item:** No action items are pending from the 2024 reporting period.

#### e) The effectiveness of the risk assessment process

Verification of risks to public health and the drinking water system is conducted at least once every calendar year and re-assessed at least once every 36 months. The Annual Verification of the Risk Assessment Outcomes was held in May and June of 2024 and resulted in minor wording updates and a decrease in overall rank for four potential hazards to the drinking water system. Terrorist Threat/Vandalism was separated into two potential hazardous event categories (Damage and/or Contamination and Cyber Security) in response to a DWQMS internal audit Opportunity For Improvement (OFI). No new CCPs were identified, and no new potential hazards were identified. The next Annual Verification of the Risk Assessment Outcomes will occur during 2025.

**Action Item:** No action items are pending from the 2024 reporting period.

#### f) Internal and third-party audit results

Internal and third-party audits assess how the City meets the requirements of the DWQMS. The 2024 Internal Audits were held on June 12 and 13, 2024 and November 14 and 15, 2024. Zero instances of non-conformance were identified and seven OFIs were identified in the first audit, which have been addressed and implemented. In the second Internal Audit, zero instances of non-conformance were identified and one OFI was identified which has been addressed and implemented. MECP-approved Drinking Water Quality Management System Auditors, Intertek SAI Global, performed a verification audit on May 9, 2024 and a re-accreditation audit on June 17 and 19, 2024. Zero instances of non-conformance were identified and three opportunities for improvement have been reviewed and have been incorporated into the QMS.

**Action Item:** No action items are pending from the 2024 reporting period.

#### g) Results of emergency response testing

Testing of emergency response ensures that staff are prepared for emergency situations and allows the City to identify what could happen in the drinking water system to cause an emergency. The DWQMS requires the City to complete emergency response testing at least once every two years. A desktop exercise was conducted for water-related emergencies on December 15 and 19, 2023. The next emergency response testing exercise will be conducted in 2025.

**Action Item:** No action items are pending from the 2024 reporting period.

#### h) Operational performance

Annual MECP inspections ensure the City meets the requirements identified in applicable legislation and regulations. An announced inspection was held on August 29, 2024 covering the July 5, 2023 to August 5, 2024 inspection period. The MECP inspection included a site visit to the Maplewood Booster Station on August 29, 2024, followed by a comprehensive review of the City's operational documents and records. The City received a 100% inspection rating following the inspection that took place on August 29, 2024.

**Action Item:** No action items are pending from the 2024 reporting period.

#### i) Raw water supply and drinking water quality trends

The Annual Water Quality Report and Annual Summary Report provide data on drinking water quality trends within the City's drinking water. The 2024 Annual Water Quality Report and Annual Summary Report will be posted on the City's website prior to February 28, 2025 and March 31, 2025, respectively. The City has an exemption under the Municipal Drinking Water Licence (MDWL) for lead sampling from plumbing systems.

**Action Item:** No action items are pending from the 2024 reporting period.

#### j) Follow-up on action items from previous management reviews

The previous Management Review was held on November 22, 2023. There were a total of seven action items identified at that time, majority of which have been actioned; however, there is one action item outstanding from the 2024 reporting period.

**Action Item:** A DWQMS Awareness session will be offered to the Infrastructure Development Portfolio. The session is being planned for Q1 2025.

#### k) The status of management action items identified between reviews

Weekly drop-in sessions were initiated in November 2024 between the Water Services team and the Compliance and Training team following the last Management Review. More information can be found in r) Review of Best Management Practices.

**Action Item:** No action items are pending from the 2024 reporting period.

#### l) Changes that could affect the Quality Management System (QMS)

The City's Municipal Drinking Water Licence (MDWL) was renewed and issued on May 15, 2024 (Issue 9). New requirements focusing on source water protection have been identified below: where the drinking water system, or a portion thereof, is located in a source protection area as defined in the *Clean Water Act, 2006*, the owner shall prepare an "Assessment of Fuel Storage and Handling" (the "Assessment") on or before May 22, 2025.

On May 10, 2024, the City met with the MECP'S Environmental Permissions Branch to review the new source water protection conditions in the MDWL. It was confirmed through the Source Protection Information Atlas mapping tool that the fuel storage at Maplewood Booster Station (11201 Keele St.) is not located within a source protection area, and no further action is required.

**Action Item:** No action items are pending from the 2024 reporting period.

#### m) Consumer feedback

Consumer feedback allows the City to identify if the water system is operating effectively. In 2024, there were a total of 111 calls that were received related to water odour, taste, colour and quality inquiries. All concerns/inquiries were addressed appropriately and in a timely manner. Resolutions included field investigations, testing and sharing information and laboratory results.

**Action Item:** No action items are pending from the 2024 reporting period.

#### n) Resources needed to maintain the QMS

Adequate resources are in place to maintain the QMS. Water Operations staff were trained for DWQMS Awareness in Q4 of 2024.

**Action Item:** No action items are pending from the 2024 reporting period.

#### o) The results of the infrastructure review

The physical condition of water infrastructure is regularly evaluated to maintain a state of good repair. Capital projects were identified by Environmental Services and Infrastructure Delivery via the City's capital budget process. In 2024, there were 13 watermain breaks. Preventative maintenance of the drinking water system included the following during 2024: 3,000 valves were visited for preventative maintenance programming, and 26 anti-stag valves (ASVs), 19 pressure regulating valves (PRVs) and 10,145 hydrants were maintained. **Action Item:** No action items are pending from the 2024 reporting period.

#### p) Operational Plan currency, contact and updates

The Operational Plan has been revised to reflect the majority of the OFIs from the 2024 External and Internal Audits.

**Action Items:** No action items are pending from the 2024 reporting period.

#### q) Staff suggestions

Staff continue to provide input and assist in the development of Standard Operating Procedures through the Standard Operating Procedure Review Committee.

A OneDrive folder is maintained with meeting minutes, which captures staff discussions and suggestions.

**Action Item:** No action items are pending from the 2024 reporting period.

#### r) Review of Best Management Practices (BMPs)

There was one BMP identified during the 2024 reporting period.

Weekly drop-in sessions were initiated in November 2024 between the Water Services team and the Compliance and Training team to capture staff suggestions, answer questions related to Compliance and Training initiatives, and track continual improvement.

**Action Item:** No action items are pending from the 2024 reporting period.

#### s) New business

None identified.

**Action Item:** No action items are pending from the 2024 reporting period.

#### t) Date of next meeting

The DWQMS dictates that a Management Review meeting must be held at least once every calendar year.

**Action Item:** No action items pending from the 2024 reporting period.

### Conclusion

The Management Review is recognized as a best practice for continual improvement for the City's DWQMS, drinking water system and associated monitoring and maintenance programs.

The ongoing maintenance of the QMS and focus on continual improvement provides assurance to Council, as the Owner of the municipal drinking water system, that its duties, responsibilities and standard of care under the Act are being met.





# Committee of the Whole (1) Report

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**DATE:** Tuesday, March 4, 2025

**WARD(S):** ALL

**TITLE:** 2024 SERVICING CAPACITY ALLOCATION ANNUAL SUMMARY

**FROM:**

Vince Musacchio, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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**Purpose**

This report updates Council on the status of the City's allocation of servicing capacity and reserve to the end of 2024, made available through The Regional Municipality of York (York Region) York Durham Sewage System, Kleinburg Water Resource Recovery Facility, and York Water System.

**Report Highlights**

- In 2024, 4,615 persons equivalent was allocated for approved development planning applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area).
- The total City Servicing Capacity remaining to the end of 2024 (excluding the Kleinburg Water Resource Recovery Facility service area and City Block 27) is 5,762 persons equivalent.
- In 2024, York Region formed the York Region Capacity Assignment Working Group to improve and standardize the servicing capacity allocation process region-wide.
- York Region has confirmed its next servicing capacity assignment to the City will be in November 2025.

**Recommendations**

1. THAT development planning application file numbers DA.18.030, 19T-16V001 and consent application file numbers A155/23, B008/24 and B011/24 be ALLOCATED servicing capacity from the York Durham Sewage System/York Water System for a total of 21 persons equivalent.

2. THAT development planning application file numbers DA.25.005 be ALLOCATED servicing capacity from York Regions purpose-built rental reserve for a total of 526 persons equivalent.
3. THAT a total of 6,535 persons equivalent in servicing capacity be RESERVED for 2025 accordingly:
  - a. 5,762 persons equivalent for distribution to active and future development planning applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area) which are tributary to the York Durham Sewage System / York Water System; and
  - b. 773 persons equivalent for distribution to active and future development planning applications for the area tributary to the Kleinburg Water Resource Recovery Facility / York Water System.
4. THAT a total of 28,837 persons equivalent in servicing capacity continue to be RESERVED for development planning applications approved in City Block 27 in accordance with the York Region and City Agreement's with the Block 27 Landowners Group;
5. THAT following the mandate of the York Region Capacity Assignment Working Group, the City's Allocation of Servicing Capacity Policy (included as Attachment 1) be reviewed by City staff to assess whether revisions to the policy would effectively improve the servicing capacity assignment process, with a recommendation report brought forth to a future Committee of the Whole meeting.
6. THAT City staff continue to track and review the City's available servicing capacity and bring forward an annual update report to a Committee of the Whole meeting in Q1 of each year.
7. THAT a copy of this report be forwarded to York Region and to the Building Industry and Land Development Association (BILD) – York Chapter.

## **Background**

York Region supplies bulk water through large trunk transmission mains to local area municipalities for daily consumption and fire protection. York Region is also responsible for providing trunk wastewater conveyance and treatment for local area municipalities. Accordingly, York Region establishes limits on wastewater sewage and water servicing capacity to accommodate the needs of each of the nine local area municipalities within the Region. Limits are set based on the overall availability and capacity of the Regional infrastructure network. Each local municipality is provided a capacity assignment from

York Region and is then responsible to allocate this capacity to individual land development applications, considering the availability and capacity of local infrastructure. Therefore, a formal City servicing capacity allocation process is necessary to efficiently manage the distribution of the limited Regional capacity.

### **City's Servicing Capacity Distribution Protocol and Policy**

On December 17, 2019, a formal Servicing Capacity Distribution Policy (Corporate Policy Number 08.C.01) was approved by Vaughan Council.

Development Engineering requests formal assignment of servicing capacity allocation for site plan, draft plan of subdivision, and Ontario Land Tribunal (OLT) development planning applications through Council approval. Staff report to Council on a quarterly basis to request allocation approval to site plans approved via delegated authority, while formal assignment of servicing capacity allocation related to draft plan of subdivision applications are provided directly at the time of Council approval of the application. OLT applications are captured in annual allocation reports or in a planning recommendation report, if applicable.

The City's current Policy ensures allocated capacity will not sit idle. Provisions have been included to ensure Council may consider the redistribution of capacity post allocation if an application does not proceed to registration and/or building permit issuance within a 36-month period of a development planning application approval, subject to conditions stipulated in the Policy.

### **York Region's last water and wastewater capacity assignment to Vaughan was provided in November 2023 with the next assignment anticipated for November 2025**

Typically, York Region provides each municipality a 3-to-4-year servicing capacity assignment. However, in November 2023, York Region provided Vaughan a 2-year capacity supply to accurately meet local municipalities development demands and to reflect progress on critical YDSS infrastructure. For Vaughan, this includes the West Vaughan Sanitary Trunk Sewer Project and Northeast Vaughan Water and Wastewater Servicing Project currently under construction.

York Region's next Capacity Monitoring Assignment to the City is anticipated for November 2025.

### **York Region provides the City with a private purpose-built rental reserve.**

In 2019, a 4,000-person reserve was established by York Region to encourage the development of new private purpose-built rental developments throughout the Region,

to be shared amongst the nine local municipalities. There were no development planning applications in Vaughan that utilized this reserve to the end of 2024.

### **Previous Reports/Authority**

The 2023 Allocation of Servicing Capacity Annual Distribution and Update Report dated March 26, 2024, can be accessed via the following link:

[Extract from Council Meeting Minutes of March 26, 2024 \(Item 3, Report No. 10 of the Committee of the Whole\)](#)

### **Analysis and Options**

#### **2024 Annual City-Wide Servicing Capacity Assignment Summary (excluding the Kleinburg Water Resource Recovery Facility service area)**

To the end of 2024, 4,615 persons equivalent were formally allocated servicing capacity through Council approval to a total of eleven (11) site plan and draft plan of subdivision development planning applications city-wide (excluding the Kleinburg Water Resource Recovery Facility service area). Of the total amount, 1,856 persons equivalent were designated to a single site plan development planning application in the Vaughan Metropolitan Centre.

#### **2024 Kleinburg Water Resource Recovery Facility Service Area Capacity Assignment Summary**

To the end of 2024, there was one (1) development planning application approved in the Kleinburg Water Resource Recovery Facility service area for 973 persons equivalent. With this approved assignment, 773 persons equivalent of Regional servicing capacity assignment remains available from the Kleinburg Water Resource Recovery Facility Service Area for distribution to active development planning applications located within the Kleinburg-Nashville service area.

York Region has committed to monitoring the capacity of standalone wastewater facilities such as the Kleinburg Water Resource Recovery Facility to maximize excess available servicing capacity for new growth in these communities.

#### **Previously approved development planning applications that require additional servicing capacity**

Staff are recommending that two (2) previously approved development planning applications be provided additional servicing capacity by Council from the city-wide reserve because of a unit count increase for a total value of 10 persons equivalent:

Development Planning Application Number	Municipal Address	Population	Original Approval Date
DA.18.030	7476 Kipling Avenue	3 persons equivalent	January 26, 2021
19T-16V001 (Phase 1 and 2)	Block 18	7 persons equivalent	February 21, 2017 (Phase 1) and June 22, 2021 (Phase 2)
<b>Total:</b>		<b>10 persons equivalent</b>	

**Purpose-built rental unit to receive servicing capacity allocation from York Regions dedicated assignment**

Staff is recommending one (1) purpose-built rental file receive servicing capacity allocation from York Region’s dedicated purpose-built rental servicing capacity assignment:

Development Planning Application Number	Municipal Address	Units and Population	
DA.25.005	320 and 330 Woodbridge Avenue	238 residential units (526 persons equivalent)	
<b>Total:</b>		<b>526 persons equivalent</b>	

**2024 Consent or Variance Applications Servicing Capacity Approval**

To the end 2024, two (2) Consent Applications and one (1) Variance Application requiring servicing allocation were approved by the Committee of Adjustment. Staff are recommending the following applications be formally allocated servicing capacity by Council from the city-wide reserve for a total value of 11 persons equivalent:

Consent / Variance Application Number	Municipal Address	Number of Units, Unit Type and Population	Approval Date
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B008/24	50 Pine Ridge Avenue	1 single-family unit (3.58 persons equivalent)	October 3, 2024
B011/24	37 Riverside Boulevard	1 single-family unit (3.58 persons equivalent)	November 14, 2024
A155/23	81 Hilda Avenue	1 single-family unit (3.58 persons equivalent)	April 25, 2024
<b>Total:</b>		<b>11 persons equivalent</b>	

**2024 Reconciled City-Wide servicing capacity**

To the end of 2024, two (2) previously approved development planning applications with servicing allocation were either revised or determined to be over-allocated. The unused allocated servicing capacity remaining from these applications total 139 persons equivalent and have been reconciled and added back to the overall city-wide servicing capacity reserve, in accordance with the City’s Allocation Policy, as follows:

<b>Development Planning Application File Number</b>	<b>Original Approval &amp; Persons Equivalent</b>	<b>Over-allocation/Revision Reason</b>	<b>Reconciled Servicing Capacity (persons equivalent)</b>
DA.19.075	769 residential apartment units (1,699 persons equivalent)	Reduced number of units by three (3) apartment units for DA.19.075	6 persons equivalent
DA.20.052	629 residential apartment units (1,390 persons equivalent)	Reduced number of units by sixty (60) apartment units for DA.22.051	133 persons equivalent
<b>Total:</b>			<b>139 persons equivalent</b>

**Total Remaining City-Wide Regional Servicing Capacity (excluding the Kleinburg Water Resource Recovery Facility service area) to the end of 2024**

The following is a summary of the total remaining City-wide regional servicing capacity assignment (excluding the Kleinburg Water Resource Recovery Facility service area), to the end of 2024, upon Council approval and adoption of the recommendations in this report:

<b>Allocation Milestone</b>	<b>Amount Allocated (Persons Equivalent)</b>
Vaughan’s Regional Servicing Capacity balance at the end of 2023	+10,259 <sup>[1]</sup>
Vaughan’s Regional Servicing Capacity allocated to Development Planning Applications in 2024	-4,615
Vaughan’s Approved Development Planning Applications Requiring Additional Units	-10
Vaughan’s 2024 Approved Committee of Adjustment Applications	-11
Vaughan’s Reconciled Servicing Capacity 2024	+139
<b>Total Remaining City of Vaughan Unrestricted Servicing Capacity available for City-Wide Utilization in 2025 (excludes Block 27)</b>	<b>5,762</b>

1. Excludes Block 27 specific servicing capacity assignment of 28,837 persons equivalent pursuant to York Region’s Block 27 Prepaid Development Charge Credit / Reimbursement Agreement and the City’s Block 27 Water and Wastewater Servicing Capacity Allocation Agreement

The City currently has 5,762 persons equivalent of Regional servicing capacity assignment remaining to allocate for development planning applications (excluding the Kleinburg Water Resource Recovery Facility service area) until York Region’s next Capacity Monitoring Assignment, anticipated for November 2025.

**Addressing the City’s Remaining Servicing Capacity until York Region’s Next Servicing Capacity Assignment**

City staff foresee an increased demand for servicing capacity in 2025 based on the number of high-density active development planning applications currently in the queue specifically located in Regional Centres and Corridors, Secondary Plan Areas and

Block's, and Major Transit Station Areas such as Vaughan Metropolitan Centre; Yonge-Steeles; Weston and Highway 7; Vaughan Mills Mall; and Weston and Major Mackenzie Drive.

Based on the increasing demand for residential development, the remaining 5,762 persons equivalent of available unrestricted servicing capacity for city-wide development planning application approvals will likely be fully utilized prior to York Region's next servicing capacity assignment anticipated in November 2025.

In April 2024, given the increasing demand for residential development and local municipalities commitment to building more homes, York Region formed the York Region Capacity Assignment Working Group. The York Region Capacity Assignment Working Group is a Committee chaired and coordinated by the Region to provide a forum for collaboration and modernization of data exchange to ensure future Regional water and wastewater capacity assignments align with local municipal needs. The Committee meets on a quarterly basis and is comprised of York Region Planning and Public Works departments, and representatives from Planning/Development services of all nine York Region local municipalities.

**Staff recommend a detailed review of the City's Allocation of Servicing Capacity Policy to assess for improvements following the mandate of the York Region Capacity Assignment Working Group**

Staff recommends, following the conclusion of the York Region Capacity Assignment Working Group, a detailed review of the City's Allocation of Servicing Capacity Policy to assess whether revisions of the policy should be considered to effectively improve the assignment of servicing allocation and ensure timely utilization, taking into consideration industry concerns along with York Region's servicing capacity allocation assignment process and policy.

In the meantime, staff are tracking developments which are approaching the 36-month allocation approval timeline, and which appear to be inactive. Staff will be issuing Notice of Redistribution of Servicing Capacity warning letters to developers at the 6 month and 1-month marks prior to the 36-month expiry timeline requesting a developer provide proof of development activity in accordance with requirements stipulated in Section 4 – Redistribution of Servicing Capacity in the Allocation of Servicing Capacity Policy. If insufficient proof is provided by the Owner following the issuance of the warning letters, Staff will recommend to Council that their assigned servicing capacity be reconciled and redistributed back into the City's assignment reserve in a subsequent annual allocation report.

**Financial Impact**

None.



## **Operational Impact**

At the City's current pace of allocating regional servicing capacity to development planning applications, it is anticipated that the City's current assignment will likely be fully utilized by Q2-2025. As a result, once the remaining regional servicing capacity assignment has been fully utilized, subsequent development planning applications (at the zoning approval stage) will require a Holding Symbol ("H"), with removal conditional upon future regional servicing allocation when it becomes available upon the next York Region capacity assignment. The use of a Holding Symbol ("H") prevents the issuance of a full building permit and requires the applicant to bring forth a report to a future Council meeting to lift the Holding Symbol ("H") when the conditions are satisfied, thereby resulting in additional staff time to process and prepare Holding Symbol ("H") reports and delays in the development planning approval process.

## **Broader Regional Impacts/Considerations**

Annual allocation status reports serve to inform York Region of the City's short-term development projections and demonstrate the City's effectiveness in managing Regional capacity and overall growth.

## **Conclusion**

Following the reconciliation and allocation of regional servicing capacity for development planning and Committee of Adjustment applications, the City will have 5,762 persons equivalent in regional servicing capacity in our reserves for use until the next regional servicing capacity assignment anticipated in November 2025.

**For more information**, please contact: Frank Suppa, Director, Development Engineering, ext. 8255.

## **Attachment**

1. Allocation of Servicing Capacity (Corporate Policy No.08.C.01)

## **Prepared by**

Tony Artuso, Water/Wastewater Lead, ext. 8396

Andy Lee, Manager, Development Services and Environmental Engineering, ext. 8711





CITY OF VAUGHAN

**CORPORATE POLICY**

**POLICY TITLE: ALLOCATION OF SERVICING CAPACITY**

**POLICY NO.: 08.C.01**

<b>Section:</b>	Development & Planning		
<b>Effective Date:</b>	December 17, 2019	<b>Date of Last Review:</b>	December 13, 2022
<b>Approval Authority:</b>	<b>Policy Owner:</b>		
Council	DCM, Infrastructure Development		

<b>POLICY STATEMENT</b>
<p>This Policy establishes a framework for the allocation of water and wastewater servicing capacity through the City’s planning application review and approval process.</p> <p>The allocation of water and wastewater servicing capacity is limited to the residential land use component of any Active Development Application. The industrial, commercial and/or institutional land use components of an Active Development Application do not require Allocation of Servicing Capacity.</p>
<b>PURPOSE</b>
<p>To strategically and equitably allocate water and wastewater servicing capacity to Active Development Applications within the City, ensuring efficient and sustainable use of Servicing Capacity, and the orderly distribution of same.</p> <p>To ensure Active Development Applications are placed in queue for Allocation of Servicing Capacity based on one of the Priority Categories.</p>
<b>SCOPE</b>
<p>York Region assigns servicing capacity to local municipalities on a municipal wide basis or on a specific sewer-shed/water pressure district basis; local municipalities in turn allocate to Active Development Applications.</p> <p>Vaughan Council is responsible for the Allocation of Servicing Capacity to Active Development Applications within the City.</p>

**POLICY TITLE: ALLOCATION OF SERVICING CAPACITY**

**POLICY NO.: 08.C.01**

The authority to Reserve Servicing Capacity is delegated to Staff based on the provisions of this Policy.

**LEGISLATIVE REQUIREMENTS**

1. *Planning Act*, R.S.O. 1990, c. P.13
2. *Places to Grow Act, 2005*, S.O. 2005, c. 13
3. *Municipal Act, 2001*, S.O. 2001, c. 25

**DEFINITIONS**

1. **Active Development Application:** An application made and deemed complete under the *Planning Act*, that is not Closed or Withdrawn, to develop land.
2. **Allocation:** The apportionment of a segment of the bulk Servicing Capacity assigned by York Region to the City to a specific Active Development Application within the City by City Council.
3. **Allocation Credit:** A credit for the apportionment of Allocation which is given by the City to an Active Development Application that is dependent on the sustainability incentive program criteria for which it intends to rely.
4. **Allocation Priority:** Superiority in position regarding the Allocation of Servicing Capacity.
5. **City:** The Corporation of the City of Vaughan, including all departments, employees and administrative divisions.
6. **Closed:** The removal of an Active Development Application from the City's consideration as a result of the Owner's inaction on the application, and the Owner's failure to pay the City's maintenance fee pursuant to the City's in-effect Tariff of Fees for planning applications (in accordance with By-law No. 044-2019, as amended or replaced). An Active Development Application can also be closed by virtue of the City's refusal of the application as applied for, and the expiry of the right to appeal that refusal pursuant to *the Planning Act*, and/or the dismissal of any appeal by the Local Planning Appeal Tribunal.
7. **Council:** Council of the City of Vaughan.
8. **Holding Symbol "(H)":** A prefix that Council can implement in a by-law passed under s. 34 of the *Planning Act* to specify the future use of lands, buildings or structures until such time as conditions for removing the "H" are met, and it has been removed by by-law.

**POLICY TITLE: ALLOCATION OF SERVICING CAPACITY**

**POLICY NO.: 08.C.01**

- 9. Infill Development:** The development or redevelopment of a property, site or area with a new development at a higher density or building height than is currently permitted by the Official Plan within an area that is already developed.
- 10. Infrastructure Improvements:** Those improvements to specific York Region or City infrastructure for which the availability of Servicing Capacity is dependent.
- 11. No Pre-Sale Agreement:** An agreement by which the Owner agrees not to enter into any agreements of purchase and sale with end users for any portion of its lands until Servicing Capacity has been Allocated.
- 12. Priority Category:** Speaks to Allocation Priority. Priority 1 Reservation is the first in priority, and Priority 2 Reservation is second.
- 13. Redistributed:** The reallocation of Servicing Capacity from one Active Development Application to another, or others.
- 14. Reservation:** An arrangement to have the Servicing Capacity held for an Active Development Application for a 12-month period.
- 15. Servicing Capacity:** Water supply and wastewater treatment capacity for residential development in the City within the York Sewage Servicing System, York Water Supply System or the Kleinburg/Nashville Sewage System, as distributed by York Region and allocated by the City.
- 16. Significantly Revised:** A site-specific Official Plan Amendment is necessary.
- 17. Staff:** The employees within the City of Vaughan's Infrastructure Development or Planning and Growth Management divisions.
- 18. Withdrawn:** The removal of an Active Development Application by the Owner and/or Agent from the City's consideration.
- 19. York Region:** The Regional Municipality of York, including all departments, employees and administrative divisions.

## **POLICY**

### **1. Allocation**

1.1. An Active Development Application shall qualify for Allocation of Servicing Capacity if:

1.1.1. Servicing Capacity is available for distribution;

**POLICY TITLE: ALLOCATION OF SERVICING CAPACITY**

**POLICY NO.: 08.C.01**

1.1.2. The development conforms (or will conform) to the City's current Official Plan and Zoning By-law;

1.1.3. The availability of the Servicing Capacity is not dependent on the construction and commissioning of Infrastructure Improvements; and,

1.1.4. It is ratified by Council resolution concurrently with Council approval of a Site Development Application and/or Draft Plan of Subdivision Application.

1.2. Where Servicing Capacity is available but dependent on the construction of Infrastructure Improvements:

1.2.1. Council may consider granting an Active Development Application approval in advance of Allocation subject to the inclusion of a Holding Symbol "(H)" in the implementing Zoning By-law and the requirement for a No Pre-Sale Agreement. In this situation, an Active Development Application may be reserved Servicing Capacity in accordance with the provisions of this Policy; and,

1.2.2. The Active Development Application can be considered for Allocation of Servicing Capacity by Council resolution in conjunction with the removal of the Holding Symbol "(H)" and enactment of the applicable Zoning By-law for the subject lands. This may occur no sooner than 6 months prior to the anticipated operational/in-service date for the related Infrastructure Improvements, thereby allowing a development (previously approved by Council) the ability to proceed to registration and/or building permit issuance.

## **2. Reservation**

2.1. Reservation of Servicing Capacity to Active Development Applications shall be determined with consideration for: status of Council approval; anticipated timing of development; location; density; environmental sustainability; and, the availability of adequate City and York Region infrastructure and services which include in addition to water and wastewater (but are not limited to), transportation, stormwater, and park facilities.

2.2. An Active Development Application shall qualify for **Priority 1 Reservation** of Servicing Capacity where:

2.2.1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision may proceed to registration within the next 12 months; or in the case of a Site Development Application, that a Site Plan Agreement

**POLICY TITLE: ALLOCATION OF SERVICING CAPACITY**

**POLICY NO.: 08.C.01**

(or Letter of Undertaking, whichever is in affect) may be executed within the next 12 months;

2.2.2. The City is satisfied that adequate municipal infrastructure, both at the City and York Region level will be available to service the Active Development Application; and,

2.2.3. A minimum of two of the following conditions apply:

2.2.3.1. Official Plan Amendment application is approved by Council;

2.2.3.2. Zoning By-law Amendment application is approved by Council with or without the Holding Symbol “(H)”;

2.2.3.3. The Active Development Application is for an Infill Development or completion of a partially built community.

2.3. Priority 1 Reservation of Servicing Capacity shall be for a maximum period of 12 months. Priority 1 Reservation shall be automatically revoked after a period of 12 months if the Allocation has not been committed by a Council resolution.

2.4. An Active Development Application shall qualify for **Priority 2 Reservation** of Servicing Capacity where:

2.4.1. It is demonstrated with reasonable certainty that the Draft Plan of Subdivision may proceed to registration, or in the case of a Site Development Application, that a Site Plan Agreement (or Letter of Undertaking, whichever is in affect) may be executed, within the next 12 to 36 months;

2.4.2. The City is satisfied that adequate municipal infrastructure, both at the City and York Region level will be available to service the Active Development Application; and,

2.4.3. A minimum of two of the following conditions apply:

2.4.3.1. Official Plan Amendment application is approved by Council;

2.4.3.2. Zoning By-law Amendment application is approved by Council, with or without a Holding Symbol “(H)”;

2.4.3.3. The Active Development Application is for an Infill Development or completion of a partially built community; or,

2.4.3.4. The Active Development Application is geographically located within an area where the City strategically chooses to provide for deliberate growth.

2.5. Priority 2 Reservation of Servicing Capacity shall be for a maximum period of 12 months. Priority 2 Reservation shall be automatically revoked after a period of 12 months and/or at the discretion of the City.

2.6. Priority 2 Reservation of Servicing Capacity to an Active Development Application may be amended at any time.

### **3. Sustainability Considerations**

3.1. Notwithstanding the provisions of this Policy, Allocation Priority and an Allocation Credit may be approved by Council resolution for any Active Development Application meeting the minimum qualifying criteria for any of the following sustainability incentive programs:

3.1.1. York Region's Servicing Incentive Program (SIP);

3.1.2. York Region's Sustainable Development Through LEED (Leadership in Energy and Environmental Design) Incentive Program;

3.1.3. Vaughan's Inflow and Infiltration Reduction Program; or

3.1.4. Vaughan's Sustainable Performance Metrics Program.

3.2. The focus of these programs is to promote low impact / sustainable development, as it relates to Servicing Capacity, specifically water efficiency and reduced wastewater flow from development projects, thereby improving overall system optimization and reducing infrastructure investment needed to support growth.

3.3. For specific Allocation Credit details, qualifying criteria and/or technical requirements, refer to current/available program information as provided by York Region and/or the City.

### **4. Redistribution of Servicing Capacity**

4.1. Notwithstanding the provisions of this Policy, Servicing Capacity Allocated by Council resolution to an Active Development Application may be Redistributed if (at the discretion of the City), the Active Development Application does not proceed to registration and/or building permit issuance within 36 months. This provision does not apply to an Active Development Application qualifying for any sustainability incentive program noted in Policy 3.1 above.

4.2. The 36-month timeline shall begin once the approval of a development application is in full force and effect (if the statutory appeal period is over).

4.3. Prior to recommending the Redistribution of Servicing Capacity, the following considerations shall be assessed on a case by case basis:



**POLICY TITLE: ALLOCATION OF SERVICING CAPACITY**

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- 4.3.1. Status of sales (lots or units);
  - 4.3.2. Pre-servicing of a site through a pre-servicing agreement;
  - 4.3.3. Execution of the Regional Development Charge Agreement and payment of the hard services component of same;
  - 4.3.4. Execution of the City’s Subdivision Agreement and payment of a portion of the City’s Development Charges;
  - 4.3.5. Submission of building permit applications to the City and/or issuance of a conditional building permit by the City; and,
  - 4.3.6. City and/or third-party delays in obtaining clearance of approval conditions.
- 4.4. In the event an Active Development Application is Closed, Withdrawn, or Significantly Revised, any and all previous commitment by the City regarding Servicing Capacity shall become null and void. Servicing Capacity does not run with the land and is not transferable.

**5. Annual Distribution Update and Status Report**

- 5.1. The following shall be reviewed on an annual basis and summarized in a Staff report to Committee of the Whole for Council approval:
- 5.1.1. The commitment of Servicing Capacity to Active Development Applications (any application previously Allocated or Reserved Servicing Capacity in accordance with the provisions of this Policy);
  - 5.1.2. The planning approval status and progression of Active Development Applications through the development review and approvals process;
  - 5.1.3. The details and provisions of this Policy; and,
  - 5.1.4. The remaining Servicing Capacity available for distribution by the City.

**ADMINISTRATION**

*Administered by the Office of the City Clerk.*

<b>Review Schedule:</b>	3 Years <small>If other, specify here</small>	<b>Next Review Date:</b>	December 13, 2025
<b>Related Policy(ies):</b>			
<b>Related</b>			

**POLICY TITLE: ALLOCATION OF SERVICING CAPACITY**

**POLICY NO.: 08.C.01**

<b>By-Law(s):</b>	
<b>Procedural Document:</b>	
<b>Revision History</b>	
<b>Date:</b>	<b>Description:</b>
Click or tap to enter a date.	
Click or tap to enter a date.	
Click or tap to enter a date.	

## Committee of the Whole (1) Report

---

**DATE:** Tuesday, March 4, 2025

**WARD:** 2

**TITLE:** ROAD CLOSURE – PART OF HUNTINGTON ROAD EAST OF HIGHWAY 50

**FROM:**

Michael Genova, Deputy City Manager, Strategic Initiatives

**ACTION:** DECISION

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**Purpose**

To enact a By-law to Stop up and Close the portion of Huntington Road located east of Highway #50, legally described as Part of Lot 4, Concession 10 (Geographic Township of Vaughan), designated as Part 3 on Reference Plan 65R-6990 and as delineated in Schedule “A” (the “Lands”), in accordance with subsection 34 of the *Municipal Act, 2001*.

**Report Highlights**

- The Lands were sold by the City pursuant to an Agreement of Purchase and Sale dated March 7, 2022, as amended (the “Sale”).
- The By-law to Stop Up and Close the lands as a public highway was a condition of the Sale, but it was inadvertently never presented to Council.
- The current owner, Livwest South Inc., is in the process of upgrading the title to their lands and requires the By-law to Stop Up and Close the lands as a public highway for registration.

**Recommendations**

1. That the Lands be approved to be stopped up and closed; and
2. That Council enact a By-law to Stop Up and Close the Lands.

**Background**

On June 28, 2022, the Lands were declared surplus through confirmatory By-law No. 194-2022, as they were deemed to no longer be required for municipal purposes.

At its meeting of June 28, 2022, Council directed staff to commence procedures as required by the *Municipal Act, 2001* to Stop Up and Close the Lands.

The Lands were sold by the City on September 19, 2022, pursuant to an Agreement of Purchase and Sale dated March 7, 2022, as amended. A condition of the Agreement was that a By-law to Stop Up and Close the Lands as a public highway be brought to Council for approval.

The transfer of the Lands inadvertently occurred without the Stop-Up and Close By-law being passed. As the Vendor of the Lands, the City must pass this By-law to ensure a valid sale and fulfill its obligations under the Agreement. Additionally, Livwest South Inc. requires the By-law to update the title to their lands.

The notice of road closure was advertised for two (2) consecutive weeks on the Disruptions and Closures page of the City's website and the appropriate agencies have been notified of the proposed By-law.

### **Previous Reports/Authority**

[Extract from Council – Item 30, Report No. 30, of the Committee of the Whole \(2\)](#)

### **Analysis and Options**

Given that the Lands, now owned by Livwest South Inc., are still designated as a public highway, staff recommend that Council enacts a By-law to Stop Up and Close the Lands. Upon Council's approval of these recommendations, a By-law will be presented at a future Council meeting for adoption.

### **Financial Impact**

None.

### **Operational Impact**

None.

### **Broader Regional Impacts/Considerations**

Not Applicable.

### **Conclusion**

In order to complete the road closure process, Council's approval of this recommendation is required.

For more information, please contact Christine Vigneault, Senior Manager, Adjudicative & Risk Management Services, extension 8332.

**Attachment**

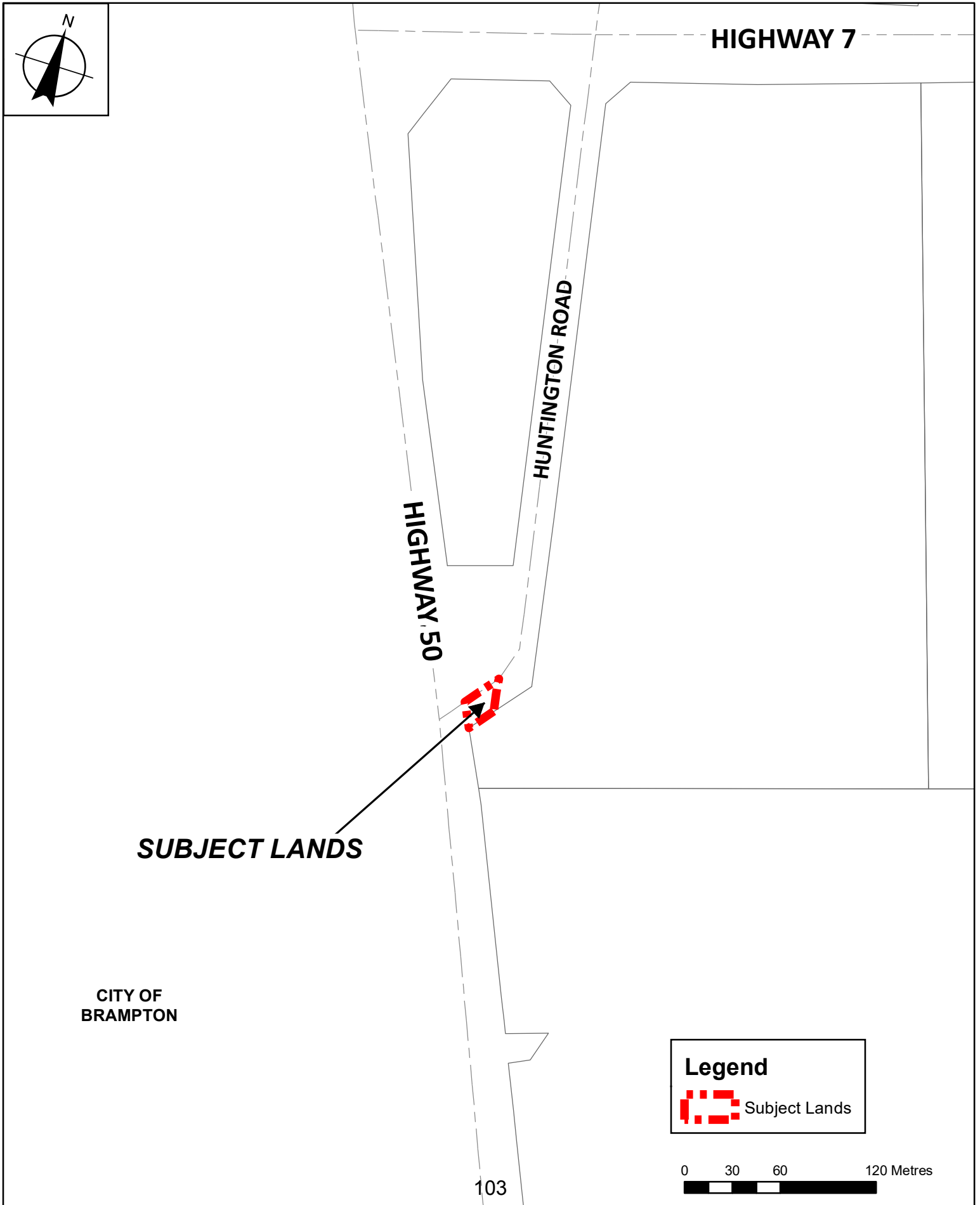
1. Schedule A (Location Map)

**Prepared by**

Christine Vigneault, Senior Manager, Adjudicative & Risk Management Services.



# LOCATION MAP



CITY OF  
BRAMPTON

**SUBJECT LANDS**

HIGHWAY 50

HUNTINGTON ROAD

HIGHWAY 7

**Legend**

 Subject Lands



103





# Committee of the Whole (1) Report

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**DATE:** Tuesday, March 4, 2025

**WARD(S):** ALL

**TITLE:** VAUGHAN PUBLIC LIBRARY BOARD VACANCY

**FROM:**

Michael Genova, Deputy City Manager, Strategic Initiatives

**ACTION:** DECISION

---

**Purpose**

To advise Council of a vacancy on the Vaughan Public Library (VPL) Board, due to disqualification of a trustee, as it relates to attendance and to seek direction with respect to filling the vacancy.

**Report Highlights**

- A member has disqualified their membership on the Vaughan Public Library Board due to attendance.
- The Vaughan Public Library Board recommends that Council not fill the vacancy.

**Recommendations**

1. That the disqualification, due to attendance, of Harpreet Rindi, be received; and
2. That Council provide direction with respect to filling the vacancy.

**Background**

**Purpose of the VPL Board**

The Vaughan Public Library Board's purpose is to ensure the delivery of library services to people who live, work or study in Vaughan, as required by the Public Libraries Act. The Library Board provides guidance and oversight to the Vaughan Public Library Executive Management Team and plays a key role in their strategic direction.

**Disqualification of a VPL Board Member**

Article 2.4 of the Board's By-Law regarding Disqualification of a Board Member states that:

## 2.4 Disqualification of a Board Member

A Board member is disqualified and their seat is declared vacant if they:

- a) are convicted of an indictable offence;
- b) become incapacitated;
- c) are absent from the meetings of the Board for three consecutive months without being authorized by a Board resolution;
- d) cease to qualify for membership under clause 2.3;
- e) otherwise forfeits their seat.

### **Decision of the VPL Board**

At its meeting of December 19, 2024, the Vaughan Public Library Board discussed the absence of Trustee Harpreet Rindi from three consecutive meetings of the Board. In reference to Article 2.4 of the Board's By-Law regarding Disqualification of a Board Member, the following motion was passed:

THAT a letter be sent to Council informing them that the seat on the Board is vacant and that the Board recommends that the position not be filled.

Harpreet Rindi has been informed in writing of the disqualification.

The Vaughan Public Library Board trustees are appointed by Council at the beginning of each term. Currently, there are nine (9) members of the public and six (6) members of Council serving on the Vaughan Public Library Board. Any changes to its membership require Council's approval.

### **Previous Reports/Authority**

[Appointments to Statutory Committees and Vaughan Public Library Board – 2022-2026](#) (Committee of the Whole (Closed Session), Item 1, Report No. 10, February 22, 2023).

### **Analysis and Options**

Due to the disqualification of Harpreet Rindi as a Trustee of the Vaughan Public Library Board for the 2022-2026 term, a vacancy was created on the Board. The Vaughan Public Library Board has recommended that the vacancy not be filled as outlined in the letter to Council (Attachment 1).

### **Financial Impact**

N/A

### **Operational Impact**

N/A

### **Broader Regional Impacts/Considerations**

N/A

### **Conclusion**

Council direction with respect to the vacancy on the Vaughan Public Library Board, as a result of the disqualification of Harpreet Rindi, is required.

**For more information**, please contact: Todd Coles, City Clerk, ext. 8281.

### **Attachments**

1. Letter to Council – Notification of Vaughan Public Library Board Trustee Vacancy dated January 7, 2025.

### **Prepared by**

Adelina Bellisario, Legislative Specialist, ext. 8698.



January 7, 2025

His Worship Mayor Steven Del Duca  
and Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mayor and Members of Council:

**Re: Notification of Vaughan Public Library Board Trustee Vacancy**

This is to advise that at its meeting of December 19, 2024, the Vaughan Public Library Board discussed the absence of Trustee Harpreet Rindi from three consecutive meetings of the Board, referring to Article 2.4 of the Board's By-Law regarding Disqualification of a Board Member.

**2.4 Disqualification of a Board Member**

A Board member is disqualified and their seat is declared vacant if they:

- a) are convicted of an indictable offence;
- b) become incapacitated;
- c) are absent from the meetings of the Board for three consecutive months without being authorized by a Board resolution;
- d) cease to qualify for membership under clause 2.3;
- e) otherwise forfeits their seat.

The Board approved the following resolution:

<b>MOTION:</b>	<b>THAT a letter be sent to Council informing them that the seat on the Board is vacant and that the Board recommends that the position not be filled.</b>
<b>Moved BY:</b>	<b>P. Pallante</b>
<b>SECONDED BY:</b>	<b>L. Hewitt</b>
<b>MOTION CARRIED.</b>	

This is to advise that Harpreet Rindi has been informed in writing of the disqualification.

Yours truly,



Margie Singleton  
Chief Executive Officer  
Vaughan Public Libraries

cc: Todd Coles, City Clerk, City of Vaughan



## Committee of the Whole (1) Report

---

**DATE:** Tuesday, March 4, 2025

**WARD(S):** ALL

**TITLE: PROCLAMATION REQUESTS: LIMB LOSS AND LIMB DIFFERENCE AWARENESS MONTH, WORLD AUTISM DAY, NATIONAL ANIMAL CONTROL OFFICER APPRECIATION WEEK, ARBOR WEEK, NATIONAL DAY OF AWARENESS FOR MISSING AND MURDERED INDIGENOUS WOMEN AND GIRLS AND TWO-SPIRIT PEOPLE, AND MULTIPLE SCLEROSIS AWARENESS DAY**

**FROM:**

Michael Genova, Deputy City Manager, Strategic Initiatives

**ACTION:** DECISION

---

**Purpose**

To seek approval for the above-noted proclamation requests.

**Report Highlights**

- Respond to the proclamation requests received for the months of April and May, including:
  - April as “Limb Loss and Limb Difference Awareness Month”
  - April 2<sup>nd</sup>, 2025, as “World Autism Day”
  - April 13<sup>th</sup> to 19<sup>th</sup>, 2025 as “National Animal Control Officer Appreciation Week”
  - April 25<sup>th</sup> to May 4<sup>th</sup>, 2025, as “Arbor Week”
  - May 5<sup>th</sup>, 2025, as “National Day of Awareness for Missing and Murdered Indigenous Women and Girls and Two-Spirit People”
  - May 7<sup>th</sup>, 2025, as “Multiple Sclerosis Awareness Day”

**Recommendations**

1. THAT the following be proclaimed in 2025:
  - a. The month of April as “Limb Loss and Limb Difference Awareness Month”;

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- b. The day of April 2<sup>nd</sup> as “World Autism Day”;
  - c. The week of April 13<sup>th</sup>-19<sup>th</sup> as “National Animal Control Officer Appreciation Week”;
  - d. The week of April 25<sup>th</sup>-May 4<sup>th</sup> as “Arbor Week”;
  - e. The day of May 5<sup>th</sup> as “National Day of Awareness for Missing and Murdered Indigenous Women and Girls and Two-Spirit People”; and
  - f. The day of May 7<sup>th</sup> as “Multiple Sclerosis Awareness Day”.
2. THAT the proclamations be posted on the City’s website and that the Communications, Marketing, and Engagement Department be directed to promote the above-noted proclamations through the various corporate channels.

## **Background**

### **Limb Loss and Limb Difference Awareness Month**

Proclamation request was received from the City of Vaughan's Office of the Chief Human Resources Officer on April 29, 2024.

The City of Vaughan proudly recognizes Limb Loss and Limb Difference Awareness Month in April to celebrate the strength, resilience, and invaluable contributions that Canadians with limb loss or limb difference make to their communities and city. Vaughan is committed to creating an accessible and inclusive city where residents and visitors feel valued, respected, and empowered to thrive. As such, this proclamation will continue to support and uplift individuals with limb loss or limb differences, championing their achievements and fostering a more inclusive city for all.

### **World Autism Day**

Proclamation request was received from Autism Ontario on February 7, 2025.

Autism Ontario is a charitable organization with a history of over 50 years representing the thousands of people on the autism spectrum and their families across Ontario. Autism Ontario is the province’s leading source of information and referral on autism, and one of the largest collective voices representing the autism community. Autism Ontario aims to help all autistic individuals and families in their communities have access to meaningful supports, information, and connections so they are equitably and seamlessly supported across their life course.

Council has previously granted this request.

In addition to the proclamation request, a flag raising request was submitted to commemorate this date which will be reviewed by the City Clerk as per the City’s Flag Raising Policy.



### **National Animal Control Officer Appreciation Week**

Proclamation request was received from the City of Vaughan's Animal Services department on November 5, 2024.

The week is designated to show appreciation to animal control officers dedicated to helping pets and people in the community.

Council has previously granted this request.

### **Arbor Week**

Proclamation request was received from the City of Vaughan's Animal Services department on February 14, 2025.

Arbor Week is celebrated in Ontario to promote tree conservation and encourage residents to actively participate in tree planting efforts.

### **National Day of Awareness for Missing and Murdered Indigenous Women and Girls and Two-Spirit People**

Proclamation request was received from the City of Vaughan's Office of the Chief Human Resources Officer on April 25, 2024.

Violence against Indigenous women, girls, and Two-Spirit people in Canada is a national crisis rooted in colonialism and systemic racism. On May 5, Red Dress Day raises awareness, honouring the lost through ceremonies and calls for change.

### **Multiple Sclerosis Awareness Day**

Proclamation request was received from the York Region My MS Family Organization on January 18, 2025.

York Region My MS Family Organization services hundreds of members with financial and equipment subsidies each month. By raising awareness of Multiple Sclerosis, the organization is hoping to increase funding to members.

Council has previously granted this request.

In addition to the proclamation request, a flag raising request was submitted to commemorate this date which will be reviewed by the City Clerk as per the City's Flag Raising Policy.

## **Previous Reports/Authority**

### **World Autism Day**

[Committee of the Whole \(2\) – March 19, 2024](#)

### **National Animal Control Officer Appreciation Week**

[Committee of the Whole \(2\) – March 19, 2024](#)

### **Multiple Sclerosis Awareness Day**

[Committee of the Whole \(2\) – April 16, 2024](#)

## **Analysis and Options**

The proclamation requests listed below meet the requirements of the City's Proclamation Policy 03.C.10, as per sections 2.1.3 "*Charitable and non-profit fundraising campaigns*" and 2.1.4 "*Public awareness campaigns*":

- Limb Loss and Limb Difference Awareness Month
- World Autism Day  
National Animal Control Officer Appreciation Week
- Arbor Week
- National Day of Awareness for Missing and Murdered Indigenous Women and Girls and Two-Spirit People
- Multiple Sclerosis Awareness Day

## **Financial Impact**

There is no financial impact expected in regard to these requests.

## **Operational Impact**

The Communications, Marketing and Engagement team will oversee the promotion of these proclamations on corporate channels.

## **Broader Regional Impacts/Considerations**

Not applicable.

## **Conclusion**

Having reviewed the requests, staff is recommending that the following dates in 2025 be proclaimed:

1. The month of April as "Limb Loss and Limb Difference Awareness Month";
2. The day of April 2<sup>nd</sup> as "World Autism Day";

3. The week of April 13<sup>th</sup>-19<sup>th</sup> as “National Animal Control Officer Appreciation Week”;
4. The week of April 25<sup>th</sup> to May 4<sup>th</sup> as “Arbor Week”;
5. The day of May 5<sup>th</sup> as “National Day of Awareness for Missing and Murdered Indigenous Women and Girls and Two-Spirit People”; and
6. The day of May 7<sup>th</sup> as Multiple Sclerosis Awareness Day.

Additionally, staff recommends that the proclamations be posted on the City’s website and that the Communications, Marketing and Engagement department be directed to promote the above-noted proclamations through the various corporate channels.

**For more information**, please contact: Todd Coles, City Clerk, ext. 8281

### **Attachments**

1. Proclamation Request Form - Limb Loss and Limb Difference Awareness Month
2. Proclamation Request Letter - Limb Loss and Limb Difference Awareness Month
3. Proclamation Request Form - World Autism Day
4. Proclamation Request Letter - World Autism Day
5. Proclamation Request Form - National Animal Control Officer Appreciation Week
6. Proclamation Request Form – Arbor Week
7. Proclamation Request Form - National Day of Awareness for Missing and Murdered Indigenous Women and Girls and Two-Spirit People
8. Proclamation Request Form - Multiple Sclerosis Awareness Day

### **Prepared by**

Sonia Furtado, Acting Supervisor, City Clerk’s Administrative Services, ext. 8329



## FLAG RAISING & PROCLAMATION REQUEST FORM

I am requesting the following (please select all that apply):

- Flag Raising** (*Complete Parts 1-3, Parts 5 & 6, Annex A, Annex B*)
- Proclamation** (*Complete Parts 1-4*)

### PART 1: ORGANIZATION DETAILS

**ORGANIZATION NAME**

The City of Vaughan

**ORGANIZATION TYPE**

Public Institution

### PART 2: REQUESTER DETAILS

**LAST NAME OR SINGLE NAME**

Nguyen

**FIRST NAME**

An

**STREET ADDRESS**

2141 Major Mackenzie Drive

**APT/UNIT NUMBER**

**CITY/TOWN**

Vaughan

**PROVINCE**

ON

**POSTAL CODE**

L6A 1T1

**EMAIL ADDRESS**

an.nguyen@vaughan.ca

**TELEPHONE NUMBER**

### PART 3: ALTERNATE CONTACT DETAILS

**LAST NAME OR SINGLE NAME**

**FIRST NAME**

**STREET ADDRESS**

**APT/UNIT NUMBER**

**CITY/TOWN**

**PROVINCE**

ON

**POSTAL CODE**

**EMAIL ADDRESS**

**TELEPHONE NUMBER**

## PART 4: PROCLAMATION REQUEST DETAILS

**CAUSE/EVENT/COMMEMORATION TO BE PROCLAIMED** (*Written as you want it to be Declared by Council*)

Limb Loss and Limb Difference Awareness Month

DAY

WEEK

MONTH

## PART 5: FLAG RAISING DETAILS

**CAUSE/EVENT/COMMEMORATION TO BE RECOGNIZED**

**FLAG TO BE RAISED** (*Please attach an image of the flag to this form*)

**ANTHEM OR MUSIC TO BE PLAYED** (*If required*)

**WILL THERE BE A PUBLIC EVENT AT CITY HALL FOLLOWING THE FLAG RAISING CEREMONY?**

- YES** - To book an appropriate space at City Hall and required equipment following the ceremony, please contact Recreation Services by telephone at (905) 832-8500 or by email at [RecCSD@vaughan.ca](mailto:RecCSD@vaughan.ca).
- NO**

## PART 6: PUBLIC CEREMONY DETAILS

The City of Vaughan endeavors to accommodate the requestor's preferred date, however it is **NOT GUARANTEED**. To assist in scheduling your public ceremony, we ask you to designate up to 3 alternate dates for booking.

**PREFERRED CEREMONY DATE**

**ALTERNATE CEREMONY DATE 1**

**ALTERNATE CEREMONY DATE 2**

**ALTERNATE CEREMONY DATE 3**

**TIME OF DAY PREFERENCE**

**AM (09:00 a.m. – 12:00 p.m.)**

**PM (12:00 p.m. – 4:00 p.m.)**

## ATTACHMENT 2

**From:** [An Nguyen](#)  
**To:** [protocol@vaughan.ca](mailto:protocol@vaughan.ca)  
**Cc:** [Zincia Francis](#); [Saira Zuberi](#)  
**Subject:** April Proclamation  
**Date:** Monday, April 29, 2024 11:23:46 AM  
**Attachments:** [image001.png](#)  
[Limb Loss and Limb Difference Awareness - April.pdf](#)

---

Hello,

We would like to establish an annual proclamation for April beginning in 2025, designating it as Limb Loss and Limb Difference Awareness Month. Please find attached the completed proclamation form.

Should there be room for a statement, here is some suggested text:

“As a community committed to fostering diversity and inclusion, the City of Vaughan proudly recognizes Limb Loss and Limb Difference Awareness Month. In April, we celebrate the strength, resilience, and invaluable contributions that Canadians with limb loss or limb difference make to their communities and our city.

We reaffirm our commitment to creating an accessible and inclusive city where residents and visitors feel valued, respected, and empowered to thrive. We recognize the importance of the diverse talents and perspectives that individuals with disabilities bring to our community.

During this month and beyond, let us continue to support and uplift individuals with limb loss or limb differences, championing their achievements and fostering a more inclusive city for all.”

Kindly let me know if you have any questions or concerns with the form.

Thank you very much,

**An Nguyen** (she/her)  
**Project Lead – DEI**  
Office 905-832-8585 ext.8954 | [an.nguyen@vaughan.ca](mailto:an.nguyen@vaughan.ca)  
Mobile 647-915-2119

**City of Vaughan | Office of the Chief Human Resources Officer**  
2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1  
[www.vaughan.ca](http://www.vaughan.ca)







## FLAG RAISING & PROCLAMATION REQUEST FORM

I am requesting the following (please select all that apply):

- Flag Raising** (Complete Parts 1-3, Parts 5 & 6, Annex A, Annex B)
- Proclamation** (Complete Parts 1-4)

### PART 1: ORGANIZATION DETAILS

**ORGANIZATION NAME**

Autism Ontario

**ORGANIZATION TYPE**

Charitable

### PART 2: REQUESTER DETAILS

**LAST NAME OR SINGLE NAME**

Luoma

**FIRST NAME**

Erika

**POSITION**

Fund and Volunteer Coordinator

**STREET ADDRESS**

1179 King St. West

**APT/UNIT NUMBER**

004

**CITY/TOWN**

Toronto

**PROVINCE**

ON

**POSTAL CODE**

M6K3C5

**EMAIL ADDRESS**

erika.luoma@autismontario.com

**TELEPHONE NUMBER**

(800) 472-7789

### PART 3: ALTERNATE CONTACT DETAILS

**LAST NAME OR SINGLE NAME**

Garcia

**FIRST NAME**

Ramela

**POSITION**

Fund and Volunteer Coordinator

**STREET ADDRESS**

1179 King St. West

**APT/UNIT NUMBER**

004

**CITY/TOWN**

Toronto

**PROVINCE**

ON

**POSTAL CODE**

M6K3C5

**EMAIL ADDRESS**

ramela.garcia@autismontario.com

**TELEPHONE NUMBER**

(800) 472-7789

#### PART 4: PROCLAMATION REQUEST DETAILS

**CAUSE/EVENT/COMMEMORATION TO BE PROCLAIMED** (*Written as you want it to be Declared by Council*)

World Autism Day

DAY

WEEK

MONTH

#### PART 5: FLAG RAISING DETAILS

**CAUSE/EVENT/COMMEMORATION TO BE RECOGNIZED**

World Autism Day

**FLAG TO BE RAISED** (*Please attach an image of the flag to this form*)

**ANTHEM OR MUSIC TO BE PLAYED** (*If required*)

**WILL THERE BE A PUBLIC EVENT AT CITY HALL FOLLOWING THE FLAG RAISING CEREMONY?**

**YES - Please note** additional permits, fees and charges may apply for extended use of the space and other resources.

**NO**

#### PART 6: PUBLIC CEREMONY DETAILS

The City of Vaughan endeavors to accommodate the requestor's preferred date, however it is **NOT GUARANTEED**. To assist in scheduling your public ceremony, we ask you to designate up to 3 alternate dates for booking.

**PREFERRED CEREMONY DATE**

**ALTERNATE CEREMONY DATE**

02/07/2025

**TIME OF DAY PREFERENCE**

**AM (09:00 a.m. – 12:00 p.m.)**

**PM (12:00 p.m. – 4:00 p.m.)**

**ESTIMATED NUMBER OF ATTENDEES**

15

## ATTACHMENT 4



Autism Ontario is a charitable organization founded in 1973, and we are privileged to support the autism communities of Ontario. We have more than 50 years of supporting, representing, and advocating for all autistic individuals across the province regardless of race, ethnicity, income, religion, gender identity, or sexual orientation.

Join Autism Ontario as we *Celebrate the Spectrum* this upcoming World Autism Day by purchasing a flag for our “Fly the Flag” campaign and formally proclaiming **April 2, 2025, as World Autism Day**. This is an excellent opportunity for your municipality to show support for autistic individuals across Ontario and in your communities.

You can purchase a flag through our website at <https://celebratethespectrum.com/shop/>

### **What is Celebrate the Spectrum?**

Celebrate the Spectrum is our campaign for World Autism Day celebrations. It is an opportunity for positive action to provide spaces of support and advocacy for our diverse communities while learning about autism, and how we can all make our communities better for autistic individuals. Our campaign theme is tie-dye, symbolizing the beautiful uniqueness and individuality of every autistic person. Celebrate the Spectrum unites families, schools, communities, businesses, government, and professionals in recognizing World Autism Day by celebrating autistic people and bringing to light the systemic barriers that must be removed to create a more supportive and inclusive Ontario.

We are always available to help with resources and ideas on how you can get involved. Let's come together and embrace our diversity, exploring endless possibilities in every pattern!

Let us know if you will be flying the flag! Register your municipality [here](#).

For more information on Autism Ontario's World Autism Day activities on April 2, 2025, visit: <https://celebratethespectrum.com/>



## FLAG RAISING & PROCLAMATION REQUEST FORM

I am requesting the following (please select all that apply):

- Flag Raising** (*Complete Parts 1-3, Parts 5 & 6, Annex A, Annex B*)
- Proclamation** (*Complete Parts 1-4*)

### PART 1: ORGANIZATION DETAILS

**ORGANIZATION NAME**

Vaughan Animal Services

**ORGANIZATION TYPE**

Public Institution

### PART 2: REQUESTER DETAILS

**LAST NAME OR SINGLE NAME**

Cavalluzzo

**FIRST NAME**

Fabrizio

**STREET ADDRESS**

70 Tigi Court

**APT/UNIT NUMBER**

47

**CITY/TOWN**

Vaughan

**PROVINCE**

ON

**POSTAL CODE**

L4K5E4

**EMAIL ADDRESS**

Fabrizio.Cavalluzzo@vaughan.ca

**TELEPHONE NUMBER**

(905) 832-2281

### PART 3: ALTERNATE CONTACT DETAILS

**LAST NAME OR SINGLE NAME**

Slik

**FIRST NAME**

Christopher

**STREET ADDRESS**

70 Tigi Court

**APT/UNIT NUMBER**

47

**CITY/TOWN**

Vaughan

**PROVINCE**

ON

**POSTAL CODE**

L4K5E4

**EMAIL ADDRESS**

christopher.slik@vaughan.ca

**TELEPHONE NUMBER**

(905) 832-2281

## PART 4: PROCLAMATION REQUEST DETAILS

**CAUSE/EVENT/COMMEMORATION TO BE PROCLAIMED** (*Written as you want it to be Declared by Council*)

National Animal Control Officer Appreciation Week (April 13- 19, 2025)

DAY

WEEK

MONTH

## PART 5: FLAG RAISING DETAILS

**CAUSE/EVENT/COMMEMORATION TO BE RECOGNIZED**

**FLAG TO BE RAISED** (*Please attach an image of the flag to this form*)

**ANTHEM OR MUSIC TO BE PLAYED** (*If required*)

**WILL THERE BE A PUBLIC EVENT AT CITY HALL FOLLOWING THE FLAG RAISING CEREMONY?**

**YES** - To book an appropriate space at City Hall and required equipment following the ceremony, please contact Recreation Services by telephone at (905) 832-8500 or by email at [RecCSD@vaughan.ca](mailto:RecCSD@vaughan.ca).

**NO**

## PART 6: PUBLIC CEREMONY DETAILS

The City of Vaughan endeavors to accommodate the requestor's preferred date, however it is **NOT GUARANTEED**. To assist in scheduling your public ceremony, we ask you to designate up to 3 alternate dates for booking.

**PREFERRED CEREMONY DATE**

**ALTERNATE CEREMONY DATE 1**

**ALTERNATE CEREMONY DATE 2**

**ALTERNATE CEREMONY DATE 3**

**TIME OF DAY PREFERENCE**

**AM (09:00 a.m. – 12:00 p.m.)**

**PM (12:00 p.m. – 4:00 p.m.)**

## FLAG RAISING & PROCLAMATION REQUEST FORM

I am requesting the following (please select all that apply):

- Flag Raising (Complete Parts 1-3, Parts 5 & 6, Annex A, Annex B)
- Proclamation (Complete Parts 1-4)

### PART 1: ORGANIZATION DETAILS

**ORGANIZATION NAME**

City of Vaughan - Parks, Forestry and Horticulture Operations

**ORGANIZATION TYPE**

Public Institution

### PART 2: REQUESTER DETAILS

**LAST NAME OR SINGLE NAME**

Tavarasa

**FIRST NAME**

Akila

**POSITION**

AA to the Director

**STREET ADDRESS**

2800 Rutherford Rd

**APT/UNIT NUMBER**

**CITY/TOWN**

Vaughan

**PROVINCE**

ON

**POSTAL CODE**

L4K2N9

**EMAIL ADDRESS**

akila.tavarasa@vaughan.ca

**TELEPHONE NUMBER**

### PART 3: ALTERNATE CONTACT DETAILS

**LAST NAME OR SINGLE NAME**

**FIRST NAME**

**POSITION**

**STREET ADDRESS**

**APT/UNIT NUMBER**

**CITY/TOWN**

**PROVINCE**

ON

**POSTAL CODE**

**EMAIL ADDRESS**

**TELEPHONE NUMBER**

#### PART 4: PROCLAMATION REQUEST DETAILS

**CAUSE/EVENT/COMMEMORATION TO BE PROCLAIMED** (*Written as you want it to be Declared by Council*)

Arbor Week (April 25 to May 4)

Arbor Week is celebrated in Ontario to promote tree conservation and encourage residents to actively participate in tree planting efforts.

DAY

WEEK

MONTH

#### PART 5: FLAG RAISING DETAILS

**CAUSE/EVENT/COMMEMORATION TO BE RECOGNIZED**

**FLAG TO BE RAISED** (*Please attach an image of the flag to this form*)

**ANTHEM OR MUSIC TO BE PLAYED** (*If required*)

**WILL THERE BE A PUBLIC EVENT AT CITY HALL FOLLOWING THE FLAG RAISING CEREMONY?**

**YES** - Please note additional permits, fees and charges may apply for extended use of the space and other resources.

**NO**

#### PART 6: PUBLIC CEREMONY DETAILS

The City of Vaughan endeavors to accommodate the requestor's preferred date, however it is **NOT GUARANTEED**. To assist in scheduling your public ceremony, we ask you to designate up to 3 alternate dates for booking.

**PREFERRED CEREMONY DATE**

**ALTERNATE CEREMONY DATE**

**TIME OF DAY PREFERENCE**

**AM (09:00 a.m. – 12:00 p.m.)**

**PM (12:00 p.m. – 4:00 p.m.)**

**ESTIMATED NUMBER OF ATTENDEES**



## FLAG RAISING & PROCLAMATION REQUEST FORM

I am requesting the following (please select all that apply):

- Flag Raising (Complete Parts 1-3, Parts 5 & 6, Annex A, Annex B)
- Proclamation (Complete Parts 1-4)

### PART 1: ORGANIZATION DETAILS

**ORGANIZATION NAME**

City of Vaughan

**ORGANIZATION TYPE**

Public Institution

### PART 2: REQUESTER DETAILS

**LAST NAME OR SINGLE NAME**

Michaels

**FIRST NAME**

Samantha

**STREET ADDRESS**

2141 Major Mackenzie Dr.

**APT/UNIT NUMBER**

**CITY/TOWN**

Vaughan, ON

**PROVINCE**

ON

**POSTAL CODE**

L6A 1T1

**EMAIL ADDRESS**

samantha.michaels@vaughan.ca

**TELEPHONE NUMBER**

[REDACTED]

### PART 3: ALTERNATE CONTACT DETAILS

**LAST NAME OR SINGLE NAME**

**FIRST NAME**

**STREET ADDRESS**

**APT/UNIT NUMBER**

**CITY/TOWN**

**PROVINCE**

ON

**POSTAL CODE**

**EMAIL ADDRESS**

**TELEPHONE NUMBER**

## PART 4: PROCLAMATION REQUEST DETAILS

**CAUSE/EVENT/COMMEMORATION TO BE PROCLAIMED** (*Written as you want it to be Declared by Council*)

National Day of Awareness for Missing and Murdered Indigenous Women and Girls and Two-Spirit Peo

DAY

WEEK

MONTH

## PART 5: FLAG RAISING DETAILS

**CAUSE/EVENT/COMMEMORATION TO BE RECOGNIZED**

**FLAG TO BE RAISED** (*Please attach an image of the flag to this form*)

**ANTHEM OR MUSIC TO BE PLAYED** (*If required*)

**WILL THERE BE A PUBLIC EVENT AT CITY HALL FOLLOWING THE FLAG RAISING CEREMONY?**

- YES** - To book an appropriate space at City Hall and required equipment following the ceremony, please contact Recreation Services by telephone at (905) 832-8500 or by email at [RecCSD@vaughan.ca](mailto:RecCSD@vaughan.ca).
- NO**

## PART 6: PUBLIC CEREMONY DETAILS

The City of Vaughan endeavors to accommodate the requestor's preferred date, however it is **NOT GUARANTEED**. To assist in scheduling your public ceremony, we ask you to designate up to 3 alternate dates for booking.

**PREFERRED CEREMONY DATE**

**ALTERNATE CEREMONY DATE 1**

**ALTERNATE CEREMONY DATE 2**

**ALTERNATE CEREMONY DATE 3**

**TIME OF DAY PREFERENCE**

**AM** (09:00 a.m. – 12:00 p.m.)

**PM** (12:00 p.m. – 4:00 p.m.)

## FLAG RAISING & PROCLAMATION REQUEST FORM

I am requesting the following (please select all that apply):

Flag Raising (Complete Parts 1-3, Parts 5 & 6, Annex A, Annex B)

Proclamation (Complete Parts 1-4)

### PART 1: ORGANIZATION DETAILS

**ORGANIZATION NAME**  
York Rehon MY MS FAMILY Organization

**ORGANIZATION TYPE**  
Not-for-profit

### PART 2: REQUESTER DETAILS

<b>LAST NAME OR SINGLE NAME</b> Busciglio	<b>FIRST NAME</b> Peter
--	----------------------------

**POSITION**  
Director of MY MS FAMILY

<b>STREET ADDRESS</b> [REDACTED]	<b>APT/UNIT NUMBER</b>
-------------------------------------	------------------------

<b>CITY/TOWN</b> Richmind Hill	<b>PROVINCE</b> ON	<b>POSTAL CODE</b> [REDACTED]
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<b>EMAIL ADDRESS</b> info@mymfamily.com	<b>TELEPHONE NUMBER</b> [REDACTED]
--	---------------------------------------

### PART 3: ALTERNATE CONTACT DETAILS

<b>LAST NAME OR SINGLE NAME</b> Pilkey	<b>FIRST NAME</b> Doug
---	---------------------------

**POSITION**  
Director of Awareness and Fundraising

<b>STREET ADDRESS</b> [REDACTED]	<b>APT/UNIT NUMBER</b>
-------------------------------------	------------------------

<b>CITY/TOWN</b> [REDACTED]	<b>PROVINCE</b> ON	<b>POSTAL CODE</b> [REDACTED]
--------------------------------	-----------------------	----------------------------------

<b>EMAIL ADDRESS</b> [REDACTED]	<b>TELEPHONE NUMBER</b> [REDACTED]
------------------------------------	---------------------------------------

**PART 4: PROCLAMATION REQUEST DETAILS**

**CAUSE/EVENT/COMMEMORATION TO BE PROCLAIMED** *(Written as you want it to be Declared by Council)*

DAY

WEEK

MONTH

**PART 5: FLAG RAISING DETAILS**

**CAUSE/EVENT/COMMEMORATION TO BE RECOGNIZED**

To bring awareness of Multiple Sclerosis and the existence of MY MS FAMILY to the City of Vaughan citizens. This will be our 15th year of raising our MS Flag as well creating awareness of MS.

**FLAG TO BE RAISED** *(Please attach an image of the flag to this form)*

Yes

**ANTHEM OR MUSIC TO BE PLAYED** *(If required)*

Canadian National Anthem at the start of the event

**WILL THERE BE A PUBLIC EVENT AT CITY HALL FOLLOWING THE FLAG RAISING CEREMONY?**

**YES - Please note** additional permits, fees and charges may apply for extended use of the space and other resources.

NO

**PART 6: PUBLIC CEREMONY DETAILS**

The City of Vaughan endeavors to accommodate the requestor's preferred date, however it is **NOT GUARANTEED**. To assist in scheduling your public ceremony, we ask you to designate up to 3 alternate dates for booking.

**PREFERRED CEREMONY DATE**

05/07/2025

**ALTERNATE CEREMONY DATE**

05/08/2025

**TIME OF DAY PREFERENCE**

AM (09:00 a.m. – 12:00 p.m.)

PM (12:00 p.m. – 4:00 p.m.)

**ESTIMATED NUMBER OF ATTENDEES**

15

## Committee of the Whole (1) Report

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**DATE:** Tuesday, March 04, 2025

**WARD:** 4

**TITLE: PROPOSED AMENDMENT TO HERITAGE DESIGNATION BY-LAW 140-2024 AFFECTING 1078 MAJOR MACKENZIE DRIVE WEST (TRANSMITTAL REPORT)**

**FROM:**

Heritage Vaughan Committee

**ACTION:** DECISION

---

**Purpose**

To forward recommendations from the Heritage Vaughan Committee meeting of February 19, 2025, with respect to the subject matter for consideration by Committee of the Whole

**Report Highlights**

- This is a transmittal report from the City Clerk on behalf of the Heritage Vaughan Committee forwarding recommendations for consideration by Committee of the Whole.

**Recommendations**

The Heritage Vaughan Committee forwards the following recommendation from its meeting of February 19, 2025 (Item 2, Report No. 1), for consideration by Committee of the Whole:

1. That the recommendations contained in the following report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery, dated February 19, 2025, be approved:

Recommendations of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated February 19, 2025:

THAT the Heritage Vaughan Committee recommend that Council approve the proposed amendment as presented, subject to the following conditions:

1. That a notice of the proposed amendment to the Heritage Designation By-Law 140-2024 be served to the subject property owner and published on the City of Vaughan website in accordance with Section 30.1 of the Ontario Heritage Act.
2. If no notice of objection is served on the City Clerk within 30 days of the date of publication of the amendment notice, staff are directed to bring forward the amending by-law to Council for endorsement.

### **Background**

At its meeting on February 19, 2025, the Heritage Vaughan Committee considered recommendations contained in the report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery [Attachment 1].

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

Recommendations from the Heritage Vaughan Committee meeting of February 19, 2025, are being presented for consideration by Committee of the Whole.

### **Financial Impact**

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

### **Operational Impact**

There are no operational impacts associated with this report.

### **Broader Regional Impacts/Considerations**

There are no Regional impacts associated with this report.

### **Conclusion**

This is a transmittal report from the City Clerk on behalf of the Heritage Vaughan Committee forwarding recommendations from its meeting of February 19, 2025, for consideration by Committee of the Whole.

For more information, please contact: Todd Coles, City Clerk, ext. 8281.

## **Attachment**

1. Report of the Interim Deputy City Manager, Planning, Growth Management and Housing Delivery dated February 19, 2025 [Heritage Vaughan Committee meeting agenda item # 2: 1078 Major Mackenzie Drive West].

## **Prepared by**

John Britto, Legislative Specialist, Office of the City Clerk, extension 8637.







# Heritage Vaughan Committee Report

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**DATE:** Wednesday, February 19, 2025

**WARD:** 4

**TITLE: PROPOSED AMENDMENT TO HERITAGE DESIGNATION BY-LAW 140-2024 AFFECTING 1078 MAJOR MACKENZIE DRIVE WEST**

**FROM:**

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

**ACTION:** DECISION

---

**Purpose**

To seek Heritage Vaughan Committee’s support and recommendation to the Committee of the Whole for approval of the proposed amendment to Heritage Designation By-Law 140-2024 (Attachment 1) for the property municipally known as 1078 Major Mackenzie Drive West located on the north side of Major Mackenzie Drive and between Dufferin Street and Bathurst Street (Attachment 2).

**Report Highlights**

- On June 25, 2024, Vaughan Council passed By-law 140-2024, endorsing the designation of 1078 Major Mackenzie drive for its cultural heritage properties under Section 29 of the Ontario Heritage Act.
- Minor amendments to By-law 140-2024 are recommended to further detail the discrete area of cultural heritage value within the broader property.

**Recommendations**

THAT the Heritage Vaughan Committee recommend that Council approve the proposed amendment as presented, subject to the following conditions:

1. That a notice of the proposed amendment to the Heritage Designation By-Law 140-2024 be served to the subject property owner and published on the City of Vaughan website in accordance with Section 30.1 of the Ontario Heritage Act.

2. If no notice of objection is served on the City Clerk within 30 days of the date of publication of the amendment notice, staff are directed to bring forward the amending by-law to Council for endorsement.

## **Background**

Built initially between 1855 and 1860, 1078 Major Mackenzie Drive West – also known as the Peter Patterson House – has been recognized as a significant heritage building and was designated under Section 29, Part IV of the Ontario Heritage Act (OHA) on June 25, 2024, through By-Law 140-2024.

On November 22, 2023, the Heritage Vaughan Committee reviewed the staff proposed designation report for 1078 Major Mackenzie Drive West and recommended to the City of Vaughan Council to proceed with the designation process. City Council accepted this recommendation and approved the report and its recommendations on January 30, 2024.

On March 13, 2024, Cultural Heritage staff sent out a Notice of Intent to Designate (NOID) to the Ontario Heritage Trust, the Owner and published it on the City of Vaughan Heritage Notices website in compliance with the requirements of the OHA.

On April 12, 2024, Clerks and Cultural Heritage staff received a notice of objection regarding the NOID from the Owner. The owner was concerned that relatively recent attributes of the house, garden, landscaping and outbuildings were included in the Statement of Cultural Heritage elements and that the proposed mapping included the entire real property. This led to concern regarding the future of the property and concerns that changes would be difficult, including the opportunity for future development.

Cultural Heritage staff had several meetings with the Owner's representatives and their Heritage consultant prior to the June 25th Council meeting. An updated map was presented to them, and the Statement of Cultural Heritage Value included and identified non-heritage attributes to clarify aspects of the property but did not withdraw the property from designation. When the Owner asked Cultural Heritage staff if it was possible to amend the Statement after designation, staff confirmed that it was possible under the OHA.

The subject property owner chose to withdraw their objection to allow the designation to proceed and the property is now protected under By-law 140-2024. The By-law was

passed by City of Vaughan Council on June 25, 2024, and the Notice of the By-Law was sent to the property owner and to the Ontario Heritage Trust.

### **Previous Reports/Authority**

[Proposed Designation Under Part IV Of The Ontario Heritage Act Of 1078 Major Mackenzie Drive West – November 22, 2023, Heritage Vaughan Committee](#)

[Item 16, Report No. 1, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on January 30, 2024.](#)

### **Analysis and Options**

Recent discussions between the representatives of the property owner and City of Vaughan Cultural Heritage staff on the subject property has provided for an opportunity to update and amend the Statement of Cultural Heritage Value and clarify the specific area of cultural heritage value within the existing larger real property.

Following the designation of the subject lands, in November of 2024, the property owner came forward with an amended location map, intended to better capture the area of cultural heritage significance on the property. To ensure that appropriate attributes were identified and conserved, the property owner hired a heritage consultant to review and recommend revisions to the Statement of Cultural Heritage Value within By-law 140-2024.

The proposed amendments include an updated Statement of Cultural Heritage Value that provides a higher level of specificity to the identified physical heritage attributes of the property, particularly regarding the window openings, sidelights and fenestration patterns. It also firmly identifies the architectural style as Gothic Carpenter, which will provide firm guidance in the future regarding restoration and maintenance.

The Statement also provides specific details of the two and half (2 ½) storeys carriage house that were previously not included in the initial designation. Cultural Heritage staff note that the proposed amendments do not impact the protection of the significant heritage value on the subject property.

The proposed updated location provides an identified boundary around the main house and carriage house and retains the integrity of the cultural heritage landscape and the relationship between the two structures. This is shown in Attachments 2 and 3 with the location map. The proposed amendment will also provide clarity in the future should there be any proposed development on the property. In the final by-law map, the map in

Attachment 3 will be used, identifying the area simply as the “Heritage Boundary” and the photo background will be removed, which is required for registration on title at the Land Titles office.

Cultural Heritage staff have reviewed the proposed amendments and have prepared an updated Statement of Cultural Heritage Value with the recommended changes (Attachment 4) and conclude that they are appropriate and will protect the property, while allowing continued use in the future.

### **Financial Impact**

NA

### **Operational Impact**

NA

### **Broader Regional Impacts/Considerations**

NA

### **Conclusion**

Cultural Heritage staff are satisfied that the proposed amendments to By-law 140-2024 conform to the policies of the Vaughan Official Plan and the objectives and criteria of the Ontario Heritage Act. Accordingly, staff can support the proposed amendments to the designation By-law 140-2024 as shown on Attachment 3.

**For more information, please contact:** Katrina Guy, Heritage Specialist, ext. 8115

### **Attachments**

1. Designation By-law 140-2024
2. 1078 Major Mackenzie Drive West – Location map with photo background
3. 1078 Major Mackenzie Drive West – Location map without photo background
4. 1078 Major Mackenzie Drive West – Statement of Cultural Heritage Value - revised

### **Prepared by**

Katrina Guy, Heritage Specialist, Cultural Heritage Program, Policy Planning and Special Programs, ext. 8115

Shawn Persaud, Senior Manager, Policy Planning and Special Programs, ext. 8104

Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231

*THE CITY OF VAUGHAN*

*BY-LAW*

**BY-LAW NUMBER 140-2024**

**A By-law to designate 1078 Major Mackenzie Drive West, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18.**

**WHEREAS** Pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, the council of a municipality is authorized to enact a by-law to designate real property within the municipality, including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** section 29(1.1) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires the Council of a municipality to cause notice of intention to designate a property to be given by the Clerk of the municipality;

**AND WHEREAS** the property described in Schedule “A” to this By-Law, municipally known as 1078 Major Mackenzie Drive West is deemed to contain cultural heritage value or interest;

**AND WHEREAS** section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires a notice of intent to designate to be served on the Property Owner, on the Ontario Heritage Trust, and to be published in a newspaper;

**AND WHEREAS**, on January 30, 2024, the Council of the Corporation of the City of Vaughan caused notice of intention to designate 1078 Major Mackenzie Drive West as a property of cultural heritage value or interest, with the notice served to the Ontario Heritage Trust and to the owners of 1078 Major Mackenzie Drive West.

**AND WHEREAS** section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 requires a municipality to adopt and maintain policies with respect to the specific form and manner of the provision of notices;

**AND WHEREAS** sections 26(4) and 39.1(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 permit a municipality to publish notices in accordance with a policy adopted by the municipality under section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25;

**AND WHEREAS** the City of Vaughan enacted By-law 021-2024 on January 30, 2024

pursuant to section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 which allows for notice to be provided by way of the City's website;

**AND WHEREAS** on March 13, 2024, the City of Vaughan published a notice of intention to designate 1078 Major Mackenzie Drive West on the City of Vaughan's website in accordance with By-law 021-2024;

**AND WHEREAS** a notice of objection to the proposed designation was served within the thirty-day timeline prescribed by section 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, on the Clerk of the City of Vaughan;

**AND WHEREAS** the notice of objection to the proposed designation was withdrawn at the Committee of the Whole meeting of June 18, 2024;

**AND WHEREAS** Council made a decision not to withdraw the notice of intention to designate the property as per section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18;

**NOW THEREFORE** the Council of the City of Vaughan ENACTS AS FOLLOWS:

1. That pursuant to Section 29 of the *Ontario Heritage Act*, the property located at 1078 Major Mackenzie Drive West (the "Property"), in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, being more particularly described in Schedule "A" attached hereto and forming part of this By-law, shall be and is hereby designated as a property of cultural heritage value or interest.
2. That the Statement of Cultural Heritage Value or Interest for the Property explaining the reasons the Property is of cultural heritage value or interest is attached hereto in Schedule "B" and forms a part of this By-law.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law and its Schedules to be registered against the title to the Property in the proper land registry office.
4. That the City Clerk is hereby authorized to cause a copy of this By-law and its Schedules to be served on the Property Owner and on the Ontario Heritage Trust.
5. That the City Clerk is hereby authorized to publish notice of this By-law on the City of Vaughan's municipal website.

Voted in favour by City of Vaughan Council this 25<sup>th</sup> day of June, 2024.

---

Steven Del Duca, Mayor

---

Todd Coles, City Clerk

Authorized by Item No. 16 of Report No. 1 of the Committee of the Whole.  
Adopted by Vaughan City Council on January 30, 2024.  
City Council voted in favour of this by-law on June 25, 2024.

**SCHEDULE "A" TO BY-LAW NUMBER 140-2024**

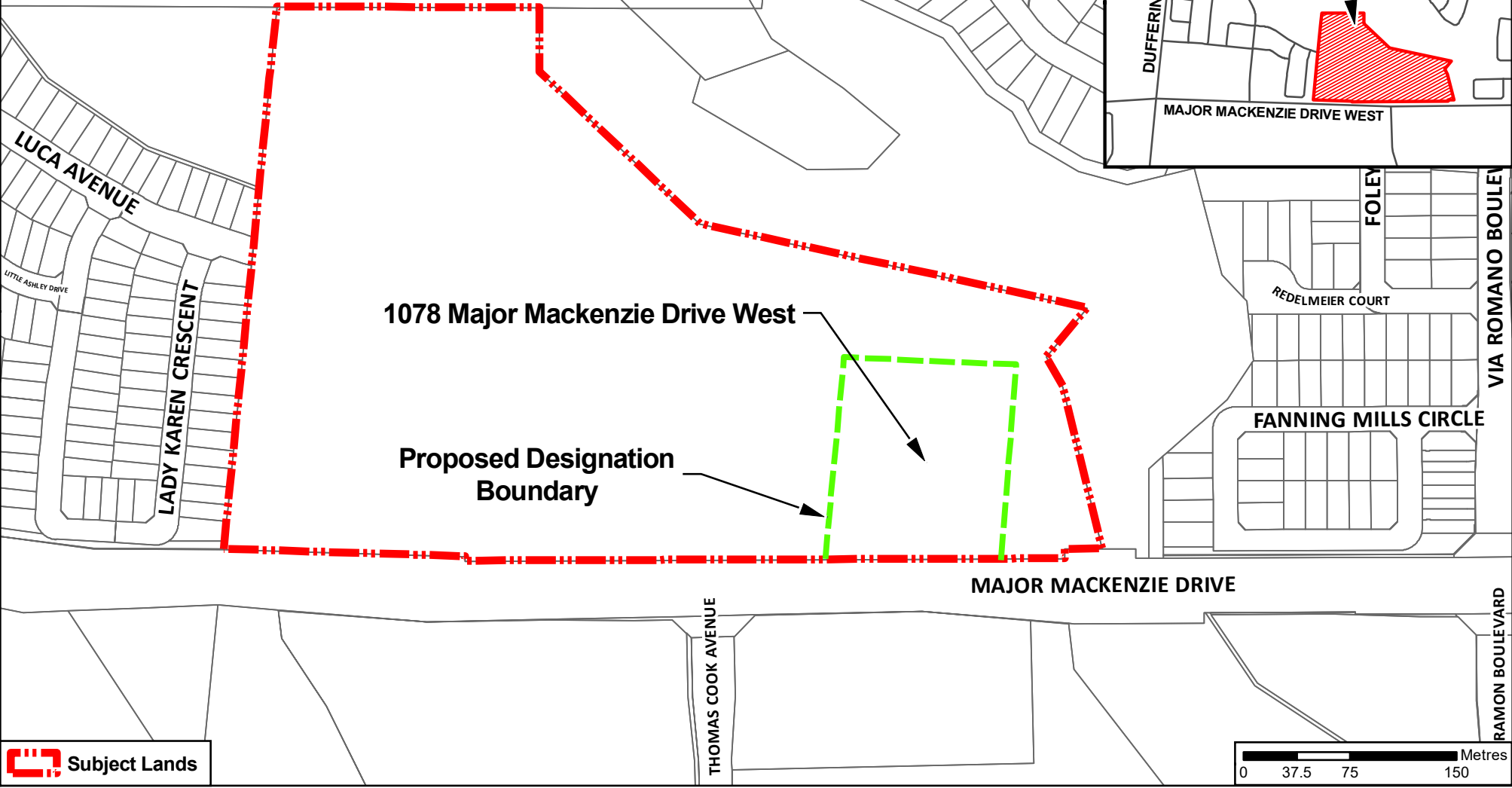
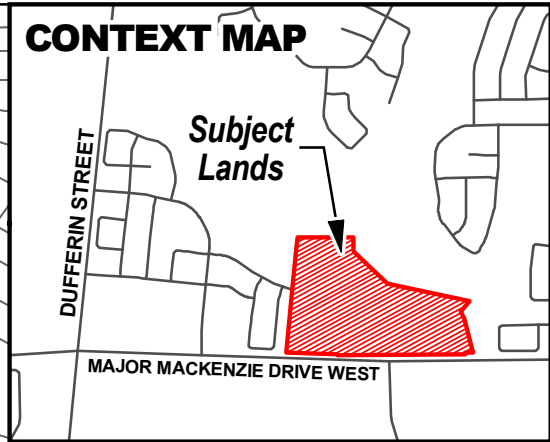
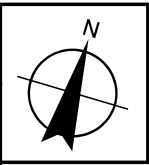
Description of Lands

PIN: 70018-0243

Legal Description:

Part of Lot 21, Concession 2, described as Part 1, Plan 65R-5977; Vaughan

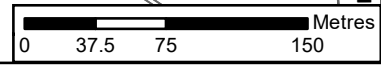




1078 Major Mackenzie Drive West

Proposed Designation Boundary

 Subject Lands



# Designation Map

**Location:**  
1078 Major Mackenzie Drive West  
Part of Lot 21, Concession 2

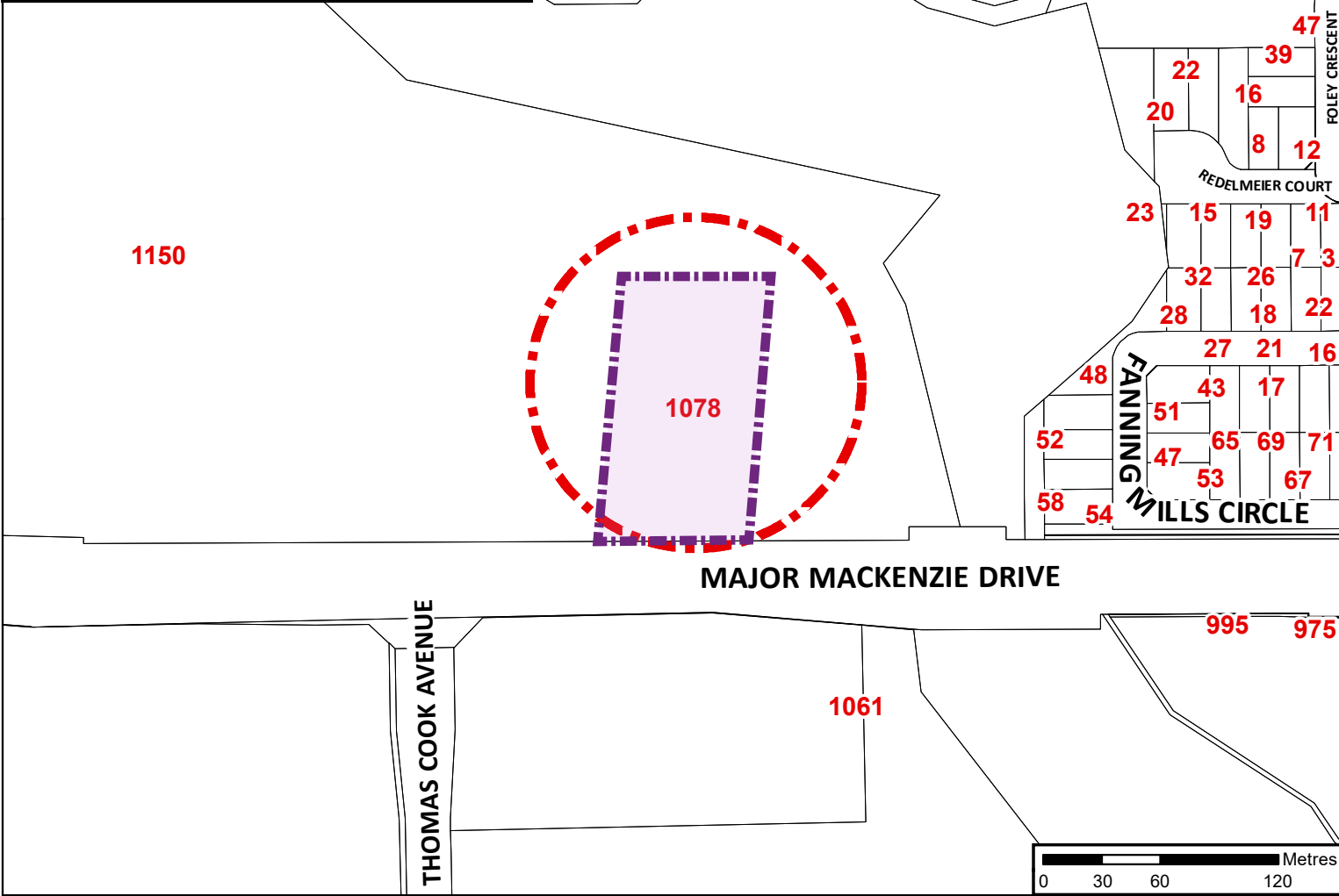
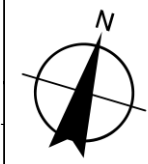
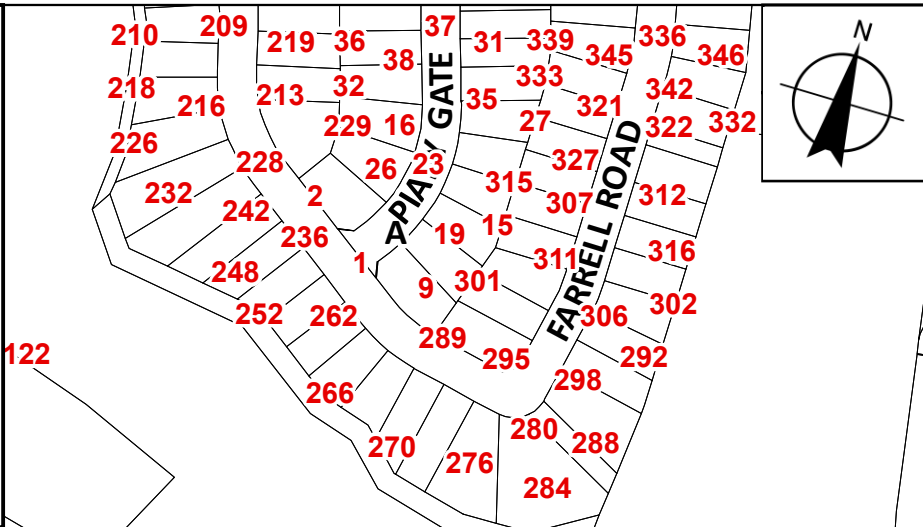
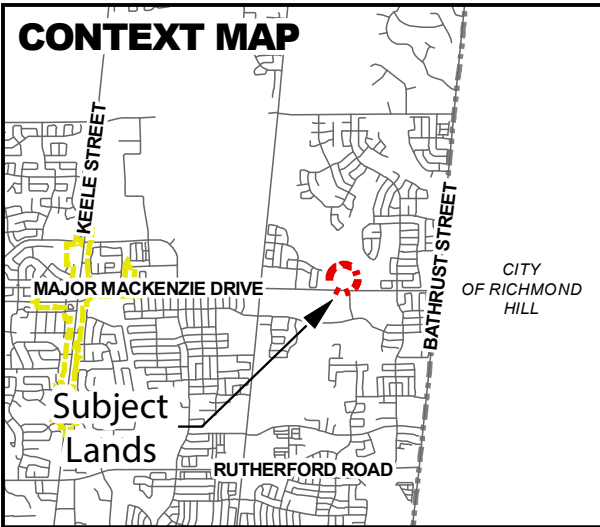


# Attachment

**Date:**  
June 24, 2024

# 1

**CONTEXT MAP**



**Location Map  
To By-law 140-2024**

**Legal Address:** 1078 Major Mackenzie Drive West

**Legal Description:** Part of Lot 21, Concession 2, described as Part 1, Plan 65R-5977; Vaughan

-  Subject Lands
-  Heritage District

## SCHEDULE "A" TO BY-LAW NUMBER 140-2024

### STATEMENT OF CULTURAL HERITAGE VALUE

#### BRIEF DESCRIPTION

ADDRESS: 1078 Major Mackenzie Drive West

LEGAL DESCRIPTION: Part of Lot 21, Concession 2, described a Part 1, Plan 65R-5977;  
Vaughan

#### OVERVIEW

The Patterson House has been included on the City of Vaughan's Register of Buildings of Architectural and Historical Value for architectural and historical reasons and is one of the most significant structures in Vaughan.

The cultural heritage value of the property known as 1078 Major Mackenzie Drive W meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Building Name: The Peter Patterson House

Date Built: Circa 1855-60, later additions 1920's

Address: 1078 Major Mackenzie Drive W

Location: North side of Major Mackenzie Drive West, between Bathurst Street and Dufferin Street (use another road)

Condition: The house is in good to fair physical condition

#### ARCHITECTURAL DESCRIPTION

##### HISTORY OF THE HOUSE

The main house was first built as a 2 storey house by Peter Patterson who was born in New Hampshire and raised in Westfield, New York, before settling in Canada with his brothers in 1850. The house was likely built between 1855 after Peter Patterson purchased the west half of Lot 21, Concession 2 property in 1853 and 1859, when he married Kate (Catherine) E Haffrey of Richmond Hill.

Initially, as shown in Figure 1, the 1860 structure exhibited several elements of the Gothic style including the steeply pitched roofs, and the gothic arched window in the attic floor on the south elevation. The window sizes, locations and pane pattern have been retained through to the present and contribute significantly to the structure's cultural heritage value. Also present in the 1870 form is the east side 1 storey addition, which was later expanded into a sunroom.

In 1884, the Patterson family home was expanded and embellished. The rear wing of the house was raised and reroofed, increasing the space for living including a new staircase. Other exterior changes were quite notable - the chimneys were rebuilt, and the house obtained its notable vergeboard and fanciful woodwork trim and verandah. While it's not known who designed the original house, the 1884 alterations were designed by John T. Stokes, one of Ontario's earliest trained architects and engineers. From the August 1884 letters sent by Mr. Stokes to Mr. Patterson, the intent was to improve the house without having to "tear it up in pieces". The letters further outline descriptions of the work and measurements, as according to

Mr. Stokes, he understood that all of the work – the raising of the roof, the creation of the extensive trimming was to be done by the Patterson Bros Company carpenters. The resulting effect was admired in its time and for several years after with several comments focusing on how well the landscape, gardens and structures were combined to make a showpiece. It is noted that Mr and Mrs Patterson continued to stay in the house during the summer and remained a part of the Patterson and Maple community. A few months after Mr. Patterson's sudden passing at the house, the property was even featured in the Globe's Illustrated Saturday feature in the fall of 1904.

After Mr. Patterson's passing, Mrs Patterson continued to visit the property, but the house was not further altered until the 1920's, when Mrs. Patterson died, and her son John D. Patterson began the work of refurbishing the house. His changes were to add a 1 storey addition to the west gable of the house, and to expand the east addition into a sunroom. These additions are subordinate to the building and do not detract from the earlier works. Once John D. Patterson passed in 1940,

The house is known to be one the best and most intact examples of the "Carpenter Gothic" style in the City of Vaughan and is featured in the book "Ontario House Styles – The Distinctive Architecture of the Province's 18<sup>th</sup> & 19<sup>th</sup> century home" by Robert Mikel in 2004. The Carpenter Gothic originally rose in popularity in the eastern United States and eastern Canada and the style strongly features wood for framing, cladding and decoration. Since its purchase by the Redelmeier family in 1941, it has been well maintained, with no further exterior additions.

#### DESCRIPTION OF THE HOUSE

Covered in white board-and-batten wood siding, this large 2 storey house is dominated on three sides by its large, bargeboard-filled gable peaks and also on the front facade by a fretwork-filled section of the porch roof which has been tunnel vaulted. The walls under each of these peaks are pierced by a flat-headed Palladian-form window which, like all other openings on the original part of the house, is capped with a moulded wooden label. The steep pitched roof and gables of the front section of the house are surviving elements from the original 1860 construction.

The front porch on the Patterson features a one-storey open porch is supported by five pairs of bevelled posts resting on wooden bases and topped with stylized capitals. Because the porch is screened-in on the west side these white posts are highlighted and serve to further emphasize the thin verticality of the carpenter Gothic style house. The entry way to this porch is emphasized by ornate, circular fretwork, which features a three leafed motif on either side of the circle.

Under the main verandah of the south elevation are located three equally spaced doorway openings, but typical of the Gothic dislike for classical balance we find that it is not the centre opening, which is the main doorway, but rather the eastern most of these three openings.

The two openings to the west, located under the screened-in porch, are glass-paned French doors topped with glazed rectangular transom lights. The main doorway is set within a frame consisting of narrow sidelights and a square transom light. The door itself is of the single leaf, six panel variety with the two central panels being decorated with embossed designs.

The windows of the house all contain heritage value, dating from all major episodes of construction and alterations of the Patterson family. The second floor of the south elevation features a central window of 4 over 4 panes, with 3 paned side lights on either side which date from 1860. Further out on either side but located slightly lower than the central window feature, there are two narrower windows also featuring 4 over 4 pane style. The attic window features a 2 over 3 windowpane style that is setback behind the ornate gothic scroll work.

The east elevation features several windows and multi paned openings, among them 3 large 4 over 4 windows stretching nearly from ceiling to floor. As two of these are associated with the 1928 1 storey addition, it is thought that all 3 could date from the 1920's. Further along the east elevation a variety of windows are featured at varying heights and panes. These speak to the ongoing occupation and maintenance of the home.

The second floor of the east façade also features a window similar to the middle south elevation, with 4 over 4 panes and smaller sidelight windows, in a 3 over 1 style. This is copied on the west façade of the house as well and is a surviving feature of the 1860 construction.

## **CARRIAGE HOUSE**

Located to the rear and east of the house is a large, two-and-a-half storey drive shed and barn which was built originally circa 1860 but was later refurbished and extended around 1885 to replace the former one which had been destroyed by fire. Originally designed as a carriage house and barn for the Patterson family house, it has transitioned into use as a garage and is shown in Figures 4 and 5. This large building is designed in an L plan and compliments the Patterson house being also covered with white board and batten. Most of the windows feature 6 over 6 pane arrangement with a lancet window at the central gable. The wide arched doorways at the central gable and to the west with matching wooden doors also contain heritage value. The second floor also feature a hayloft door in the central gable that references its previous agricultural use.

## **HISTORICAL/ASSOCIATIVE VALUE**

### **PATTERSON FAMILY**

Peter Patterson was born in New Hampshire in 1825 and was one of 10 children in a family with roots in Northern Ireland. His father, Robert, was an elected member of the New Hampshire legislature and was a merchant and the family moved to New York State in 1829 where Robert became a farmer. Here, Peter and his brothers began to design and manufacture farm implements. Robert Jr. and Reuben, Peter's brothers, immigrated to Canada and established a foundry in Dundas, before later moving to Belleville, Ontario to establish the R. & R.S. Patterson company to manufacture fanning mills and agricultural implements.

Thomas Patterson arrived in Richmond Hill about 1850 and Peter arrived shortly thereafter. They began manufacturing fanning mills in a shop in Richmond Hill. By 1853 they purchased Lot 21, Concession 2, about four kilometers west of Richmond Hill. They were joined by another brother, Alfred. This property had access to water rights which allowed the construction of a dam on the Don River to provide waterpower to the new factory. Peter's goal was to create a company town beside the factory – the Patterson built houses for their workers, as well as other services, such as a church, a school, and post office.

By 1858, Thomas returned to the United States and was no longer associated with the company. Peter was the resident and managing partner of the company, with Alfred being a senior partner although he continued to live in the US. The company was called Patterson & Bro. Peter was also the postmaster in the village until 1871 and president of the Richmond Hill Agricultural Society from 1882-7.

Peter Patterson was significantly involved in local politics, being elected Reeve for four terms between 1868-1871. He then resigned from his position to run for Provincial Parliament and was successful, serving in the provincial legislature from 1871 to 1883.

The plant moved to Woodstock in 1887 due to its inability to secure a rail line spur line for the plant and the offer of \$35,000 from Woodstock to resettle in the town. Shortly after, the farm was bought by Massey-Harris. After being bought by Massey-Harris, and the plant moving, the town declined and Peter retired in 1891, with him and his wife Catherin living in the house during the summers until he passed away in 1904.

In 1928, Peter's son John came back to live in old house, buying the Graham farm across the road and raising Aberdeen angus. John lived on the property until his death in 1940.

#### REDELMEIER FAMILY

In 1939, William "Willy" Redelmeier, a Dutch banker, immigrated to Canada from the Netherlands, with his wife Iska and sons Ernest and Francis, and bought the property, naming it Don Head Farms. At its peak, it was comprised of 514 acres. In 1982, it was renamed Patch Farms and as of 1991, was operated by Ernest and Francis. They graduated from the Ontario Agricultural College and raised herds of Aberdeen Angus and Jerseys. It had few interior structural changes done to the house while they lived there.

Francis M. Redelmeier (1920-2001) farmed east of Maple in Richmond Hill in 1940 with his brother Ernest. He was the chairman of the World Jersey Cattle Bureau and was added to the Ontario Agricultural Hall of Fame (OAHF) for his contributions to the Jersey breed and milk pricing formulae development. He lived at Patch Farms with his wife, Elizabeth Ruth Redelmeier, and was a strong opponent of the Keele Valley Landfill. Ruth was a long-time member of Heritage Vaughan and a local historian specializing in the history of the hamlet of Patterson, Vaughan Township and 19th century North American industrial/commercial history.

In 1963, the York Central Hospital was built on part of the farm and in January 1970, Don Head Secondary School was opened to the east of the hospital. Today, Patch Farms is known as Southbrook Farms Vineyards and is operated by Bill (William) Redelmeier – the original Redelmeier's grandson, and his wife, Marilyn.

Francis and Ruth Redelmeier's farm became known as Patch Farms and parts of the northern Don Heads farm were sold to developers for housing at the corner of Bathurst and Major Mackenzie. The Redelmeier Family still owns the Peter Patterson House at 1078 Major Mackenzie Drive West.

#### JOHN T. STOKES

The property also has associated value as being one of the last commissions of John T. Stokes, a York County architect and Engineer of the mid 19<sup>th</sup> Century. Stokes was born in 1824

and he and his wife had immigrated and settled down in Sharon, Ontario in East Gwillimbury in 1849.

Although he worked as a Clerk-Treasurer for what is now East Gwillimbury for several decades, he was able to take on several architectural and engineering commissions in his long career that had him commuting all over York County including Toronto.

In 1874 Stokes was chosen by the York County Council from a field of twelve candidates to succeed Silas James as Superintendent of Public Roads, a post which included many architectural and engineering duties. Although his business office was located at the York County Court House on Adelaide Street East in Toronto he continued to reside in Sharon and complete designs for both county engineering works and for private architectural commissions in York County and elsewhere. Stokes was also one of the founding members, with Sir Casimir Gzowski, of the Canadian Society of Civil Engineers in 1887.

In his architectural career, he began advertising his expertise in papers in 1853 and received regular commissions. By 1859 his keen interest in the Gothic Revival style was evident in his distinctive design for the mansion for Joseph Gould at Uxbridge, Ont. This patronage by Gould was significant and led to other important commissions being awarded to Stokes by Gould for the Mansion House Hotel (1872) and the Mechanics Institute (also called the Joseph Gould Institute) in 1886.

In 1884, Stokes was the Resident Engineer for an early Queen Street subway testing system in Toronto (also referenced as the Parkdale Subway in contemporary accounts) and was noted to be frustrated with the progress. By “subway”, it is thought that this likely meant an underpass, even though subways in London, England had been operating for a number of years. Stokes’ submissions and letters to Mr. Patterson indicate that the design for expansion and embellishment of the Patterson’s house at the same time he was work on this downtown project and provided a break from the engineering work which was moving slowly. It is noted that Patterson was so pleased, that when the company relocated to Woodstock, Ontario a few years later, that Patterson commissioned Stokes to design the new industrial complex.

## **CONTEXTUAL ELEMENTS**

1078 Major Mackenzie Drive W also contains contextual heritage value, as it occupies a prominent place along the north side of Major Mackenzie. It is a visual reminder along Major Mackenzie Drive of not only Vaughan’s significant agricultural history but also its industrial history being one of the last remnants of the associate Patterson Village and Works. The carpentry and wood trim were produced by the workers of Patterson Village and is a distinct reminder of the level of skill possessed by the workers of the village.

Through the years of decades of admiring the built heritage of the property, descriptions also referenced the trees and gardens. In 1928, a survey of the property was produced, as shown in Figure 6, showing the outline of the “Home Farm” property. On the west side, there is a line of trees from the orchard and then further east, a double line of White Pine trees, planted by Peter Patterson. Peter Patterson also planted the cedar hedge around the kitchen and lawn, and the front lawn cedar hedge still exists, shielding the property from Major Mackenzie Drive traffic. These plantings still provide a frame around the house and carriage house property, as shown on Figure 7 and should be considered to be the western edge of the contributing heritage elements of the property.

The current parameters of the property were created in 1982, through a plan of subdivision. There was briefly another structure to the west of the identified heritage structures, known municipally as 1150 Major Mackenzie Drive West, but the building was demolished in 2014/15. Although field west of the orchard line is part of 1078 Major Mackenzie, it does not contain any known cultural heritage value.

## **SUMMARY OF CULTURAL HERITAGE VALUE**

### **Architectural**

#### **MAIN HOUSE**

- 2-1/2 storey Gothic Carpenter style house with rear and side additions
- Delicate vergeboard and woodwork trimming, located on the south, east and west elevations of the main house, including the ornate scroll work along the soffits of the house and over the windows
- The 1885 verandah
- Circular woodwork decoration in the front verandah over the main entry way
- Steeply pitched roofs, in keeping with Gothic Carpenter style
- All the windows have cultural heritage value, especially the following:
  - The central window of 4 over 4 panes, with 3 paned sides lights on either side which date from 1860 – located on the second floor of the main house, on the south, east and west elevations
  - On the 2nd storey, south elevation, the two windows located on the east and west corners of the southern gable, located slightly lower, also featuring 4 over 4 pane style
  - On the south elevation, the attic window feature a 2 over 3 pane style
  - The larger, floor to ceiling windows located on the west and east side of the house, featuring 4 over 4 pane windows
- The main front entrance is indicated to be one of 3 possible openings along the main floor south elevation. The main entrance way is set within a frame consisting of narrow sidelights and a square transom light.
- The other two openings are glass paned French doors topped with glazed rectangular transom lights.
- The white board and batten cladding present on all parts of the house.

#### **CARRIAGE HOUSE/GARAGE**

- Built originally in 1860, rebuilt and expanded in 1885 after a fire
- 2 and 1/2 stories
- designed in an L-plan
- Clad in board and batten, providing harmony with the house
- Windows feature 6 over 6 pane arrangement with a lancet window at the central gable
- The wide arched doorways at the central gable and to the west with matching wooden doors
- The second floor hayloft door in the central gable that references its previous agricultural use

### **Associative Value**

The property has strong associative ties to the history of Vaughan, York Region and Ontario heritage.



- Peter Patterson and his brothers were the founders of the successful Patterson Bros Company, a company that specialized in agricultural implements and Patterson Village. Peter Patterson was elected Reeve of Vaughan 4 times and elected to the Provincial Parliament 3 times. Even after the Patterson Bros Company was relocated, he, along with his wife Catherine and their children would regularly return to the Patterson property for the summers.
- John T. Stokes was the architect who designed the 1884 remodeling of the house for the Patterson family. Stokes was an early and respected architect and engineer in 19th Century Ontario who worked all around York County and was a founding member of the Canadian Society of Civil Engineers in 1887.
- The Redelmeier family immigrated to Canada in 1939 and purchased the Patterson farm after John D. Patterson's death in 1940. The Redelmeier family has continued to own and care for the property. They have produced award winning sheep and have diversified their agricultural interests across Ontario.

### **Contextual Value**

- The property has significant contextual value as a visible reminder of Vaughan's agricultural and industrial history in the 19th and 20th centuries. The work done on the house was the done by the Patterson workers.
- The view of the house from Major Mackenzie shall be preserved. The current trees do obscure views of the primary façade somewhat, especially in the summer, they also provide a framing element and future alterations on the site shall ensure that there is no permanent built structure that obscures the view of the house from the road.
- It also contains significant cultural heritage landscapes of tree plantings that border and frame the property. the western side of the house the line of orchard trees and the double wind break of white pine trees represents the western border of the contributing elements, as does the treeline to the rear of the property on the north side. The eastern boundary for the concentration of identified heritage attributes is located on the east side of the allee of trees, preserving the driveway access to the house and excluding the eastern gardens.

### **Non-Contributing Elements**

- The most northern addition to the primary house is identified by the Redelmeier family as being a much later addition to the residence. Therefore, while it is sympathetic to the construction as a whole, it is not contributing element to the cultural heritage of the property.
- The cedar hedge is another, relatively recent landscape element that while sympathetic is not a contributing element.
- The front fencing and wall along Major Mackenzie Drive has uncertain provenance and while providing a sympathetic and aesthetic boundary, is not of cultural heritage value.

**Please note that the map that is submitted with this revised description, more specifically outlines the area of Cultural Heritage interest, excluding any potential archaeological areas that may still remain.**

## **Bibliography and Resources**

### Books

A History of Vaughan Township – George Reaman,  
Ontario House Styles: The Distinctive Architecture of the Province's 18<sup>th</sup> and 19<sup>th</sup> Century  
Houses (2004)  
Mikel, Robert

### Articles

"John Thomas Stokes, C.E." – The York Pioneer, 1988, Hamer, Ian M, P. Eng  
"Patterson: Family, Firm and Village" – The York Pioneer, 1976, Vol.71, No 1 – by Gail  
Crawford

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"In Search of Peter Patterson" 2012, Ruth Redelmeier, City of Vaughan Archives  
"Living and Working Conditions under Paternalistic Management in an Industrial Company  
Town: Patterson, Ontario 1856-1887" – Dennis DesRivieres, 1982

City of Toronto Archives

Excerpts from the Letterbook of John T. Stokes, C.E., 1884 – City of Toronto Archives, Case No  
S.C. 74

Cultural Heritage Property Files

1078 Major Mackenzie – 1981 Designation Report - Heritage property file

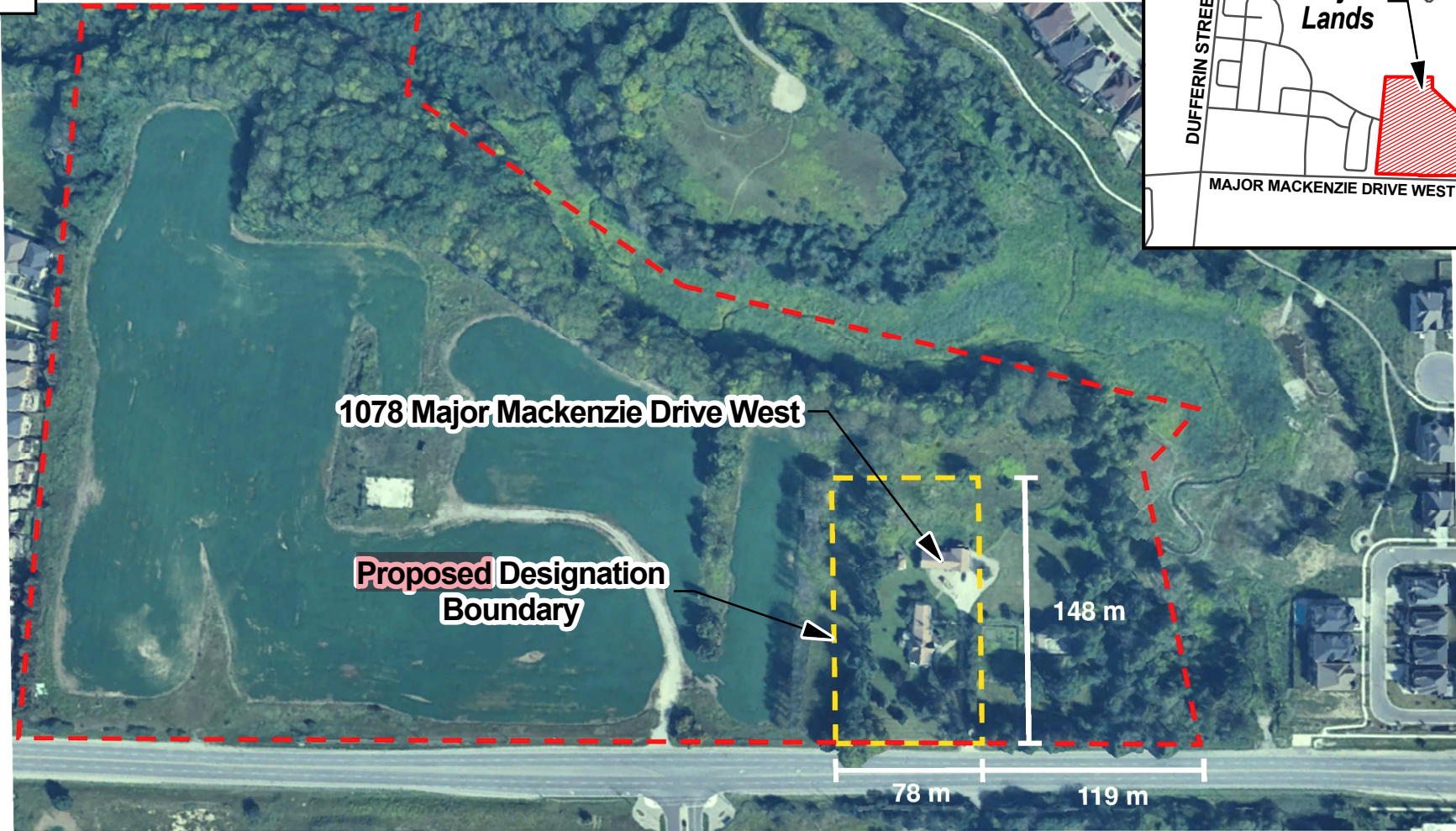
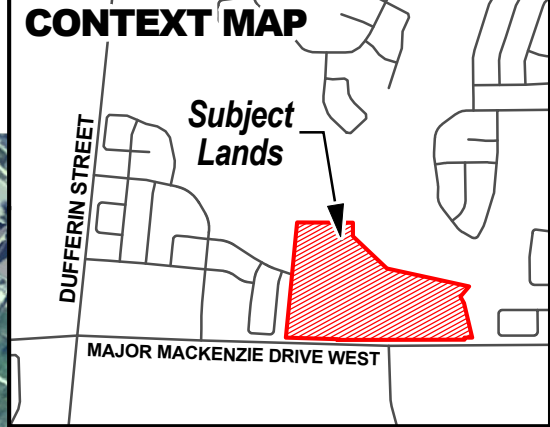
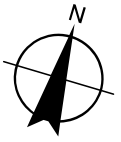
Correspondence of Mr and Mrs Frank Redelmeier with staff– Heritage property file


### Websites

OurOntario.org – Back issues of The Liberal and The York Herald

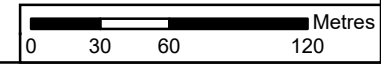
Ontario Land Titles

Lost Toronto



 Subject Lands

 Heritage Designation Boundary



## Location Map

**Location:**  
1078 Major Mackenzie Drive West  
Part of Lot 21, Concession 2

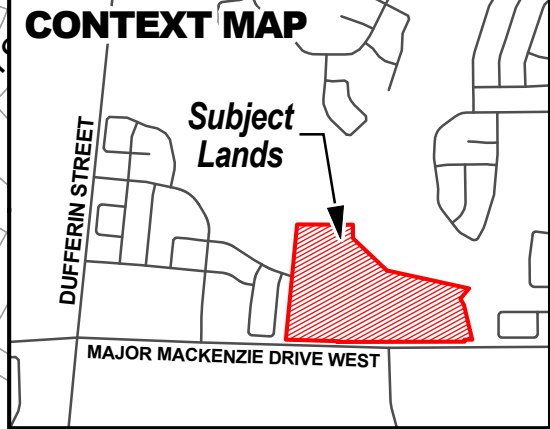
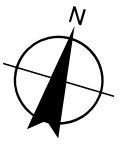


## Attachment

# 2

**Date:**  
February 19, 2025

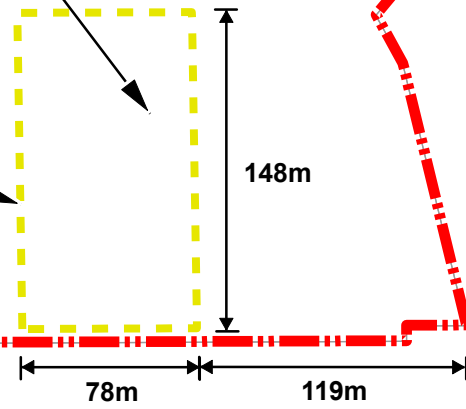




LUCA AVENUE  
LADY KAREN CRESCENT

1078 Major Mackenzie Drive West

Proposed Designation Boundary

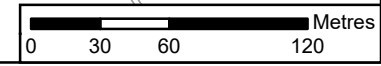


MAJOR MACKENZIE DRIVE

THOMAS COOK AVENUE

FOLEY  
REDELMEIER COURT  
FANNING  
MILLS CIRCLE

- Heritage Designation Boundary
- Subject Lands



# Location Map

**Location:**  
1078 Major Mackenzie Drive West  
Part of Lot 21, Concession 2



# Attachment

# 3

**Date:**  
February 19, 2025



## **STATEMENT OF CULTURAL HERITAGE VALUE**

### **BRIEF DESCRIPTION**

ADDRESS: 1078 Major Mackenzie Drive West  
LEGAL: Part 1, Plan 65R-5977; Part of Lot 21, Concession 2  
ROLL: 1928.000.211.06000.0000.

### **OVERVIEW**

The Patterson House has been included on the City of Vaughan's Register of Buildings of Architectural and Historical Value for architectural and historical reasons and is a significant property in Vaughan.

The cultural heritage value of the property known as 1078 Major Mackenzie Drive W meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Building Name: The Peter Patterson House  
Date Built: Circa 1855-60, with later additions in the 1920's -1930's  
Address: 1078 Major Mackenzie Drive W  
Location: North side of Major Mackenzie Drive West, between Bathurst Street and Dufferin Street (use another road)  
Condition: The house is in good to fair physical condition

### **ARCHITECTURAL DESCRIPTION**

#### **HISTORY OF THE HOUSE**

The main house was first built as a 2 storey house between 1855 and 1860 by Peter Patterson who was born in New Hampshire and raised in Westfield, New York, before settling in Canada with his brothers in 1850. Peter Patterson purchased the west half of Lot 21, Concession 2 property in 1853 and in 1859, married Kate (Catherine) E. Haffrey of Richmond Hill, Ontario. Initially, the 1860 structure exhibited several elements of the Gothic style including the steeply pitched roofs, and the gothic arched window in the attic floor on the south elevation. The window sizes, locations and pane pattern have been retained through to the present and contribute significantly to the structure's cultural heritage value.

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While it's not known who designed the original house, the 1884 alterations were designed by John T. Stokes, one of Ontario's earliest trained architects and engineers. From the August 1884 letters sent by Mr. Stokes to Mr. Patterson, the intent was to improve the house without

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After Mr. Patterson’s passing, Mrs. Patterson continued to visit the property, but the house was not further altered until the 1920’s, when Mrs. Patterson died, and her son John D. Patterson began the work of refurbishing the house. His changes were to add a 1 storey addition to the west gable of the house, and to expand the east addition from the 1870’s into a sunroom. These additions are subordinate to the building and do not detract from the earlier works.

Once John D. Patterson passed in 1940, the property was sold to the Redelmeier family who had recently arrived from Holland. Since its purchase by the Redelmeier family in 1941, it has been well maintained, with only a small addition at the rear of the house a few decades later.

The house is known to be one the best and most intact examples of the “Carpenter Gothic” style in the City of Vaughan and is featured in the book “Ontario House Styles – The Distinctive Architecture of the Province’s 18<sup>th</sup> & 19<sup>th</sup> century home” by Robert Mikel in 2004. The Carpenter Gothic originally rose in popularity in the eastern United States and eastern Canada and the style strongly features wood for framing, cladding and decoration.

## DESCRIPTION OF THE HOUSE

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The second floor of the east façade also features a window similar to the middle south elevation, with 4 over 4 panes and smaller sidelight windows, in a 3 over 1 style. This is copied on the west façade of the house as well and is a surviving feature of the 1860 construction.

## CARRIAGE HOUSE

Located to the rear and east of the house is a large, two-and-a-half storey drive shed and barn which was built originally circa 1860 but was later refurbished and extended around 1885 to replace the former one which had been damaged by a fire. Originally designed as a carriage house and barn for the Patterson family house, it has transitioned into use as a garage. This large building is designed in an L plan and compliments the Patterson house being also covered with white board and batten. Most of the windows feature 6 over 6 pane arrangement with a lancet window at the central gable. The wide arched doorways at the central gable and to the west with matching wooden doors also contain heritage value. The second floor also feature a hayloft door in the central gable that references its previous agricultural use.

## HISTORICAL/ASSOCIATIVE VALUE

### PATTERSON FAMILY

Peter Patterson was born in New Hampshire in 1825 and was one of 10 children in a family with roots in Northern Ireland. His father, Robert, was an elected member of the New Hampshire legislature and was a merchant and the family moved to New York State in 1829 where Robert became a farmer. Here, Peter and his brothers began to design and manufacture farm implements. Robert Jr. and Reuben, Peter's brothers, immigrated to Canada and established a foundry in Dundas, before later moving to Belleville, Ontario to establish the R. & R.S. Patterson company to manufacture fanning mills and agricultural implements.

Thomas Patterson arrived in Richmond Hill about 1850 and Peter arrived shortly thereafter. They began manufacturing fanning mills in a shop in Richmond Hill. By 1853 they purchased Lot 21, Concession 2, about four kilometers west of Richmond Hill. They were joined by another brother, Alfred. This property had access to water rights which allowed the construction

of a dam on the Don River to provide waterpower to the new factory. Peter's goal was to create a company town beside the factory – the Patterson built houses for their workers, as well as other services, such as a church, a school, and post office.

By 1858, Thomas returned to the United States and was no longer associated with the company. Peter was the resident and managing partner of the company, with Alfred being a senior partner although he continued to live in the US. The company was called Patterson & Bro. Peter was also the postmaster in the village until 1871 and president of the Richmond Hill Agricultural Society from 1882-7.

Peter Patterson was significantly involved in local politics, being elected Reeve for four terms between 1868-1871. He then resigned from his position to run for Provincial Parliament and was successful, serving in the provincial legislature from 1871 to 1883.

The plant moved to Woodstock in 1887 due to its inability to secure a rail line spur line for the plant and the offer of \$35,000 from Woodstock to resettle in the town. Shortly after, the farm was bought by Massey-Harris. After being bought by Massey-Harris, and the factory plant moving, the town declined and Peter retired in 1891, with him and his wife Catherin living in the house during the summers until he passed away in 1904.

In 1928, Peter's son John came back to live in old house, buying the Graham farm across the road and raising Aberdeen angus. John lived on the property until his death in 1940.

#### REDELMEIER FAMILY

In 1939, William "Willy" Redelmeier, a Dutch banker, immigrated to Canada from the Netherlands, with his wife Iska and sons Ernest and Francis, and bought the property, naming it Don Head Farms. At its peak, it was comprised of 514 acres. In 1982, it was renamed Patch Farms and as of 1991, was operated by and Ernest and Francis. They graduated from the Ontario Agricultural College and raised herds of Aberdeen Angus and Jerseys. It had few interior structural changes done to the house while they lived there.

Francis M. Redelmeier (1920-2001) farmed east of Maple in Richmond Hill in 1940 with his brother Ernest. He was the chairman of the World Jersey Cattle Bureau and was added to the Ontario Agricultural Hall of Fame (OAHF) for his contributions to the Jersey breed and milk pricing formulae development. He lived at Patch Farms with his wife, Elizabeth Ruth Redelmeier, and was a strong opponent of the Keele Valley Landfill. Ruth was a long-time member of Heritage Vaughan and a local historian specializing in the history of the hamlet of Patterson, Vaughan Township and 19th century North American industrial/commercial history.

In 1963, the York Central Hospital was built on part of the farm and in January 1970, Don Head Secondary School was opened to the east of the hospital. Today, Patch Farms is known as Southbrook Farms Vineyards and is operated by Bill (William) Redelmeier – the original Redelmeier's grandson, and his wife, Marilyn.

Francis and Ruth Redelmeier's farm became known as Patch Farms and parts of the northern Don Heads farm were sold to developers for housing at the corner of Bathurst and Major Mackenzie. The Redelmeier Family still owns the Peter Patterson House at 1078 Major Mackenzie Drive West.

## JOHN T. STOKES

The property also has associated value as being one of the last commissions of John T. Stokes, a York County architect and Engineer of the mid 19<sup>th</sup> Century. Stokes was born in 1824 and he and his wife had immigrated and settled down in Sharon, Ontario in East Gwillimbury in 1849. Although he worked as a Clerk-Treasurer for what is now East Gwillimbury for several decades, he was able to take on several architectural and engineering commissions in his long career that had him commuting all over York County including Toronto.

In 1874 Stokes was chosen by the York County Council from a field of twelve candidates to succeed Silas James as Superintendent of Public Roads, a post which included many architectural and engineering duties. Although his business office was located at the York County Court House on Adelaide Street East in Toronto he continued to reside in Sharon and complete designs for both county engineering works and for private architectural commissions in York County and elsewhere. Stokes was also one of the founding members, with Sir Casimir Gzowski, of the Canadian Society of Civil Engineers in 1887.

In his architectural career, he began advertising his expertise in papers in 1853 and received regular commissions. By 1859 his keen interest in the Gothic Revival style was evident in his distinctive design for the mansion for Joseph Gould at Uxbridge, Ont. This patronage by Gould was significant and led to other important commissions being awarded to Stokes by Gould for the Mansion House Hotel (1872) and the Mechanics Institute (also called the Joseph Gould Institute) in 1886.

In 1884, Stokes was the Resident Engineer for an early Queen Street subway testing system in Toronto (also referenced as the Parkdale Subway in contemporary accounts) and was noted to be frustrated with the progress. By “subway”, it is thought that this likely meant an underpass, even though subways in London, England had been operating for a number of years. Stokes’ submissions and letters to Mr. Patterson indicate that the design for expansion and embellishment of the Patterson’s house at the same time he was work on this downtown project and provided a break from the engineering work which was moving slowly. It is noted that Patterson was so pleased, that when the company relocated to Woodstock, Ontario a few years later, that Patterson commissioned Stokes to design the new industrial complex.

## CONTEXTUAL ELEMENTS

1078 Major Mackenzie Drive W also contains contextual heritage value, as it occupies a prominent place along the north side of Major Mackenzie. It is a visual reminder along Major Mackenzie Drive of not only Vaughan’s significant agricultural history but also its industrial history being one of the last remnants of the associate Patterson Village and Works. The carpentry and wood trim were produced by the workers of Patterson Village and is a distinct reminder of the level of skill possessed by the workers of the village.

Through the years of decades of admiring the built heritage of the property, descriptions also referenced the trees and gardens. In 1928, a survey of the property was produced, as shown in Figure 6, showing the outline of the “Home Farm” property. On the west side, there is a line of trees from the orchard and then further east, a double line of White Pine trees, planted by Peter Patterson. Peter Patterson also planted the cedar hedge around the kitchen and lawn, and the front lawn cedar hedge still exists, shielding the property from Major Mackenzie Drive

traffic. These plantings still provide a frame around the house and carriage house property, as shown on Figure 7 and should be considered to be the western edge of the contributing heritage elements of the property.

The current parameters of the property were created in 1982, through a plan of subdivision. There was briefly another structure to the west of the identified heritage structures, known municipally as 1150 Major Mackenzie Drive West, but the building was demolished in 2014/15. Although field west of the orchard line is part of 1078 Major Mackenzie, it does not contain any known cultural heritage value.

## **SUMMARY OF CULTURAL HERITAGE VALUE**

### **HERITAGE ATTRIBUTES**

**Attributes that convey the property's rare example of rural Carpenter Gothic architecture include:**

- 2-1/2 storey Carpenter Gothic style house with rear and side additions
- Delicate vergeboard and woodwork trimming, located on the south, east and west elevations of the main house, including the ornate scroll work along the soffits of the house and over the windows
- The 1885 verandah
- Circular woodwork decoration in the front verandah over the main entry way
- Steeply pitched roofs, in keeping with Carpenter Gothic style
- Fenestration, including:
  - o The central window of 4 over 4 panes, with 3 paned sides lights on either side which date from 1860 - located on the second floor of the main house, on the south, east and west elevations
  - o On the 2<sup>nd</sup> storey, south elevation, the two windows located on the east and west corners of the southern gable, located slightly lower, also featuring 4 over 4 pane style
  - o On the south elevation, the attic window feature a 2 over 3 pane style
  - o The larger, floor to ceiling windows located on the west and east side of the house, featuring 4 over 4 pane windows
- Main entrance, framed by transom and sidelights
- White board and batten cladding on all parts of the house
- 2-1/2 storey carriage house to rear of main house, including its:
  - o L-plan form
  - o Board and batten cladding
  - o Six-over-six windows
  - o Lancet window at central gable
  - o Wide arched doorways with matching wooden doors
  - o Upper-storey hayloft door in the central gable

**Attributes that convey the property's representation of a "gentleman's farmstead" in Vaughan include:**

- The spatial relationship between the main house and carriage house
- The main house's views and substantial setback from Major Mackenzie Drive, characterized by mature trees that frame and partially obscure the house

- Linear tree-lined driveway east of the house
- Planted linear windbreak west of the house, running northward off Major Mackenzie Drive
- Green screening behind the farmstead buildings, obscuring views of contemporary subdivisions to the north

**Attributes that convey the property's association with the Patterson and Redelmeier families, and with Don Head Farms, include:**

- Its location on the north side of Major Mackenzie Drive, just west of the Don River Valley (East Branch), in the community known as "Patterson".
- The partially obstructed view of the house from Major Mackenzie facing southwards to Major Mackenzie Drive.

**Non-Contributing Elements**

- The most northern addition to the primary house is identified by the Redelmeier family as being a much later addition to the residence. Therefore, while it is sympathetic to the construction as a whole, it is not a contributing element to the cultural heritage of the property.
- The cedar hedge is another, relatively recent landscape element that while sympathetic is not a contributing element.
- The front fencing and wall along Major Mackenzie Drive has uncertain provenance and while providing a sympathetic and aesthetic boundary, is not of cultural heritage value.

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