

**CITY OF VAUGHAN  
COMMITTEE OF THE WHOLE (2)  
AGENDA**

**This is an Electronic Meeting. The Council Chamber will not be open to the public. Public comments can be submitted by email to [clerks@vaughan.ca](mailto:clerks@vaughan.ca). To make a verbal presentation, please send a completed Request to Speak Form to [clerks@vaughan.ca](mailto:clerks@vaughan.ca) or call Access Vaughan at 905-832-2281 by 12:00 noon on the last business day before the meeting.**

**Tuesday, April 13, 2021**

**1:00 p.m.**

**Council Chamber**

**2nd Floor, Vaughan City Hall**

**2141 Major Mackenzie Drive**

**Vaughan, Ontario**

---

**Pages**

- 1. CONFIRMATION OF AGENDA**
- 2. DISCLOSURE OF INTEREST**
- 3. COMMUNICATIONS**
- 4. CEREMONIAL PRESENTATIONS**
- 5. PRESENTATIONS**
- 6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION  
INCLUDING MEMBERS RESOLUTION(S)**

Internal Audit

1. AUDIT COMMITTEE CITIZEN MEMBER APPOINTMENTS AND  
AMENDED AUDIT COMMITTEE TERMS OF REFERENCE AND AUDIT  
COMMITTEE CHARTER  
Report of the Director of Internal Audit with respect to the above.

## Corporate Services and Finance

- |      |   |    |
|------|---|----|
| 2.   | CITY-WIDE DEVELOPMENT CHARGES BACKGROUND STUDY AND BY-LAW UPDATE<br>Report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer with respect to the above.                | 25 |
| <br> |   |    |
| 3.   | 2018 DEVELOPMENT CHARGE PRE-PAYMENT AGREEMENTS – REQUEST TO FURTHER AMEND DATES<br>Report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer with respect to the above. | 29 |
| <br> |   |    |
| 4.   | WATER AND WASTEWATER RATE STUDY<br>Report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer with respect to the above.   | 33 |
| <br> |   |    |
| 5.   | ACCIDENTAL WATER LEAK ADJUSTMENT POLICY<br>Report of the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer and Deputy City Manager, Public Works with respect to the above.   | 39 |

## Planning and Growth Management

- |      |   |     |
|------|---|-----|
| 6.   | 2020 MUNICIPAL ASSUMPTION ACTIVITY REPORT<br>Report of the City Manager and Deputy City Manager, Public Works with respect to the above.  | 51  |
| <br> |   |     |
| 7.   | HUNTINGTON IV LIMITED ZONING BY-LAW AMENDMENT FILE Z.20.040 SITE DEVELOPMENT FILE DA.18.092 - PHASE 3 6685 LANGSTAFF ROAD VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD<br>Report of the City Manager with respect to the above. | 67  |
| <br> |   |     |
| 8.   | GRANEROLA RESIDENCES LTD. SITE DEVELOPMENT FILE DA.19.084 8960 JANE STREET VICINITY OF JANE STREET AND RUTHERFORD ROAD<br>Report of the City Manager with respect to the above.   | 93  |
| <br> |   |     |
| 9.   | YORK CATHOLIC DISTRICT SCHOOL BOARD SITE DEVELOPMENT FILE DA.20.018 7501 MARTIN GROVE ROAD VICINITY OF HIGHWAY 7 AND MARTIN GROVE ROAD<br>Report of the City Manager with respect to the above.                                   | 131 |

## Community Services

- |     |  |     |
|-----|--|-----|
| 10. | FIRE SAFETY GRANT<br>Report of the Acting Deputy City Manager, Community Services with respect to the above. | 159 |
|-----|--|-----|



#### Administrative Services and Legal

- |     |  |     |
|-----|--|-----|
| 11. | EXTENSION OF TERMS FOR COUNCIL PRIORITY TASK FORCES FOR THE 2018-2022 TERM OF COUNCIL<br>Report of the Deputy City Manager, Administrative Services and City Solicitor with respect to the above.          | 169 |
| 12. | DIVERSITY AND INCLUSION TASK FORCE – RESIGNATION OF A MEMBER AND FILLING THE RESULTANT VACANCY<br>Report of the Deputy City Manager, Administrative Services and City Solicitor with respect to the above. | 173 |
| 13. | PROCLAMATION REQUESTS: CANCER AWARENESS WEEK; MS AWARENESS DAY; AND DEAFBLIND AWARENESS MONTH<br>Report of the Deputy City Manager, Administrative Services and City Solicitor with respect to the above.  | 177 |
| 14. | PROCLAMATION REQUEST – BE A DONOR MONTH<br>Report of the Deputy City Manager, Administrative Services and City Solicitor with respect to the above.  | 187 |
| 15. | ROAD CLOSURE - PART OF MULLEN DRIVE<br>Report of the Deputy City Manager, Administrative Services and City Solicitor with respect to the above.  | 195 |

#### Referred/Transmittal Reports

- |     |  |     |
|-----|--|-----|
| 16. | REDEVELOPMENT OF HERITAGE PROPERTY AND NEW INFILL DEVELOPMENT LOCATED AT 2291 MAJOR MACKENZIE DRIVE, MAPLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)<br>Report forwarded from the Heritage Vaughan Committee.                                | 201 |
| 17. | PROPOSED DEMOLITION OF THE EXISTING HOUSE AT 901 NASHVILLE ROAD AND THE CONSTRUCTION OF A NEW PUBLIC ROAD CONNECTION, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT)<br>Report forwarded from the Heritage Vaughan Committee. | 205 |

#### Council

- |     |   |     |
|-----|---|-----|
| 18. | PROCLAMATION REQUEST: CANADIAN MULTICULTURALISM DAY IN VAUGHAN<br>Resolution of Mayor Bevilacqua with respect to the above. | 209 |
| 19. | PROCLAMATION REQUEST: EMANCIPATION DAY IN VAUGHAN<br>Resolution of Mayor Bevilacqua with respect to the above.              | 211 |

20.	PROCLAMATION REQUEST: GENDER EQUALITY WEEK IN VAUGHAN Resolution of Mayor Bevilacqua with respect to the above.	213
21.	PROCLAMATION REQUEST: INDIGENOUS HISTORY MONTH AND INDIGENOUS PEOPLES DAY IN VAUGHAN Resolution of Mayor Bevilacqua with respect to the above.	215
22.	PROCLAMATION REQUEST: NELSON MANDELA INTERNATIONAL DAY IN VAUGHAN Resolution of Mayor Bevilacqua with respect to the above.	217
23.	PROCLAMATION REQUEST: ORANGE SHIRT DAY IN VAUGHAN Resolution of Mayor Bevilacqua with respect to the above.	219
24.	PROCLAMATION REQUEST: PRIDE MONTH AND PRIDE WEEK IN VAUGHAN Resolution of Mayor Bevilacqua with respect to the above.	221
25.	PROCLAMATION REQUEST: UN WORLD ENVIRONMENT DAY IN VAUGHAN Resolution of Mayor Bevilacqua with respect to the above.	223
26.	PROCLAMATION REQUEST: WASTE REDUCTION WEEK IN VAUGHAN Resolution of Mayor Bevilacqua with respect to the above.	225
7.	<b>ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION</b>	
8.	<b>CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION</b>	
9.	<b>CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS</b>	
1.	Diversity and Inclusion Task Force meeting of March 18, 2021 (Report No. 3)	227
2.	Transportation and Infrastructure Task Force meeting of March 24, 2021 (Report No. 2).	229
3.	Heritage Vaughan Committee meeting of March 24, 2021 (Report No. 3)	231
4.	Older Adult Task Force meeting of March 29, 2021 (Report No. 3)	237
10.	<b>STAFF COMMUNICATIONS</b>	
11.	<b>NEW BUSINESS</b>	

12. CLOSED SESSION RESOLUTION FOR COMMITTEE OF THE WHOLE  
(CLOSED)
13. ADJOURNMENT

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

[www.vaughan.ca](http://www.vaughan.ca) (Agendas, Minutes and Live Council Broadcast)



## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD(S):** ALL

**TITLE:** AUDIT COMMITTEE CITIZEN MEMBER APPOINTMENTS AND  
AMENDED AUDIT COMMITTEE TERMS OF REFERENCE AND  
AUDIT COMMITTEE CHARTER

**FROM:**

Kevin Shapiro, Director of Internal Audit

**ACTION:** DECISION

---

**Purpose**

To consider the applications received for appointing two (2) citizen members to the Audit Committee and to approve amendments to the Audit Committee Terms of Reference and Audit Committee Charter, to facilitate the addition of the two citizen members to the Audit Committee.

**Report Highlights**

- On October 21, 2020, Council approved the establishment of an Audit Committee.
- The amendments proposed in this report action Council's request from the December 8, 2020 CW(2) meeting to further amend the Audit Committee Charter and Terms of Reference to facilitate the addition of two qualified members of the public to the Audit Committee.
- Recruitment for these positions began in February 2021, based on the eligibility criteria and recruitment process approved by Council in October 2020.
- If approved, the appointed citizen members will be able to participate at the next scheduled Audit Committee meeting on April 27, 2021.
- The successful candidates will be advised of their appointment.

## **Recommendations**

1. That Council consider the applications received [Confidential Attachment 1] for appointing two (2) citizen members to the Audit Committee for the remainder of this Term of Council; and
2. That amendments to the Audit Committee Terms of Reference, substantially in the form in Attachment 2, and the Audit Committee Charter, substantially in the form in Attachment 3, to facilitate the addition of a maximum of two (2) qualified independent members of the public to the Audit Committee, be approved.

## **Background**

Based on the discussion of this item at the Committee of the Whole meeting on December 8, 2020, further amendments to the Audit Committee Terms of Reference and Audit Committee Charter are required to facilitate the addition of a maximum of two (2) qualified independent members of the public to the Audit Committee.

The Director of Internal Audit, in collaboration with the Office of the City Clerk and Corporate and Strategic Communications, coordinated the recruitment process utilizing the City's Social Media platforms, and the City's website. The deadline for submitting applications was 4:30 p.m. on Friday, February 19, 2021.

## **Previous Reports/Authority**

1. [Options for Establishing an Audit Committee](#)
2. [Audit Committee Terms of Reference and Amended Procedure By-Law and Audit Committee Charter](#)

## **Analysis and Options**

A summary of the applications received is provided to Mayor and Members of Council as Confidential Attachment 1.

Additional wording has been added to the Membership section within the Audit Committee Terms of Reference. It now states that "*The Audit Committee shall be comprised of a maximum of four Members of Council plus a maximum of two qualified independent members of the public. All Audit Committee members will have full voting privileges*". The only other proposed amendment to the Terms of Reference is to indicate that only Members of Council can hold the positions of Audit Committee Chair and Vice-Chair.

The same two amendments have also been made in the Audit Committee Charter in Section 2, which has been renamed to "Composition, Eligibility of Independent Members of the Public and Election of Chair and Vice-Chair". The eligibility and recruitment process for appointing independent qualified members of the public to serve on the City of Vaughan's Audit Committee has also been added to this section. It

includes the same verbiage as contained within Attachment 2 of the report entitled, Internal Audit Report – Options for Establishing and Audit Committee, which was approved by Council on October 21, 2020. The Audit Committee Charter also indicates that the two qualified independent members of the public who will serve on the Audit Committee will do so without remuneration.

### **Financial Impact**

There are no direct economic impacts associated with this report.

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

Not applicable.

### **Conclusion**

It is recommended that Council consider the applications received for appointing two (2) citizen members to the Audit Committee. If approved, the appointed citizen members will be able to participate at the next scheduled Audit Committee meeting on April 27, 2021.

Approval of the amendments to the Audit Committee Terms of Reference and Audit Committee Charter are also required to facilitate the addition of the two (2) citizen members to the Audit Committee.

**For more information**, please contact: Kevin Shapiro, Director of Internal Audit, ext. 8293

### **Attachments**

1. Confidential Attachment 1 – Applications (Mayor and Members of Council only).
2. Attachment 2 – Amended Audit Committee Terms of Reference.
3. Attachment 3 – Amended Audit Committee Charter.

### **Prepared by**

Kevin Shapiro, Director of Internal Audit, ext. 8293

### **Approved by**

A handwritten signature in black ink, appearing to be 'K. Shapiro', with a long horizontal flourish extending to the right.

Kevin Shapiro, Director of Internal Audit







## AUDIT COMMITTEE TERMS OF REFERENCE

---

### **Mandate / Objectives**

The objective of the Audit Committee is to assist Council in the discharge of governance, accountability and controllership responsibilities by ensuring risks are being appropriately addressed through strong governance, a risk/control and compliance framework, appropriate stewardship and an effective internal audit activity.

This includes reviewing and advising on:

1. The integrity, quality and transparency of the City's financial, management and operational information.
2. The effectiveness of the financial and management reporting processes.
3. The effectiveness of risk management and control processes and practices.
4. The performance of the Internal Audit activity and assessing the effectiveness of the External Audit function.
5. Ethical business conduct and compliance with the City of Vaughan's Employee Code of Conduct.

### **Term**

Audit Committee members shall be appointed by Council, based on the Term of Council, or until successors are appointed. If an Audit Committee member ceases to be a member before the expiration of their term, Council will appoint another eligible person for the remainder of the term.

### **Membership**

The Audit Committee shall be comprised of a maximum of four Members of Council plus a maximum of two qualified independent members of the public. All Audit Committee members will have full voting privileges. Audit Committee members are expected to gain familiarity with the City's Audit Committee Charter, Internal Audit Policy and the City's Procedure By-law.

Members will be expected to contribute their expertise actively during meetings of the Audit Committee.

The Audit Committee will elect from its members a Chair and Vice-Chair. Only Members of Council are eligible to hold these positions. The election will be held at the Audit Committee's first meeting of a new term. In the event that neither the Chair or Vice-Chair is in attendance at a meeting, the members in attendance shall elect a Chair for that meeting.

### **Meeting Procedures**

The proceedings of the Audit Committee are to be governed by the City's Procedure By-law.

### **Agendas and Reporting**

Agendas shall be prepared by the Office of the City Clerk in consultation with the Director of Internal Audit and the Committee Chair. Agendas shall be posted on the City's website one week prior to the scheduled date of the meeting or as soon as practicable.

After each Audit Committee meeting, the City Clerk shall submit a report in the City's committee report format to the Committee of the Whole.

### **Meetings**

The Audit Committee will be scheduled to meet a minimum of five times each year in order to provide Council with timely information. Audit Committee meetings will be scheduled in January, April, June, September and November. Additional Audit Committee meetings may be held at the recommendation of the Director of Internal Audit, the External Auditor, or by call of the Audit Committee Chairperson or the City Clerk.

Meetings are to be open to the public in accordance with the *Municipal Act, 2001*.

For the consideration of confidential matters, the Audit Committee has the authority under the City's Procedure By-Law and the *Municipal Act, 2001* to go into closed session.

### **Notice of Meetings**

Meetings will be noted on the Schedule of Meetings calendar posted on the City's website.

### **Quorum**

The majority of members, including the Chair, shall constitute quorum.

### **Staff Resources**

The role of staff is to act as a resource to the Audit Committee, but not to be members of the committee, or to deliberate or draft the findings of the committee. The following staff and/or their delegate will provide advisory and technical support specific to the mandate and objectives of the committee:

- Director of Internal Audit
- External Auditor
- City Manager
- DCM Corporate Services, Treasurer and CFO
- DCM, Administrative Services & City Solicitor

The Office of the City Clerk will be responsible for agenda production and distribution, the giving of procedural advice, and the recording of the proceedings of the committee.

The attendance of additional staff members at Committee meetings shall be at the discretion of the Audit Committee chair.

### **Authority**

The Audit Committee acts as a forum for communication among Council, Management, Internal Audit and the External Auditors. The Audit Committee, within the scope of its roles and responsibilities, is authorized to:

- Approve investigations into any matters it deems necessary.
- Obtain any information it needs from Internal Audit, the External Auditor and Management.
- Request the attendance of any employee or external party at Audit Committee meetings.
- Discuss any matters with the Director, Internal Audit.

**Amendment / Expansion of Terms of Reference**

Only Council can initiate any amendment and/or expansion of the Audit Committee Terms of Reference.

The Terms of Reference for the Audit Committee was established by Council's adoption of Item X of Committee of the Whole Report No. X on Date.





# CITY OF VAUGHAN

## CORPORATE POLICY

**POLICY TITLE:** AUDIT COMMITTEE CHARTER

**POLICY NO.:** 02.C.08

<b>Section:</b>	Accountability & Transparency		
<b>Effective Date:</b>	Click or tap to enter a date.	<b>Date of Last Review:</b>	Click or tap to enter a date.
<b>Approval Authority:</b> Council		<b>Policy Owner:</b> Director, Internal Audit	

### POLICY STATEMENT

The Audit Committee is a decision-making committee who performs oversight of the City's governance, risk management and internal control practices.

### PURPOSE

The purpose of this document is to assist the Audit Committee in fulfilling its oversight responsibilities for the financial reporting process, the system of internal control, the audit process and the City's process of monitoring compliance with laws, regulations and the City's code of conduct.

### SCOPE

The objective of the Audit Committee is to assist Council in the discharge of governance, accountability and controllership responsibilities by ensuring risks are being appropriately addressed through strong governance, a risk/control and compliance framework, appropriate stewardship and an effective internal audit activity.

This includes reviewing and advising on:

1. The integrity, quality and transparency of the City's financial, management and operational information.
2. The effectiveness of the financial and management reporting processes.
3. The effectiveness of risk management and control processes and practices.

4. The performance of the Internal Audit activity and assessing the effectiveness of the External Audit function.
5. Ethical business conduct and compliance with the City of Vaughan's Employee Code of Conduct.

## LEGISLATIVE REQUIREMENTS

1. Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990.
2. *Municipal Act, 2001*, as amended.

## DEFINITIONS

1. **Assurance:** An objective examination of evidence for the purpose of providing an independent assessment on governance, risk management, and control processes for the organization and that the results can be relied upon for supporting informed decision making.
2. **Compliance:** Conformity and adherence to policies, plans, procedures, laws, regulations, contracts or other requirements.
3. **Control Environment:** The attitude and actions of the Board/Council and Management regarding the significance of control within the organization. The control environment provides the discipline and structure for the achievement of the primary objectives of the system of internal control. The control environment includes the following elements:
  - 3.1. Integrity and ethical values.
  - 3.2. Management's philosophy and operating style.
  - 3.3. Organizational structure.
  - 3.4. Assignment of authority and responsibility.
  - 3.5. Human resource policies and practices.
  - 3.6. Competence of personnel.
4. **Engagement:** A specific Internal Audit assignment, task or review activity, such as an internal audit, control self-assessment review, fraud examination or consultancy. An engagement may include multiple tasks or activities designed to accomplish a specific set of related objectives.
5. **Ethics:** Conception of what is right and fair conduct or behaviour. Ethics can also be equated with the concept of morals; one's ability to choose between right and wrong, good and bad, acceptable and unacceptable.
6. **Fraud:** Any illegal acts characterized by deceit, concealment or violation of trust. These acts are not dependent upon the application of threat of violence or of physical force. Frauds are perpetrated by parties and organizations to obtain money, property or services, to avoid payment or loss of services, or to secure personal or business advantage.

- 7. Governance:** The combination of processes and structures implemented by the governing body in order to inform, direct, manage and monitor the activities of the organization toward the achievement of its objectives.
- 8. Independence:** The freedom from conditions that threaten objectivity or the appearance of objectivity. Such threats to objectivity must be managed at the individual auditor, engagement, functional and organizational levels.
- 9. Objectivity:** An unbiased mental attitude that allows Internal Auditors to perform engagements in such a manner that they have an honest belief in their work product and that no significant quality compromises are made. Objectivity requires Internal Auditors not to subordinate their judgment on audit matters to that of others.
- 10. Risk:** The possibility that events will occur and affect the achievement of strategy and business objectives.
- 11. Stewardship:** To hold something in trust for another. The activity or job of protecting and being responsible for something.

## **POLICY**

### **1. Authority**

The Audit Committee acts as a forum for communication among Council, Management, Internal Audit and the External Auditors. The Audit Committee, within the scope of its roles and responsibilities, is authorized to:

- 1.1. Authorize investigations into any matters it deems necessary.
- 1.2. Obtain any information it needs from Internal Audit, the External Auditor and Management.
- 1.3. Request the attendance of any employee or external party at Audit Committee meetings.
- 1.4. Discuss any matters with the Director, Internal Audit.

### **2. Composition, Eligibility of Independent Members of the Public & Election of Chair and Vice-Chair**

The Audit Committee shall be comprised of a maximum of 4 Members of Council plus a maximum of 2 qualified independent members of the public. All Audit Committee members will have full voting privileges. Audit Committee members shall be appointed by Council, based on the Term of Council, or until successors are appointed. If an Audit Committee member ceases to be a member before the

expiration of their term, Council will appoint another eligible person for the remainder of the term.

Audit Committee members are expected to gain familiarity with the City's Audit Committee Charter, Internal Audit Policy and the City's Procedure By-law. Members will be expected to contribute their expertise actively during meetings of the Audit Committee.

The following outlines the eligibility and recruitment process for appointing independent qualified members of the public to serve on the City of Vaughan's Audit Committee:

## **ELIGIBILITY**

- A resident, owner or tenant of land in the City of Vaughan or a non-resident Vaughan based organizational or business representative.
- Completion of the Certified Internal Auditor (CIA) designation or an Accounting Designation (CPA). Other designations, such as the Certification in Risk Management Assurance (CRMA), Certified Information System Auditor (CISA) or a Certified Fraud Examiner (CFE) will also be considered.
- Completion of a University Degree. A degree specializing in Business Administration (MBA, BBA, etc.) or Public Administration would be considered an asset.
- A minimum of 10 years of professional experience.
- Be independent of the internal or external auditors of the City of Vaughan.
- Be independent of the Mayor and Members of Council and the City's Administration.
- Satisfactory criminal record check.

The Prospective Candidate Cannot Be:

- An elected official of the Region of York Council or of the Council of a municipality in the Region of York.
- A current employee of the City of Vaughan or an employee of any municipality within and including the Region of York.
- A current vendor or have any other business interest with the City of Vaughan.

## **DESIRED COMPETENCIES**

- A strong understanding of the City's risks, including, strategic, operational, financial, compliance and reputational risks.
- Have a broad awareness of the interrelationship of the City's operations and its financial reporting.
- Financial expertise including an understanding of financial statements and financial controls.
- Have an aptitude for complex organizational effectiveness and governance.



- Information technology expertise or background including IT Governance, IT Security and Information Management.
- Professionals who in the course of their duties are required to adhere to codes or standards of their profession.
- A strong passion for the City of Vaughan, working collaboratively to advance the City's strategic mission, vision and goals.
- Demonstrated ability to innovate and develop strategic vision.
- Understand the difference between the oversight function of the Audit Committee and the decision-making function of management.
- Excellent verbal, written, listening, teamwork, and collaboration skills.
- Prior Audit Committee experience or working on a committee, task force or similar setting would be considered an asset.
- Expected to gain familiarity with the City's Audit Committee Charter, Internal Audit Policy and the City's Procedure By-law 7-2011.
- Members will be expected to contribute their expertise actively during meetings of the Audit Committee.

## **NON-ELECTED MEMBER SELECTION PROCESS**

The Audit Committee Charter and a posting outlining the eligibility criteria and desired competencies for the position will be posted on the City of Vaughan's website. Advertisements may also be placed in local newspapers.

Applicants will be required to communicate their qualifications and experience in a cover letter and resume.

The Director of Internal Audit will review all the applications and develop a short-list of prospective candidates based on those applicants whose qualifications best meets the eligibility and desired competencies for the position. The short-listed candidates will be contacted by the Office of the City Clerk to attend an in person or virtual interview. The interview panel will include the City Clerk, the Director of Internal Audit and the Deputy City Manager, Corporate Services, City Treasurer and CFO.

After the interview is complete, the Interview Panel shall forward a report to Committee of the Whole – Closed Session with a recommendation regarding the suitability of the prospective candidates. Council shall appoint the non-elected members to the Audit Committee.

The term of membership for new members appointed through this process will coincide with the term of Council.

Non-elected members of the Audit Committee will serve without remuneration.

## **ELECTION OF CHAIR AND VICE-CHAIR**

The Audit Committee will elect from its members a Chair and Vice-Chair. Only Members of Council are eligible to hold these positions. The election will be held at the Audit Committee's first meeting of a new term. In the event that neither the Chair or Vice-Chair is in attendance at a meeting, the members in attendance shall elect a Chair for that meeting.

The majority of members, including the Chair, shall constitute quorum.

### **3. Meetings**

The Audit Committee will be scheduled to meet a minimum of five times each year in order to provide Council with timely information. Audit Committee meetings will be scheduled in January, April, June, September and November. Additional Audit Committee meetings may be held at the recommendation of the Director of Internal Audit, the External Auditor, or by call of the Audit Committee Chairperson or the City Clerk.

Meetings are to be open to the public in accordance with the *Municipal Act, 2001*.

For the consideration of confidential matters, the Audit Committee has the authority under the City's Procedure By-Law and the *Municipal Act, 2001* to go into closed session.

### **4. Roles and Responsibilities**

The responsibilities of the Audit Committee may be revised by Council resolution. In each of its specific areas of responsibility, the Audit Committee, through Internal Audit or other means, has a responsibility to receive and evaluate information related to areas of risk or vulnerability within the City of Vaughan and the agreed upon management actions to effect change.

4.1. The Audit Committee will carry out the following Internal Audit Activities:

- 4.1.1. Review and approve the Internal Audit policy (02.C.07) and discuss if the appropriate authority access and reporting arrangements are in place.
- 4.1.2. Approve the risk based Internal Audit Work Plan recommended by the Director of Internal Audit.
- 4.1.3. Receive audit reports identifying key issues and the actions taken to address the issues.
- 4.1.4. Review the status of management action plans.
- 4.1.5. Review audit plan status.

- 4.1.6. Review the results of the annual client satisfaction survey report.
- 4.1.7. Review the results from the Anonymous Reporting System annual report.
- 4.1.8. Review the results of significant fraud allegations and investigations.
- 4.1.9. In conjunction with the Director, Internal Audit, review Internal Audit's compliance with the Standards for the Professional Practice of Internal Auditing, including adequate quality assurance practices, appropriate staffing and effective operational management.
- 4.1.10. Review the adequacy of resources to allow Internal Audit to carry out its responsibilities, including completion of the annual and longer-term audit plans.
- 4.1.11. Ensure clear and independent communication reporting lines exist between the Director, Internal Audit and the Audit Committee. This includes the ability to meet in closed session with the Director, Internal Audit, in the absence of management, regarding matters deemed allowable under the *Municipal Act, 2001*.

4.2. The Audit Committee will carry out the following External Audit Activities:

- 4.2.1. Provide approval for the appointment of the External Auditor for Financial Reporting.
- 4.2.2. Provide approval of the terms of engagement and the fees of the External Auditor.
- 4.2.3. Review the External Auditor's proposed audit scope and approach, including coordination of efforts with Internal Audit.
- 4.2.4. Review the independence of the External Auditor and confirm there are no conflict of interest issues for auditing and non-auditing services.
- 4.2.5. Consider the External Auditor's judgements about the quality and appropriateness of the City's accounting principles.
- 4.2.6. Respond to any inquiries the External Auditor may have as it relates to the Committee's view of fraud, fraud allegations and the Committee's role in the City's fraud program.

<p>4.2.7. Confirm that the vendor performance evaluation of the external auditor, performed on a contractual basis, does not contain any nonconformance or other related issues.</p> <p>4.3. The Audit Committee will provide oversight over the following Risk Management and Control Activities:</p> <p>4.3.1. Review and discuss with management their responsibility for assessing and managing the City's exposure to risk.</p> <p>4.3.2. Review policies governing risk management.</p> <p>4.3.3. Review and discuss with management the City's major emerging risk exposures.</p> <p>4.3.4. Review and discuss with management their responsibility for maintaining an efficient and effective control environment, including the use and management of third parties, to ensure it is comprehensive and effective.</p> <p>4.3.5. Review processes to determine if the City has relevant policies and procedures in place and whether these are periodically reviewed, updated and complied with.</p> <p>4.3.6. Review with management that they have embedded a culture which is committed to ethical and legal behavior, including compliance with laws, legislation and regulation.</p> <p>4.3.7. Review with management the administration of and compliance with the City's Employee Code of Conduct including the processes for educating and communicating the Code to City staff.</p> <p>4.3.8. Review and discuss with management their responsibility for safeguarding of corporate assets.</p> <p>4.4. The Audit Committee Charter will be reviewed each year. Suggested changes will be reported to the Audit Committee for consideration and approval.</p>			
<b>ADMINISTRATION</b>			
<i>Administered by the Office of the City Clerk.</i>			
<b>Review Schedule:</b>	<b>SELECT</b> If other, specify here	<b>Next Review Date:</b>	Click or tap to enter a date.
<b>Related Policy(ies):</b>			
<b>Related</b>			

<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 (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD(S):** ALL

**TITLE: CITY-WIDE DEVELOPMENT CHARGES BACKGROUND STUDY  
AND BY-LAW UPDATE**

**FROM:**

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

**ACTION:** DECISION

---

**Purpose**

To request Council approval to retain Hemson Consulting Ltd. through a single source contract to provide consulting services for a review and update to the City-wide Development Charges Background Study and related By-laws.

**Report Highlights**

- Due to legislative changes through Bill 108/138/197 to the Development Charges Act, 1997 (DCA) and the Planning Act, an update to the City-Wide DC Study is required.
- Removal of 10% co-funding for soft services and removal of services no longer deemed eligible.
- Alignment of the DC Study to the Community Benefits Charge (CBC) Strategy works will ensure maximum revenue is achieved across both studies.

**Recommendations**

1. That, in order to align with the Community Benefits Charge (CBC) Strategy works, that Hemson Consulting Ltd. be retained through a single source contract at an estimated cost of \$90,000.00, excluding contingency and applicable taxes, to provide consulting services and undertake the necessary works to establish a City-Wide Development Charges Study and By-laws inclusive of Area Specific Development Charges where applicable; and

2. That, any requirements to activate contingencies following the reward of the contract to Hemson Consulting Ltd. will be dealt with in accordance with the provisions provided for in the City's Corporate Procurement Policy PS-003.

## **Background**

On June 6, 2019, Bill 108, More Homes, More Choice Act, 2019 received royal assent and outlined several changes to the Development Charges Act and the Planning Act. These changes were further amended by Bill 138, Plan to Build Ontario Together Act, 2019 and by Bill 197, COVID-19 Economic Recovery Act, 2020. These bills received royal assent on December 10, 2019 and July 21, 2020 respectively.

Bill 108/138/197 included changes to the DCA which included the removal of the requirement for 10% co-funding on soft services such as libraries, parks, and community centres and it deemed some services no longer eligible, such as parking.

Additionally, Bill 108 had proposed changes to municipal authority whereby Section 37 of the Planning Act (height and density bonusing), would be replaced with a Community Benefits Charge that would be applied to new developments. This charge would be used to fund the initial round of capital for shares that are not already funded through development charges. This could include capital such as public art, parkland, and other items that would have been previously funded through Section 37.

An update to the City-wide DC Study will allow staff to make adjustments in alignment with the new legislation and will also provide an opportunity to departments to make adjustments to capital plans for services where department priorities have changed. Undertaking a City-Wide DC update concurrent to the CBC Strategy will also ensure that the City maximizes its possible revenues between both funding sources.

It is not anticipated that this update will be as fulsome as a typical City-wide DC update as many departments have not completed the master plans that are typically used to inform the DC Study. As a result, a subsequent update in less than the prescribed 5 years will likely be required once the master plans have been completed.

## **Previous Reports/Authority**

Approval of CBC Strategy Works

<https://pub-vaughan.escribemeetings.com/FileStream.ashx?DocumentId=29644>

## **Analysis and Options**

The current DC Study was completed in 2018. The Development Charges Act only requires the study to be updated every five (5) years but does not preclude a municipality from completing an update sooner. As a part of the changes provided in Bill 108/138/197 it was identified that soft services no longer require a 10% co-funding

Item 2

Page 2 of 4



share and some services that were once deemed to be DC eligible are no longer DC eligible. In addition to these changes, the Planning Act was revised to include a new Community Benefits Charge which will replace the existing Section 37 legislation. On March 10, 2020, Council approved a single source contract to Hemson Consulting Ltd. to create a CBC Strategy. After further internal discussion it was determined that the most appropriate approach would be to also update the City- Wide DC Study concurrently.

It is recommended that the City undertake the development of a CBC Strategy and an Update to the City-Wide DC Study concurrently. This will create efficiencies between the projects, will ensure that revenues are maximized and will ensure that there is no overlap between the two studies. It is proposed that the works commence in Q2 2021 in order to complete these works by June 2022 ahead of the transition end date for the Section 37 legislation on September 18, 2022.

Although it is proposed that the DC Study be updated in concurrence with the CBC Strategy, the DC By-law effective date will be adjusted out so as not to nullify existing DC pre-payment agreements. In a separate Council report titled “2018 Development Charge Pre-Payment Agreements - Request to Further Amend Dates” staff are recommending a further extension to the DC pre-payment agreements that were entered into as a part of the previous DC Study Update. The expiry date for these pre-payment agreements is proposed to be extended to June 30, 2022.

### **Financial Impact**

The cost of the works are estimated to be \$90,000 and will be funded from capital project BU-2554-20. This will include the update to City-Wide Development Charges Background Study and associated by-laws.

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

The Region is currently working on an update to their Development Charge By-law which is anticipated to be completed by June 2022. Throughout the process City staff will participate in meetings with Regional staff to receive updates and provide feedback on proposed by-law policy revisions. In addition to these meetings, City staff intends to engage Regional staff regularly during the City-Wide By-law update to ensure coordination and cohesiveness between the approach of the Region and the City.

### **Conclusion**

It is recommended that Hemson Consulting Ltd. be retained for a single source contract for the update of City of Vaughan’s Development Charge Background Study and By-

Laws in the amount of \$90,000.00. This will ensure cohesiveness between the CBC Strategy and City-Wide DC Study.

**For more information**, please contact: Nelson Pereira, Manager of Development Finance ext. 8393 or Brianne Clace, Project Manager of Development Finance ext. 8294

**Attachments**

N/A

**Prepared by**

Brianne Clace, Project Manager of Development Finance, ext. 8284

**Approved by**

A handwritten signature in blue ink, appearing to read "Michael Coroneos".

Michael Coroneos, DCM of  
Corporate Service and City  
Treasurer and CFO

**Reviewed by**

A handwritten signature in blue ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager

## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD(S):** ALL

**TITLE: 2018 DEVELOPMENT CHARGE PRE-PAYMENT AGREEMENTS  
– REQUEST TO FURTHER AMEND DATES**

**FROM:**

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

**ACTION:** DECISION

---

**Purpose**

To seek authorization from Council to amend the current Development Charge (DC) Pre-Payment Agreements which were entered into pursuant to the Council resolution of May 23, 2018, as amended on December 19, 2019 to further extend the existing expiry dates.

**Report Highlights**

- Two requests have been received to further extend the 2018 DC Pre-Payment Agreement as a result of the current COVID-19 pandemic.
- Staff are recommending an extension of the DC Pre-Payment Agreement for an additional period of six months, with an expiry of June 30, 2022.
- Applicants are required to provide a work plan to ensure that the proposed Pre-Payment Agreement expiry date can be achieved.

**Recommendations**

1. That the Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer, and the Deputy City Manager, Administrative Services and City Solicitor be delegated joint authority to execute Amending Development Charge Pre-Payment Agreements, pursuant to Section 27 of the *Development Charges Act* and in accordance with the criteria set out in this report, and any additional administrative and legal criteria deemed necessary, and that such authority be limited to the period beginning April 20, 2021 and ending June 30, 2021;

2. That the date for which a building permit be issued be amended to require that a building permit be issued on or before the earlier of June 30, 2022 or the day before the date that the next City-Wide DC By-law comes into effect; and
3. That the expiry date established in the amended Pre-Payment Agreements be further amended to align with the dates referenced in Recommendation 2 above.

## **Background**

On May 23, 2018, Council approved the updated 2018 DC Background Study and associated By-Laws and transitional measures. One transitional measure permitted the development industry and landowners to enter into DC Pre-Payment Agreements to pre-pay DCs at the rate that was in effect at the time, thereby allowing land owners to avoid an increase in DC rates that would come into effect on September 21, 2018.

On December 17, 2019, Council approved the request from the development industry to permit amendment to the original DC Pre-payment Agreements to realign and extend the various dates to December 31, 2021. A significant portion of the original DC Pre-Payment Agreements were extended to the new date.

On March 17, 2020, the Province declared a state of emergency due to the COVID-19 pandemic and as a result the progress of various development applications slowed down considerably.

On December 3, 2020, the City received a request to consider a further extension of the 2018 DC Pre-Payment Agreements resulting from the current COVID-19 pandemic and state of emergency.

On February 4, 2021, the City received a second request to extend the expiry dates of the agreements, in order to shift the applicant's resources to address the COVID-19 pandemic by ensuring the health and well-being of their staff and keeping senior residents safe.

## **Previous Reports/Authority**

[http://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/Finance\\_0507\\_18\\_2.pdf](http://www.vaughan.ca/council/minutes_agendas/AgendaItems/Finance_0507_18_2.pdf)  
<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=43801>

## **Analysis and Options**

As noted above, the City has formally received two requests to further extend the timelines of the 2018 DC Pre-Payment Agreements as a result of the ongoing COVID-19 pandemic. In consideration of these requests, Staff have determined that an extension is appropriate and accordingly recommend an extension to the earlier of June

30, 2022 or the day before the date that the next City-Wide DC By-law comes into effect (“Proposed Extension Date”), subject to two qualifications:

1. To qualify for the Proposed Extension Date, all applicants must provide a reasonable workplan to demonstrate that the objectives of the DC Pre-Payment Agreements can be achieved by the new expiry date. This workplan will be reviewed with and approved by appropriate Development Finance and Planning and Growth Management staff to ensure feasibility prior to execution of any amendments; and
2. The Proposed Extension Date should represent the last Council-approved extension in respect of the current DC Pre-Payment Agreements. Staff believe that it would not be appropriate to provide an extension leading into the next municipal election or exceeding the current term of Council. Continuing to further extend the timelines also further delays the collection of DCs at current rates, which are needed to fund future growth-related infrastructure.

The Proposed Extension Date will be offered to the development industry and landowners who have current and/or active DC Pre-Payments Agreements. This allows for a fair and transparent process. Staff note that not all current DC Pre-Payment Agreements may need to be extended since some proposed developments continue to work under the current timelines.

### **Financial Impact**

For those developments that would have otherwise been unable to achieve the milestone dates contained within their existing agreements, the City would miss the opportunity to collect additional DCs at the time of building permit issuance.

An analysis of the current active DC Pre-Payment Agreements illustrates that there are approximately 42 such agreements that may receive requests for extension. Originally, 64 DC Pre-Payment agreements were executed and 54 of those took advantage of the initial extension provided in December 2019. The projected 42 agreements are worth \$95.4 million in DCs, an equivalent of \$220.4 million in current DC dollars.

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

There are no broader regional impacts or considerations associated with this report as the Regional DCs are not subject to our pre-payment agreements.

## **Conclusion**

Staff are recommending that the remaining DC Pre-Payment Agreements be permitted to be amended one more time only to reflect the Proposed Extension Date. In addition, each applicant is required to submit a workplan to the City to demonstrate that the conditions of the DC Pre-Payment Agreements will be satisfied prior to the Proposed Extension Date. Staff are also recommending that this is the final extension of these agreements so that there are no impacts on the next term of Council and the City's ability to collect DCs to fund the required growth-related infrastructure.

**For more information**, please contact Michael Marchetti, Director Financial Planning and Development Finance.

## **Attachments**

N/A

## **Prepared by**

Nelson Pereira, Manager Development Finance, 8393

## **Approved by**



Michael Coroneos, DCM  
Corporate Services, City  
Treasurer and CFO

## **Reviewed by**



Jim Harnum, City Manager

## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD(S):** ALL

**TITLE:** WATER AND WASTEWATER RATE STUDY

**FROM:**

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

**ACTION:** FOR INFORMATION

---

**Purpose**

To provide a summary of findings and recommendations identified through a consultant's review of Vaughan's water and wastewater rate structure and billing methodology. The study was conducted to ensure the rate structure continues to meet the city's water program goals and objectives.

**Report Highlights**

- Vaughan's last rate structure review was completed in 2012.
- Vaughan procured consulting services to review water and wastewater program costs, cost recovery strategies, rate structures and a water leak forgiveness program.
- A new accidental water leak policy will provide some financial assistance to those who have experienced a failure of plumbing devices.
- Vaughan's current uniform rate structure is best aligned with the key rate setting principles of the City.

**Recommendation**

1. That this report be received for information.

**Background**

Vaughan's last rate structure study was completed in 2012. With the exception of the introduction of a new stormwater charge in 2017, the structure has remained the same for the last nine years. It is considered a best practice to periodically review rate structures to ensure water and wastewater rates are affordable, rates continue to meet

the financial needs of the city, rates are fair and equitable for all customers and rates promote conservation. Rates and rate structures can be influenced by changes to regulations, legislation, budgets, capital requirements, consumption trends and the goals and objectives of the municipality. Substantive changes to any of these may necessitate a review the rate structure.

The BMA Management Consulting Inc. (BMA) was hired in 2020 to undertake a review of best practices in municipal water and wastewater management and to review rate structures to ensure Vaughan's current structure continues to meet the needs of the organization and provide a fair and easily understood method of billing for water and wastewater services. Specifically, the assignment included analysis and recommendations for:

- Cost of delivering water and wastewater services;
- Cost recovery through water and wastewater rates;
- Water and wastewater rate structures; and
- High consumption forgiveness program.

## **Previous Reports/Authority**

N/A

## **Analysis and Options**

### **Cost of delivering water and wastewater services**

The review considered the drivers that impact costs associated with providing potable water and treating wastewater. Some of those drivers included population growth, consumption trends, York Region purchases and treatment costs, asset replacement, reserve balances and long-range financial plans. Forecasted cost increases related to managing both Vaughan's near-term and long-term water and wastewater programs suggest that rate increases will be required to ensure long term financial sustainability.

### **Cost recovery and water and wastewater rates**

Current and future consumption trends, comparison and benchmarking of existing rates and rate structures and evaluation of the current water and wastewater rates and cost recovery methodology were reviewed by BMA and staff.

Current consumption trends show a year-over-year decrease in average residential consumption. Education about the importance of clean water, water efficient plumbing fixtures and recent rate increases have all lead to a decrease in consumption. This trend is forecasted to continue.

Region purchases and treatment expenses represent the majority of the City's expenses with 74 percent of water expenses related to purchases and 85 percent of wastewater expenses related to treatment costs. As a result, Region rate increases have a significant impact on the City's rates increases and reserve contributions. With a significant portion of all revenues collected going to pay York for water and wastewater



services, Vaughan is limited in cost recovery approaches. Vaughan's rates will need to at least keep pace with Region increases.

### **Water and wastewater rate structures**

Vaughan currently has a uniform volumetric rate structure, whereby charges are calculated by multiplying water and wastewater rates by the water consumption which is recorded through a water meter. York Region also has a uniform volumetric rate structure which help simplify the annual rate setting process.

There are several different types of volumetric rate structures and, depending on which approach the municipality chooses, will provide different consumption patterns and revenue recoveries. For example:

- Inclining rates, rates increase as consumption volume increases, are used in municipalities where conservation is a priority and can also be used to reduce the cost of service to small volume customers; and
- Declining rates, rates decrease as consumption volume increases, tend to be in municipalities with several large industries to reflect potential economies of scale.

It is important to understand customer profiles when considering a rate structure change as the change will impact customers. Any change in the existing rate structure will result in shifts across the customers and classes, charging more to some and less to others.

The review considered the following key principles when analyzing potential changes to Vaughan's structure.

- Ratepayer Affordability – Ensuring the cost of service is not prohibitive.
- Financial Sustainability – Maintaining the cost of delivering quality water and wastewater services over the next 10 years.
- Easy to Understand and Transparent - The rate structure must be simple to understand and result in predictable bills for consumers.
- Conservation – Ensuring best practices in the development of programs to encourage water conservation and demand management. Programs that promote the efficient use of water may reduce operating costs and capital investment needed over time.
- Fairness and Equity – The rate structure should not benefit or adversely affect one customer class over another. The rate structure should ensure customers are contributing equitably to the cost of the systems.
- Revenue Stability – The rate structure should support revenue stability for the City to ensure that all fixed costs are recovered.

Surveys conducted as part of the review indicated that affordability was the most important consideration followed by easy to understand, fair and equitable, conservation and finally financial stability.

BMA recommended that Vaughan maintain the uniform volumetric rate structure after careful consideration of the key principles and York's existing rate structure.

### **High consumption forgiveness program**

BMA was asked to recommend an approach that would provide financial assistance to residents who have experienced high water charges related to accidental plumbing failures. The cities of Guelph and Hamilton were identified as two examples with policies that authorized financial adjustments. The City of Vaughan recognizes that accidental high-water bills can create a hardship to customers. Further, a customer's inability to pay for all consumption as measured by the water meter could lead to penalties and collection charges. As a result, under separate report, a recommendation has been made to implement an accidental water leak adjustment policy similar to those already in place in Guelph and Hamilton.

### **Financial Impact**

BMA was engaged primarily to review Vaughan's rate structure and as such there were limited financial impacts. BMA did recommend the continued use of the uniform volumetric rate structure and continue focus on building the water and wastewater reserves for future replacement needs. Rates setting will continue to reflect the costs of providing potable water and wastewater collection, daily water and wastewater operations and contributions to water and wastewater reserves.

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

York Region is presently reviewing the existing uniform volumetric rate structure currently used to determine costs and required recoveries. A report to Regional Council is expected in the second half of 2021.

### **Conclusion**

Considering Vaughan's significant water purchases and wastewater treatment costs from York Region, the key principle of affordability, potential impacts of rate structure related change and survey results, it was recommended that Vaughan maintain its uniform volumetric rate structure. Further, under separate report, a water leak adjustment program has been recommended to help residents with leak related high water bills.

**For more information, please contact:**

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

Zoran Postic, Deputy City Manager, Public Works

Dean Ferraro, Director of Financial Services and Deputy City Treasurer

James Steele, Director of Environmental Services

### **Attachments**

N/A

**Prepared by**

Sean Skinkle, Finance Manager, Water/Wastewater/Stormwater. Ext 8486

**Approved by**

A handwritten signature in blue ink, appearing to read "Michael Coroneos".

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

**Reviewed by**

A handwritten signature in blue ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager



## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD(S):** ALL

**TITLE:** ACCIDENTAL WATER LEAK ADJUSTMENT POLICY

**FROM:**

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

Zoran Postic, Deputy City Manager, Public Works

**ACTION:** DECISION

---

**Purpose**

To review and approve a policy to authorize financial adjustments for residents, residential tenant account holders and not-for-profit organizations who have experienced an accidental water leak.

**Report Highlights**

- Vaughan does not currently have a water leak adjustment policy and does not provide financial help for customers who have experienced a leak.
- A new accidental water leak policy will provide some financial assistance to those who have experienced a failure of plumbing devices.

**Recommendation**

1. That the Accidental Water Leak Adjustment Policy for residents, residential tenant account holders and not-for-profit customers, as contained in Attachment 1 to this report, be approved.

**Background**

A “leak” is defined as an unintentional water loss caused by broken and/or malfunctioning plumbing fixtures and/or pipes within a residence or building. A leak occurs when there is a failure of the plumbing system to do what it was designed to do. Water leaks can quickly lead to a large water bill.

The City of Vaughan recognizes that accidental high-water bills can create a hardship to customers. Further, a customer's inability to pay for all consumption as measured by the water meter could lead to penalties and collection charges. Arrangements to spread costs over a longer period can be made by speaking to an Alectra representative but the arrangement does not reduce amounts owing as a result of a water leak.

The Cities of Hamilton and Guelph were identified as two municipalities that currently have water leak adjustment policies. Hamilton has had a policy for close to 20 years and Guelph implemented a policy in 2018. Both cities calculate the adjustment by comparing additional water consumption to average consumption with approved adjustments credited to the customer's Alectra Utilities Inc. (Alectra) account. Vaughan has used Hamilton's and Guelph's policies to develop a new proposed policy.

### **Previous Reports/Authority**

N/A

### **Analysis and Options**

The City of Vaughan's Accidental Water Leak Adjustment policy is intended to provide residential, residential tenant account holders and not-for-profit organizations (the "customer") who utilize City water services, limited financial assistance for the repair of water leaks on private property. Commercial, industrial and income producing residential rental property owners are not eligible under the Policy.

Vaughan will work closely with Alectra to manage the intake of customer inquiries, investigation of leaks, proof of repairs, and application for and approval of water leak adjustments. To qualify for an adjustment, the customer will need to provide proof that the leak was found and repaired. Proof would be by means of an invoice from a plumber of parts needed for the repair. A subsequent meter read will be done once the leaks have been repaired to ensure a return to a regular consumption pattern. The customer will need to complete an application and attach invoices to formally request a water leak adjustment.

Forgiveness is limited to one adjustment per account per premise with a cap of \$5,000 per adjustment. Bill adjustments will only be granted where water usage exceeds 2 times (200%) the average of the similar billing period from the previous year with a maximum adjustment period of 120 calendar days from the last bill date. The bill adjustment amount is equal to half (50%) of the water consumption amount above the average of the similar billing period from the previous year. The following two examples provide an illustration of how the adjustment is calculated.

**Example 1**

<b>Period</b>	<b>Consumption (m3)</b>	<b>Bill Amount</b>
May 1 - Jun 30 2020	20	\$94.01
May 1 - Jun 30 2021	80	\$376.06

**Does 2021 consumption exceed 2020 by 200%?**

**Yes**

**Adjustment calculation**

Accidental usage in 2021	\$376.06
Normal average usage from 2020	\$94.01
Amount exceeding normal usage	\$282.04

**Adjustment amount**  
**(50% of amount exceeding normal usage)**

\$141.02

***Customer will receive a credit of \$141.02 on their water and wastewater account***

**Example 2**

<b>Period</b>	<b>Consumption (m3)</b>	<b>Bill Amount</b>
May 1 - Jun 30 2020	250	\$1,175.18
May 1 - Jun 30 2021	2500	\$11,751.75

**Does 2021 consumption exceed 2020 by 200%?**

**Yes**

**Adjustment calculation**

Accidental usage in 2021	\$11,751.75
Normal average usage from 2020	\$1,175.18
Amount exceeding normal usage	\$10,576.58

**Adjustment amount**  
**(50% of amount exceeding normal usage)**

\$5,288.29

**Maximum adjustment**

\$5,000.00

***Customer will receive a credit of \$5,000.00 on their water and wastewater account***

There are several restrictions associated with the policy and no adjustments will be approved when:

- Usage above the customer's average monthly consumption is due to activities including watering of sod, gardening, filling swimming pools or whirlpools and washing vehicles as this represents water knowingly used by the customer;
- Water loss due to theft, vandalism or construction damage will not be covered under the Policy. Resolving these issues is the responsibility of the customer;
- Claims for leaks in unoccupied and/or vacant premises (for 72 hours or more). For extended absences, customers should consider shutting off the water supply (with the exception where water is used for heating purposes) and draining all the pipes and appliances; and
- Claims associated with a "catch-up" bill following a minimum of 2 consecutively estimated bills.

### **Financial Impact**

Reviewing Hamilton's experience indicates that between the years 2012 and 2017 total average annual adjustments were approximately \$59,000. Hamilton switched from bi-monthly to monthly billing for residential accounts in 2018 meaning that leaks would be identified earlier as meters would be read and billed on a 30-day cycle versus a 60-day cycle. This switch to monthly billing resulted in a decrease in total average adjustments over the 2018 - 2019 period to approximately \$43,000 per year.

As Vaughan has no history associated with water leak adjustments, it is impossible to predict annual adjustment costs. Looking at Hamilton's experience and assuming Vaughan's experience will be somewhat similar implies that adjustments will be in the \$50,000 to \$100,000 range per year.

Approved adjustments would be credited to customer accounts resulting in a decrease in total revenue which will directly impact the water and wastewater reserves. There is no allowance in Vaughan's current rate structure to collect funds specifically for water leak forgiveness. A review of policy guidelines and limits will be conducted after a period of time to gauge the financial impact of financial adjustments.

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

N/A

### **Conclusion**

A new accidental water leak policy will provide the authority to adjust customer water and wastewater accounts after leaks have been repaired. Residents will be required to complete a formal application and provide proof of repair in order to qualify for an adjustment.



**For more information**, please contact:

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

Dean Ferraro, Director of Financial Services and Deputy City Treasurer

**Attachment**

1. Accidental Water Leak Adjustment Policy, Policy Number 12.C.13.

**Prepared by**

Sean Skinkle, Finance Manager, Water/Wastewater/Stormwater. Ext 8486.

**Approved by**



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

**Reviewed by**



Jim Harnum, City Manager



Zoran Postic  
Deputy City Manager  
Public Works



# THE CORPORATION OF THE CITY OF VAUGHAN

## CORPORATE POLICY

**POLICY TITLE:** ACCIDENTAL WATER LEAK ADJUSTMENT

**POLICY NO.:** 12.C.13

<b>Section:</b>	Finance & Budgets		
<b>Effective Date:</b>	Click or tap to enter a date.	<b>Date of Last Review:</b>	Click or tap to enter a date.
<b>Approval Authority:</b> Council		<b>Policy Owner:</b> DCM, Corporate Services & CFO	

### POLICY STATEMENT

The City of Vaughan's Accidental Water Leak Adjustment policy provides residential, residential tenant account holders and not-for-profit corporations who utilize City water services, financial assistance regarding the repair of accidental water leaks on private property, excluding any water leaks in the water service pipe.

Institutional, commercial, industrial and income producing residential rental property owners are not eligible under this policy.

Under this policy, customers can request adjustments to water and wastewater consumption charges after the accidental leak has been repaired by completing the Accidental Water Leak Adjustment Request Form.

### PURPOSE

To provide an opportunity for customers to request an adjustment to water and wastewater consumption charges where an accidental leak has been repaired in the water system on the customer's side of the water meter in a reasonable timeframe.

### SCOPE

The City's Accidental Water Leak Adjustment policy provides limited financial relief to eligible customers to address abnormally high water and wastewater bills associated with accidental plumbing failures.

The policy allows for staff to address those instances when an eligible metered water customer receives an abnormally high bill as a result of an accidental plumbing failure. Though the customer is responsible to repair leaks on service plumbing, it is

recognized that a high water and wastewater bill resulting from an unintentional water leak can present financial hardship to a customer.

The policy provides the opportunity to educate the consumer about the impact of water leaks while ensuring the financial impact of the increased water consumption is partially mitigated.

#### LEGISLATIVE REQUIREMENTS

None.

#### DEFINITIONS

1. **Account:** A unique account created by Alectra that stores and records current and historical water and wastewater billing and contact information for each premise in the City.
2. **Alectra:** Alectra Utilities Corporation.
3. **Income Producing Residential Rental Property:** Exists where the property owner registered on title is different than the occupant and/or where a property pays business taxes and/or the property is registered as a short-term rental with the city of Vaughan.
4. **Leak:** An accidental water loss caused by broken and/or malfunctioning plumbing fixtures and/or pipes within a residence or building. A leak occurs when there is a failure of the plumbing system to do what it was designed to do.
5. **Not-for-Profit:** Not-for-profit corporations are incorporated under the Ontario Corporations Act as organizations that carry on activities without the purpose of gain for its members and any profits to the corporation.
6. **Residential Tenant:** A residential tenant of a residential rental property who is the water and wastewater account holder with Alectra and where the premise has a water meter to measure water consumption.
7. **Unoccupied:** A dwelling and/or building in which occupants are absent from the property for a time period of 72 hours or more, due to such matters as vacations or prolonged illness.
8. **Vacant:** Regardless of the presence of furnishings, a vacant dwelling and/or building means the occupants have moved out with no intent to return. A newly constructed dwelling and/or building is also considered to be vacant after it is completed and before the occupants move in. A dwelling and/or building is also vacant when the occupants move out and before any new occupant moves in.

**9. Water service pipe:** the pipe on private property which conveys potable water from a City watermain to the inside of the building on the property.

## **POLICY**

### **1. General Information**

- 1.1.** An adjustment may occur only after all leaks have been repaired and verified with an actual water meter read by City staff or the City's billing agent, Alectra. Obtaining an actual meter reading may be necessary, within a minimum of two weeks, to verify whether leaks have been repaired and usage has returned to normal.
- 1.2.** Reasonable efforts (including hiring a plumber) to locate the leak and initiate repairs must be taken by or on behalf of the customer within 60 calendar days after receiving the water bill indicating the leak or through initial notification of increased water usage provided to the customer by Alectra. Where possible, on a best effort basis, Alectra will attempt notification through a courtesy call to the customer to advise and discuss higher than normal water consumption, mailing of a "high water usage" letter, and/or issuance of a field activity work order to verify meter readings.
- 1.3.** The customer must complete in full the Accidental Water Leak Adjustment Request Form and provide documentation of repairs made prior to being approved for an adjustment within 120 calendar days after the date of final repair(s). The form can be found online at [www.vaughan.ca](http://www.vaughan.ca).
- 1.4.** There is no extension of the due date or the time for paying water and wastewater bills because of a pending adjustment request. Customers are advised to pay the entire amount due with the normal payment period or enter into a payment arrangement with Alectra for the excessive amount in order to remain in good standing on all current billings.
- 1.5.** Reimbursements will only occur when an adjustment request is granted.

### **2. Criteria and Calculation**

Leak adjustments are discretionary and will only be granted as follows:

- 2.1.** If an adjustment is granted, this is a one-time only adjustment per owner per property for active accounts.
- 2.2.** Adjustments will only be for a maximum adjustment period of 120 calendar days (60 calendar days prior and 60 calendar days after receiving the water bill indicating increased water usage).

2.3. Water usage must exceed two times (200 percent) the average of the similar billing period from the previous year. If no history is available, meter readings will be obtained to project normal usage. If projection is not possible, actual consumption of similar customers will be used to determine normal usage for the adjustment calculation.

2.4. Adjustments will be based on 50 percent of the water consumption amount exceeding the average of the similar period from the previous year.

2.5. Adjustments will be capped at \$5,000 (maximum combined water and wastewater adjustment).

2.6. Approved adjustments will be credited to the water and wastewater account.

### **3. Exclusions**

No adjustments will be granted due to any of the following:

3.1. Usage above the customer's average monthly consumption is due to seasonal usage including, but not limited to, the following watering of sod, gardening, filling swimming pools or whirlpools and washing vehicles or other uses where the customer is aware (or ought to be aware) of water consumption.

3.2. Water loss is due to theft, vandalism or construction damage as the responsibility to resolve these issues lies with the customer.

3.3. The leak was caused by a third party from whom the customer is able to recover their costs.

3.4. The dwelling and/or building is/was unoccupied and/or vacant for 72 hours or more. Customers have the responsibility to ensure the dwelling's condition does not contribute to a failure of the plumbing system (e.g. ensure that heating has been maintained). For extended absences, customers should consider shutting off the water supply (except where water is used for heating) and draining all the pipes and appliances.

3.5. There is a higher-than-normal water and wastewater bill as a result of a 'catch-up' for estimated water usage. Actual meter readings are necessary for bills to reflect actual higher water usage to trigger the associated leak detection and any subsequent leak repairs. Customers are advised on their water bill if the billing is based on an estimated read. Customers need to provide timely response and/or access to the property to allow for maintenance to metering equipment to eliminate estimated readings. The associated delay in obtaining an actual reading, occasionally results in unbilled consumption once an actual read is eventually obtained.

#### 4. Appeals

- 4.1. Within 30 days of being given notice of decision on the water leak adjustment, those who are not satisfied with the result may submit a request for appeal to the City.
- 4.2. Appeals must be submitted in writing indicating reason(s) why there is a disagreement with the adjustment amount. Appeals should be sent to:  
City of Vaughan  
Attention: Financial Services, Water Leak Appeal  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1
- 4.3. Appeals will be reviewed by the Deputy City Managers of Corporate Services, City Treasurer and Chief Financial Officer and Public Works departments (or their delegates) to ensure the adjustment amount was applied as prescribed in this policy.
- 4.4. A written response indicating City's decision will be sent to account holder
- 4.5. Subsequent appeals will not be considered, as the decision made under the appeal process will be final.

#### ADMINISTRATION

*Administered by the Office of the City Clerk.*

<b>Review Schedule:</b>	3 Years If other, specify here	<b>Next Review Date:</b>	Click or tap to enter a date.
-------------------------	-----------------------------------	--------------------------	-------------------------------

<b>Related Policy(ies):</b>	
-----------------------------	--

<b>Related By-Law(s):</b>	
---------------------------	--

<b>Procedural Document:</b>	PRC.25 – Accidental Water Leak Adjustment
-----------------------------	---

#### Revision History

<b>Date:</b>	<b>Description:</b>
Click or tap to enter a date.	





## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD(S):** ALL

**TITLE:** 2020 MUNICIPAL ASSUMPTION ACTIVITY REPORT

**FROM:**

Jim Harnum, City Manager  
Zoran Postic, Deputy City Manager, Public Works

**ACTION:** FOR INFORMATION

---

**Purpose**

To provide a summary of municipal infrastructure delivered through the development approval process and growth-related projects that were assumed by the City of Vaughan during the period of January 2020 to December 2020.

**Report Highlights**

- 4.8 lane kilometres of road and associated underground municipal infrastructure valued at approximately \$7.8 million were assumed by the City of Vaughan in 2020.
- Annual operating and maintenance costs associated with this additional infrastructure is estimated at \$167,960.
- Additional operating and maintenance costs to be funded by property taxes and water rates.

**Recommendation**

1. That this report be received for information.

**Background**

In January 2018, Council endorsed a streamlined process that facilitated the assumption of municipal services constructed through private land development and growth-related infrastructure projects. This new assumption process included the requirement for staff to prepare an annual summary report for Council's consideration.

This annual summary report is to include infrastructure value, as well as operating and maintenance costs for municipal assets, assumed by the City during the preceding year.

## **Previous Reports/Authority**

[Streamline Process for the Assumption of Municipal Services City-Wide  
2019 Municipal Assumption Activity Report](#)

## **Analysis and Options**

Between January 2020 to December 2020, the City of Vaughan assumed municipal services in 8 land development projects which included:

- 4.8 lane kilometres of roads
- 2 kilometres of sidewalk
- 2.8 kilometres of watermain
- 2.3 kilometres of sanitary sewer
- 2.6 kilometres of storm sewers
- 48 streetlights
- 2 stormwater management ponds

The location of these developments and details of the assumed municipal services are provided in Attachments 1 to 6 of this report.

## **Financial Impact**

The municipal infrastructure assumed by the City over the reporting period is valued at approximately \$7.8 million (Attachment No.1).

The estimated annual operating and maintenance costs of this additional infrastructure is approximately \$167,960 (Attachment No.2). In order to maintain this infrastructure to current service levels and regulatory requirements, these projected costs should be considered in future Public Works budgets, funded from property taxes and rates.

## **Broader Regional Impacts/Considerations**

There are no Regional implications associated with this report.

## **Conclusion**

Since implementation of the streamlined assumption process in March 2018, the City has received positive feedback from industry stakeholders. From January 2020 to December 2020, the City has assumed municipal services in 8 developments valued at

approximately \$7.8 million. The annual operating and maintenance cost of this additional infrastructure is estimated at \$167,960.

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

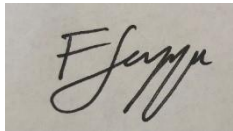
### **Attachments**

1. 2020 Assumption Municipal Services
2. 2020 Assumption Annual Maintenance Costs
3. City-wide Ward Map Assumptions 2020
4. Ward 2 Assumptions 2020
5. Ward 3 Assumptions 2020
6. Ward 4 Assumptions 2020

### **Prepared by**

Stanislav Tsysar, Manager, Development Inspection & Grading ext. 8073  
Antonella Brizzi, Business Analyst ext. 8364

### **Approved by**

A black and white photograph of a handwritten signature, "F Suppa", on a light-colored rectangular piece of paper.

Frank Suppa, Director of  
Development Engineering

### **Reviewed by**

A black and white photograph of a handwritten signature, "Jim Harnum", in dark ink.

Jim Harnum,  
City Manager

A blue ink handwritten signature, "Zoran Postic", consisting of several loops and a long horizontal stroke.

Zoran Postic, Deputy City  
Manager,  
Public Works



2020 ASSUMPTION OF MUNICIPAL SERVICES

Subdivision Project Name	File Number	Registered Plan	Ward	Block	By-law #	Watermain	Sanitary Sewers	Storm Sewers	Stormwater Management Pond	Roads	Streetscaping/ Landscaping/ Trees	Street Lighting	TOTAL
The Ravines of Rainbow Creek	19T-06V15	65M- 4230	2	52	116-2020	\$261,500	\$173,210	\$370,640	\$242,890	\$418,880	\$160,000	\$30,000	\$1,657,120
Poetry Living (The View)	19T-14V007	65M-4472	3	40	007-2020	\$50,970	\$26,860	\$56,870	\$0	\$74,270	\$22,650	\$33,000	\$264,620
Milescove Ph 1	19T-01V01	65M-3940	4	18	059-2020	\$307,930	\$240,170	\$486,010	\$0	\$995,640	\$169,380	\$81,400	\$2,280,530
Milescove Ph 2	19T-01V01	65M-4041	4	18	006-2020	\$298,420	\$152,860	\$287,960	\$0	\$158,410	\$223,800	\$19,700	\$1,141,150
The Bridalpath of Thornhill Ph 2	19T-03V01	65M-4135	4	11	011-2020	\$50,560	\$41,940	\$105,940	\$0	\$104,500	\$71,300	\$23,000	\$397,240
Block 18 SWM A	N/A	N/A	4	18	016-2020	\$0	\$0	\$0	\$1,210,000	\$0	\$0	\$0	\$1,210,000
Langstaff Park Estates (Partial)	19T-75117	M-1801	4	16	058-2020	\$210,900	\$74,350	\$315,700	\$0	\$161,900	\$0	\$8,730	\$771,580
Teefy Developments Limited	19T-13V002	65M-4480	4	10	140-2020	\$26,250	\$63,250	\$0	\$0	\$20,400	\$0	\$0	\$109,900
TOTAL VALUE OF INFRASTRUCTURE PER CATEGORY						\$1,206,530	\$772,640	\$1,623,120	\$1,452,890	\$1,934,000	\$647,130	\$195,830	\$7,832,140



2020 ANNUAL MAINTENANCE COSTS

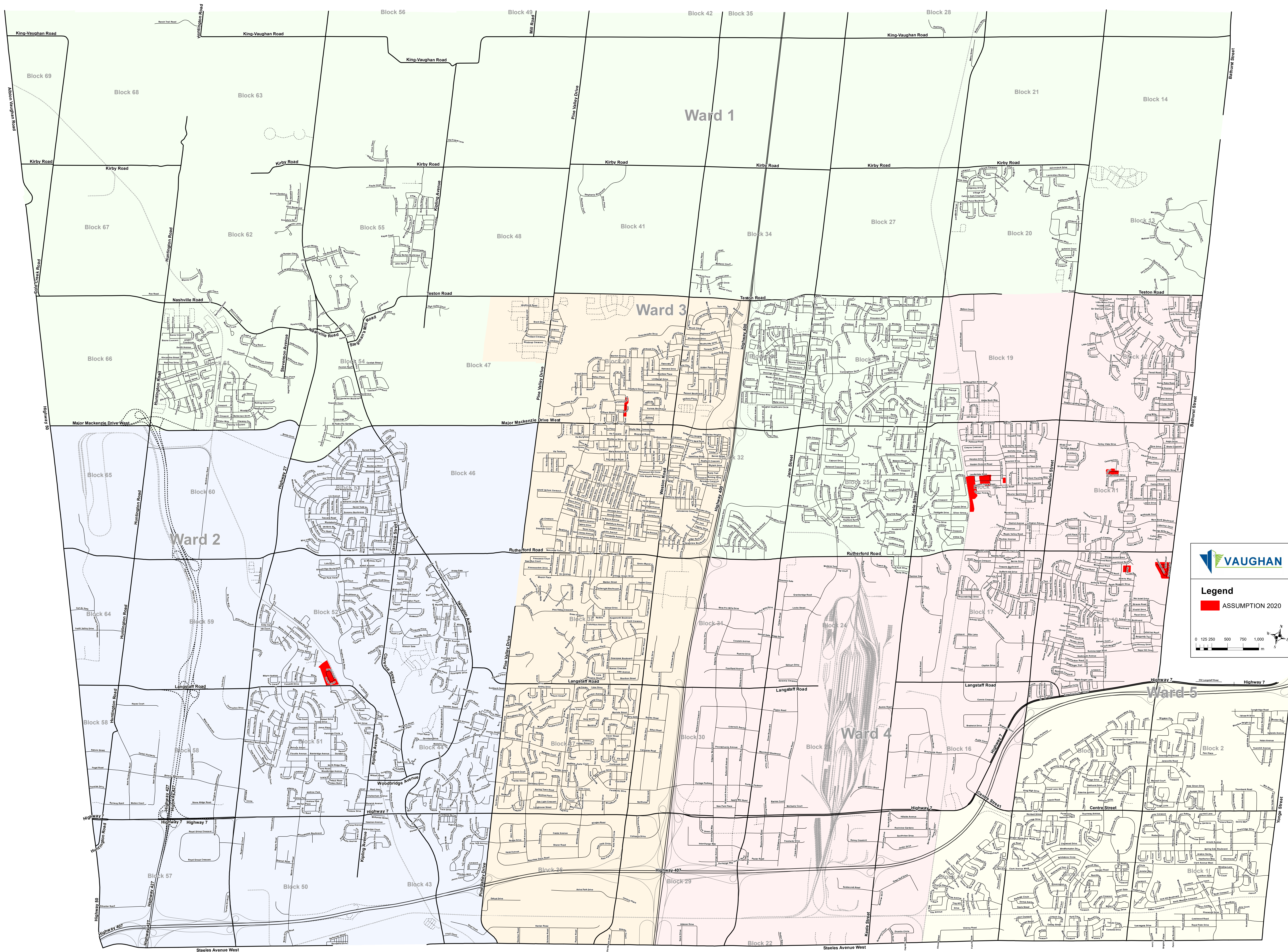
Subdivision Project Name	File Number	Registered Plan	Ward	Block	By-law #	Watermain	Sanitary Sewers	Storm Sewers	Roads*	Streetscaping Landscaping & Trees	Street Lighting	Stormwater Management Pond	ANNUAL MAINTENANCE COST PER PROJECT
The Ravines of Rainbow Creek	19T- 06V15	65M- 4230	2	52	116-2020	\$5,960	\$3,400	\$1,160	\$14,820	\$10,470	\$1,800	\$3,410	\$41,020
Poetry Living (The View)	19T-14V007	65M-4472	3	40	007-2020	\$710	\$460	\$160	\$2,740	\$1,050	\$360	\$0	\$5,480
Milescove Ph 1	19T-01V01	65M-3940	4	18	059-2020	\$7,010	\$3,850	\$1,300	\$26,180	\$7,520	\$2,640	\$0	\$48,500
Milescove Ph 2	19T-01V01	65M-4041	4	18	006-2020	\$5,180	\$2,740	\$880	\$4,800	\$2,680	\$480	\$0	\$16,760
The Bridalpath of Thornhill Ph 2	19T-03V01	65M-4135	4	11	011-2020	\$920	\$600	\$200	\$3,570	\$1,860	\$480	\$0	\$7,630
Block 18 SWM A	N/A	N/A	4	18	016-2020	\$0	\$0	\$3,410	\$0	\$29,310	\$0	\$0	\$32,720
Langstaff Park Estates (partial)	19T-75117	M-1801	4	16	058-2020	\$3,550	\$2,300	\$780	\$7,820	\$0	\$960	\$0	\$15,410
Teefy Developments Limited	19T-13V002	65M-4480	4	10	140-2020	\$30	\$210	\$0	\$200	\$0	\$0	\$0	\$440
ANNUAL MAINTENANCE COSTS BY CATEGORY						\$23,360	\$13,560	\$7,890	\$60,130	\$52,890	\$6,720	\$3,410	\$167,960
MUNICIPAL SERVICES ASSUMED BY CATEGORY						2.8 KM	2.3 KM	2.6 KM	9.2 KM	n/a	48	2 SWMP	

\*sidewalk and curb maintenance included in Roads category





# Attachment No.3 City-wide Ward Map Assumptions 2020

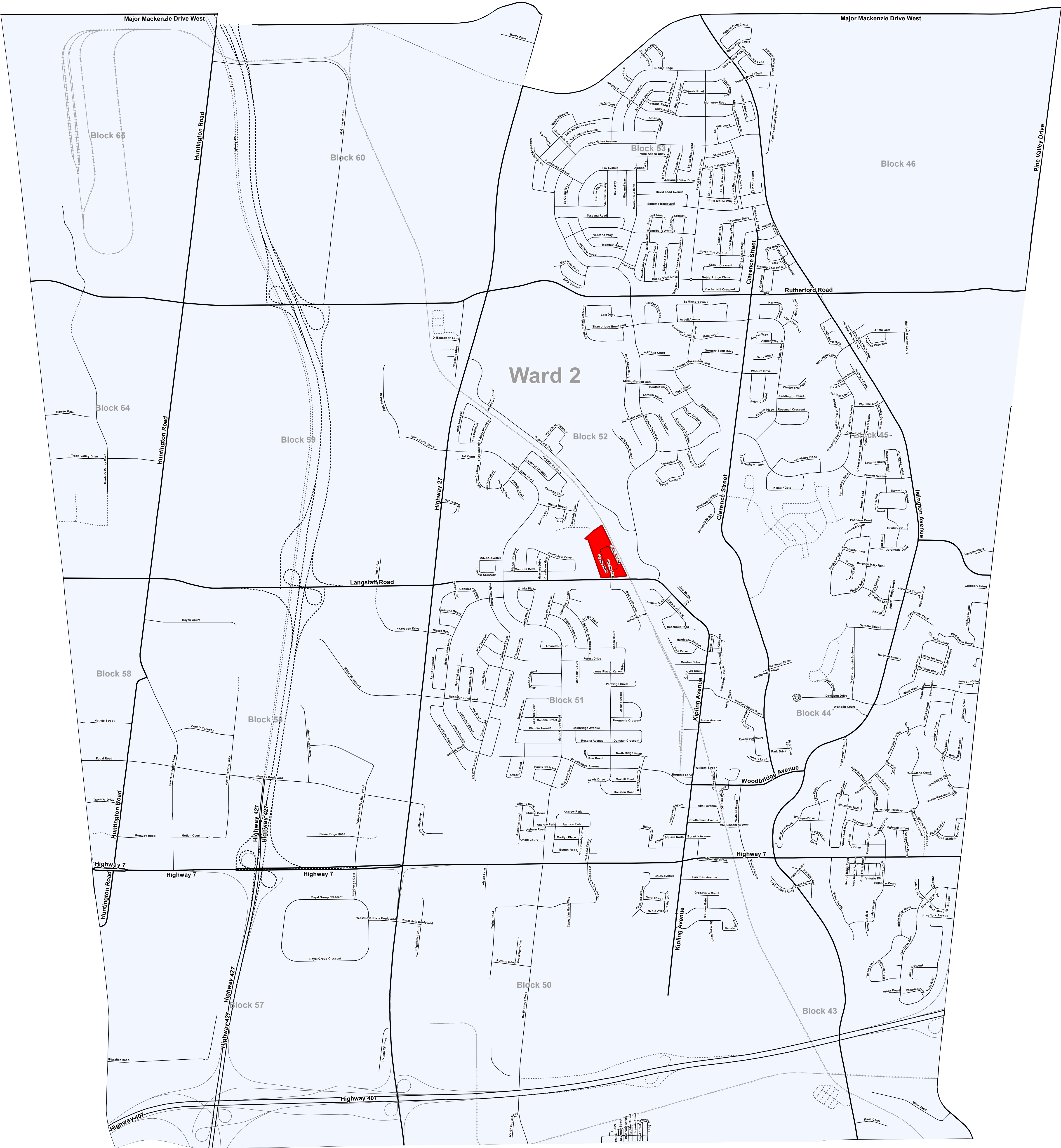










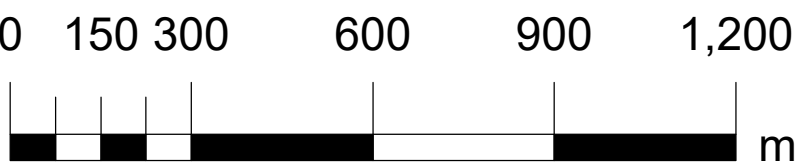
Attachment No.4 Ward 2 Assumptions 2020



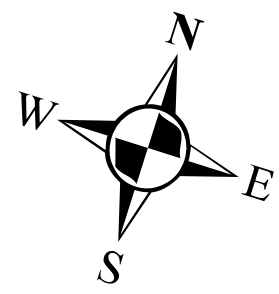


**Legend**

 ASSUMPTION AREA



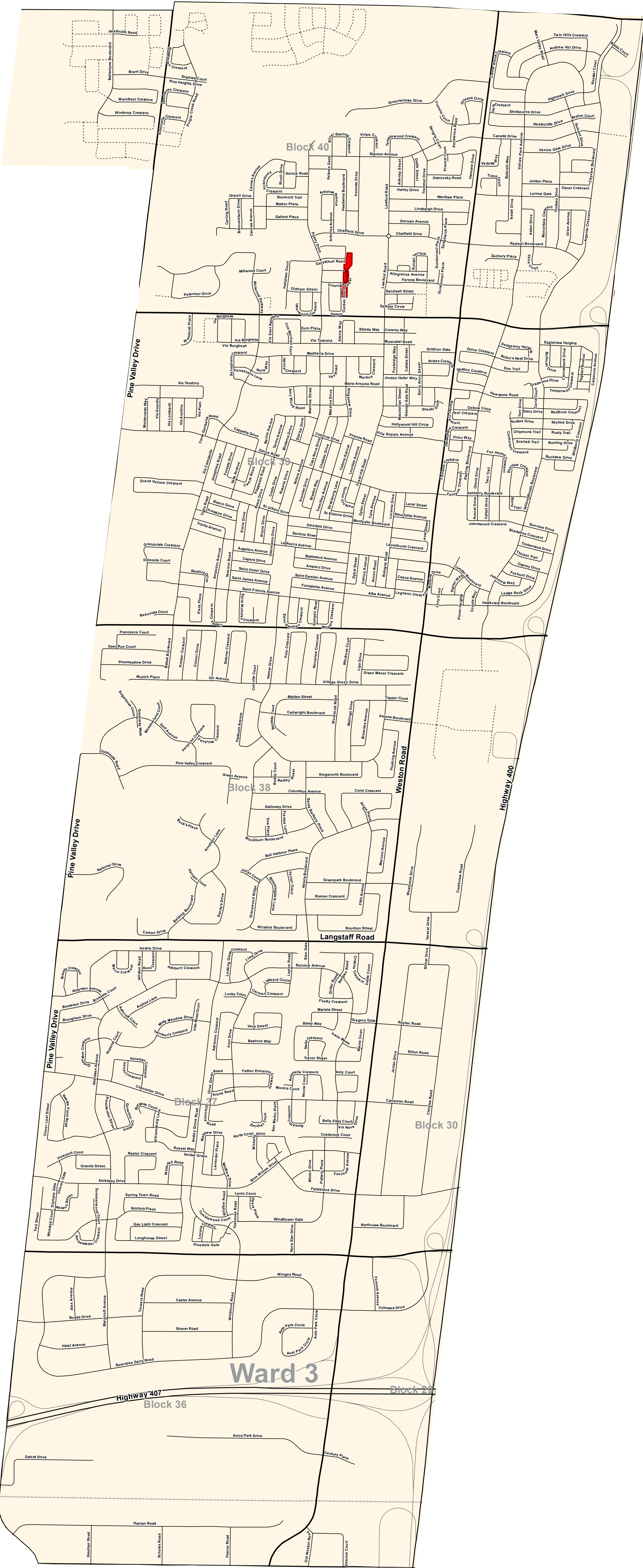
0 150 300 600 900 1,200 m









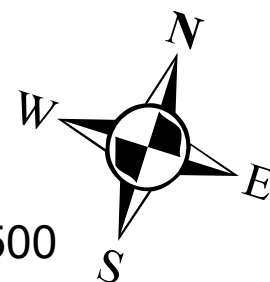
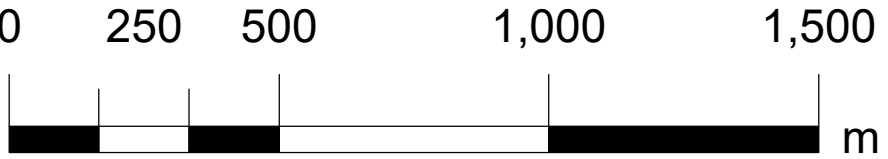
Attachment No.5 Ward 3 Assumptions 2020





**Legend**

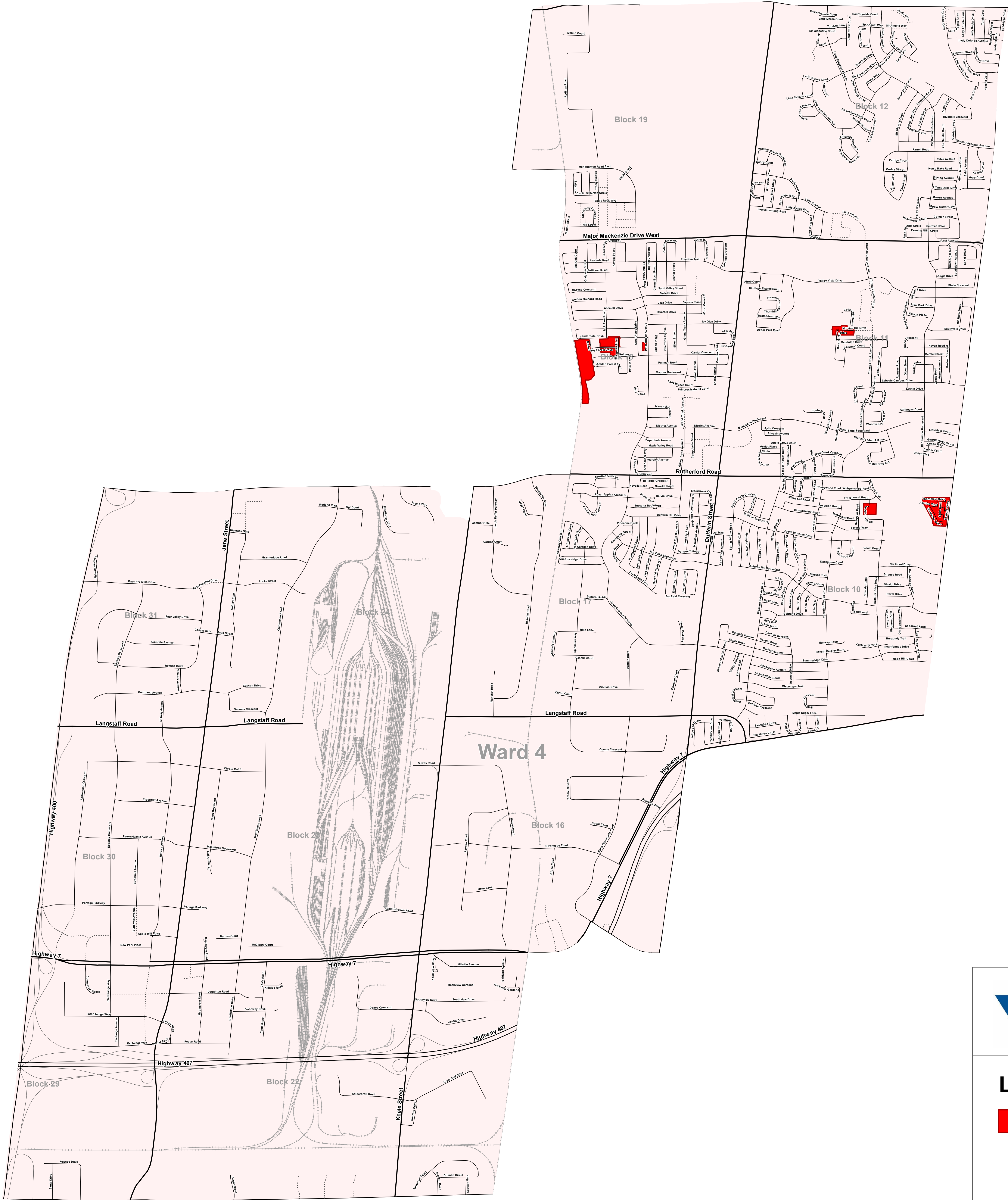
 ASSUMPTION AREA


  







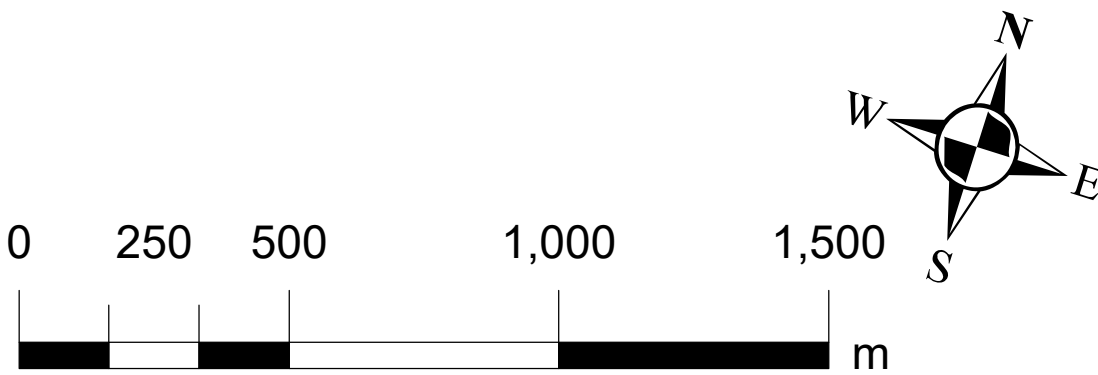
Attachment No.6 Ward 4 Assumptions 2020





**Legend**

 ASSUMPTION AREA



0 250 500 1,000 1,500 m







## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD:** 2

**TITLE:** HUNTINGTON IV LIMITED  
ZONING BY-LAW AMENDMENT FILE Z.20.040  
SITE DEVELOPMENT FILE DA.18.092 - PHASE 3  
6685 LANGSTAFF ROAD  
VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

**Purpose**

To obtain approval from the Committee of the Whole for Zoning By-law Amendment File Z.20.040 and Site Development File DA.18.092 (Phase 3) for the subject lands, shown on Attachment 2. The Owner proposes to rezone the subject lands from “C7 Service Commercial Zone”, “EM3 Retail Warehouse Employment Area Zone” and “EM1 Prestige Employment Area Zone,” to “EM1 Prestige Employment Area Zone,” subject to site-specific exception 9(1294) to permit the development of a one-storey employment warehouse building with accessory office uses to be built in two phases, as shown on Attachments 4 to 7.

**Report Highlights**

- The Owner proposes to rezone the Subject Lands to permit a one-storey employment warehouse building with accessory office uses, to be built in two phases.
- The Development Planning Department supports the approval of the Zoning By-law Amendment and Site Development Application as the proposed rezoning of the subject lands and the proposed development are consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan 2019, as amended, York Region Official Plan and Vaughan Official Plan 2010, and is compatible with the existing and planned uses in the surrounding area.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.20.040 (Huntington IV Limited) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “C7 Service Commercial Zone”, “EM3 Retail Warehouse Employment Area Zone” and “EM1 Prestige Employment Area Zone” subject to site-specific Exception 9(1294) to “EM1 Prestige Employment Area Zone” subject to site-specific Exception 9(1294) in the manner shown on Attachment 4;
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Committee of Adjustment, if required, before the second anniversary of the day the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.; and
3. THAT Site Development File DA.18.092 – Phase 3 (Huntington IV Limited), BE APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL as set out in Attachment 1, to permit the development of a one-storey employment warehouse building with accessory office uses to be built in two phases, as shown on Attachments 4 to 7.

## **Background**

The subject lands (the ‘Subject Lands’) are municipally known as 6685 Langstaff Road, located east of Huntington Road, are 5 ha in size and currently vacant. The Subject Lands and surrounding land uses are shown on Attachment 2.

### **Previous Development Application Approvals for the Subject Lands**

Zoning By-law Amendment File Z.06.018 and Draft Plan of Subdivision File 19T-06V01 were submitted on February 21, 2006 by Squire Ridge Investments Ltd. The zoning application sought to rezone the Subject Lands and the surrounding area from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM1 Prestige Employment Area Zone” with a Holding Symbol (H), “EM2 General Employment Area Zone”, “EM3 Retail Warehouse Employment Area Zone”, “C7 Service Commercial Zone”, “OS1 Open Space Conservation Zone” and “OS1 Open Space Conservation Zone” with a Holding Symbol “(H)”.

The Draft Plan of Subdivision, representing 40.54 ha, was submitted to facilitate the requisite development blocks, stormwater management block, open space, streets and roads as well as reserves. The applications were approved by Vaughan Council on June 25, 2007 and By-law 331-2007 was enacted by Vaughan Council on November 26, 2007.

On August 23, 2013, Zoning By-law Amendment File Z.13.029 was submitted by Squire Ridge Investments Ltd., for the Subject Lands and the surrounding area to facilitate amendments to By-law 331-2007 and approved Draft Plan of Subdivision File 19T-06V01 to relocate and rezone several blocks and to remove the Holding “(H)” Symbol. The applications and By-law 145-2014 were approved by Vaughan Council on

September 9, 2014. Plan of Subdivision File 19T-06V01 was then registered in September 2017.

#### Site Development File DA.18.092 History

Site Development File DA.18.092 was submitted on September 18, 2018 by Squire Down Investments Ltd., for 4, one-storey employment warehouse buildings (Buildings 2A, 2B, 2C and 2D) located south of Langstaff Road, through to Keyes Court and east of Huntington Road. The Owner advised Development Planning staff to proceed with the review of 50 Keyes Court (Building 2D - Phase 1) and hold the review of the remaining 3 buildings. On December 17, 2019, Vaughan Council approved the Site Plan for 50 Keyes Court.

On May 28, 2020, the Development Planning Department received a revised development proposal under new ownership (Huntington IV Limited), for the remaining 3 buildings, as shown on Attachment 3. The Owner advised the Development Planning Department to proceed with Building 2C as Phase 2, Building 2B as Phase 3 (the Applications subject to this report) and Building 2A as Phase 4 of the Development. Building 2C, 6675 Langstaff Road, received approval from Vaughan Council on December 15, 2020. Development associated with Building 2A will be considered in a future technical report at future Committee of the Whole meeting.

The Owner submitted Part Lot Control File PLC.20.011 to facilitate lot boundary adjustments to Blocks 2, 3 and Part of Block 4 of Registered Plan 65M-4578, to implement the proposed employment uses proposed under Site Development File DA.18.092, which includes the Subject Lands. Vaughan Council enacted Part Lot Control By-law 146-2020 on October 21, 2020.

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

The City on January 8, 2021, mailed a Notice of Public Meeting for Zoning By-law Amendment File Z.20.040, to all property owners within 150 m of the Subject Lands, to the West Woodbridge Homeowners Association and anyone on file with the City Clerk. A copy of the Notice was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a notice sign was installed along Langstaff Road and Keyes Court on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols

Vaughan Council, on February 17, 2021, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of February 2, 2021 for Zoning By-law Amendment File Z.20.040, which was to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputation was received at the Public Meeting:

#### Deputation

1. Ryan Chin, KLM Planning Partners Inc., representing the Owner

No additional deputations or written submissions regarding Zoning By-law Amendment File Z.20.040 were received by the Development Planning Department.

## **Previous Reports/Authority**

The following are links to previous reports for the Subject Lands:

[Committee of the Whole Report \(Public Hearing\), February 2, 2021, Huntington IV Limited, Zoning By-law Amendment File Z.20.040](#)

[Committee of the Whole Report, December 3, 2019, Squire Down Investments Ltd, Site Development File DA.18.092 Phase 1](#)

[Committee of the Whole Report, December 8, 2020, Huntington IV Limited, Site Development File DA.18.092 Phase 2](#)

[Committee of the Whole Report, September 2, 2014, Squire Ridge Investments Ltd., Zoning By-law Amendment File Z.13.029 and Revised Draft Plan of Subdivision File 19T-06V01](#)

[Committee of the Whole Report, June 18, 2007, Squire Ridge Investments Ltd., Zoning By-law Amendment File Z.06.018 and Draft Plan of Subdivision File 19T-06V01](#)

## **Analysis and Options**

### ***A Zoning By-law Amendment and Site Development Applications have been submitted to permit an employment building***

Huntington IV Limited (the 'Owner') has submitted the following applications (the 'Applications') to permit the development of a 30,549.07 m<sup>2</sup> multi-unit one-storey employment warehouse building with accessory office uses, to be built in two phases (the 'Development'), as shown on Attachments 4 to 7:

1. Zoning By-law Amendment File Z.20.040 to rezone the Subject Lands from "C7 Service Commercial Zone", "EM3 Retail Warehouse Employment Area Zone" and "EM1 Prestige Employment Area Zone" subject to site-specific Exception 9(1294) to "EM1 Prestige Employment Area Zone" subject to site-specific Exception 9(1294), in the manner shown on Attachment 4. The Development complies with development standards (e.g. building setbacks, height, and coverage) of Zoning By-law 1-88, therefore no site-specific exceptions are required to permit the Development.
2. Site Development File DA.18.092 (Phase 3) to permit the development of a 30,549.07 m<sup>2</sup> multi-unit one-storey employment warehouse building with accessory office uses to be built in two phases, as shown on Attachments 4 to 7, with the following Gross Floor Areas:

Ground Floor Unit 1	11,490.09 m <sup>2</sup>
Mezzanine Unit 1	278.71 m <sup>2</sup>
Ground Floor Unit 2	8,352.33 m <sup>2</sup>
Mezzanine Unit 2	278.71 m <sup>2</sup>
Total Phase 1	20,399.84 m <sup>2</sup>
Future Ground Floor Unit 3	9,870.52 m <sup>2</sup>
Future Mezzanine Unit 3	278.71 m <sup>2</sup>
Total Phase 2	10,149.23 m <sup>2</sup>
Overall Total	30,549.07 m <sup>2</sup>

***The proposed rezoning and Development are consistent with the Provincial Policy Statement, 2020***

Section 3 of the *Planning Act* requires that all land use decisions in Ontario “shall be consistent with” the Provincial Policy Statement, 2020 (the ‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development.

The proposed rezoning and Development are consistent with the PPS, specifically Section 1.3.1 which encourages planning authorities to promote economic development and competitiveness by: providing the appropriate mix and range of employment and institutional uses to meet long term needs; providing opportunities for a diversified economic base; and ensuring necessary infrastructure is provided to support current and projected needs.

The proposed rezoning and Development will utilize the Subject Lands for an employment use within an existing business park (the Huntington Business Park). The Development complements and is compatible with the existing and planned uses within the business park and provides employment opportunities to help meet the City’s long-term employment needs. The Subject Lands are also located in an area where servicing and infrastructure are available to serve the Development. In consideration of the above, the Development is consistent with the PPS.

***The proposed rezoning and Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019***

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended, (‘Growth Plan’) guides decision making on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Subject Lands are located within a Settlement Area identified as a built-up area that contributes to providing employment lands. The proposed rezoning and Development are located within an employment area (the Huntington Business Park) on the east side of Huntington Road, south of Langstaff Road. The proposed rezoning and Development conforms to the Growth Plan as an employment use is proposed within a Settlement Area where municipal water and wastewater services are available.

***The proposed rezoning and Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 (‘YROP 2010’) guides economic, environmental and community building decisions across York Region.

The Subject Lands are designated “Urban Area” on Map 1 - Regional Structure and located within an area identified as “Strategic Employment Lands - Conceptual” on Figure 2 - York Region Strategic Employment Lands in YROP 2010. Map 12 - Street Network of the York Region Official Plan also identifies Langstaff Road as a regional road with an ultimate width of 36 m.

The “Urban Area” designation permits a range of residential, industrial, commercial and institutional uses. YROP 2010 encourages maintaining the economic viability of employment lands, which are contingent upon its long-term protection, effective planning and design, and a shift toward increasingly sustainable and innovative industrial processes.

The Subject Lands are located within an employment area and will efficiently utilize the Subject Lands to maintain the planned employment use for the property. Therefore, the proposed rezoning and Development conforms to the policies of the YROP.

***The proposed rezoning and Development conforms to Vaughan Official Plan 2010***

The Subject Lands are designated “Prestige Employment” by Vaughan Official Plan (‘VOP 2010’), Volume 2 - Section 12.12 Huntington Business Park, and are located within the “Employment Areas” designation shown on Schedule 1 - Urban Structure of VOP 2010.

The Subject Lands are also located within the Huntington Business Park Block 57/58 Plan approved by Vaughan Council on June 25, 2013. The Block Plan identifies the Subject Lands as “Prestige Area” which is consistent with the “Prestige Employment” designation and the “EM1 Prestige Employment” Zone.

The “Prestige Employment” designation permits a full range of employment industrial uses including warehousing (but not retail warehousing), manufacturing, processing and distribution uses within wholly enclosed buildings and do not require outside storage. Office and retail uses accessory to and directly associated with the employment industrial uses are permitted within this designation as well as office uses not accessory to or directly associated with the employment industrial uses, up to a maximum of 10,000 m<sup>2</sup>. The proposed employment warehouse with accessory office uses is permitted in the “Prestige Employment” designation of VOP 2010. The proposed rezoning would establish one consistent zone (EM1 Prestige Employment Area Zone) over the entirety of the Subject Lands to effectively implement and maintain the intent of the “Prestige Employment” designation. The proposed rezoning conforms to VOP 2010.

The Development respects the design criteria in Section 9.1.2.10 a) through h) of VOP 2010. The lot and building size for the Development is consistent with approved development in the surrounding area. The Development provides direct pedestrian access from Langstaff Road by way of walkway on adjacent lands to the east. A pedestrian crossing is also proposed to provide safe pedestrian access to the main entrances of the building located along the north and east sides of the building. The building is located close to the street frontages and an appropriate amount of landscaping is provided to enhance the pedestrian experience. Surface parking is located on north and east side of the building, while the loading bays are located on the west side of the building. Precast screen walls and landscaping is proposed along the Langstaff Road and Keyes Court frontages to improve the streetscape and mitigate view impacts from the loading bays and surface parking areas.

In summary, the proposed rezoning would establish one consistent zone over the Subject Lands to facilitate the proposed employment uses that are permitted by the “Prestige Employment” designation and the Development conforms to the design criteria of VOP 2010 therefore, the Applications conform to VOP 2010.

***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned “C7 Service Commercial Zone”, “EM3 Retail Warehouse Employment Area Zone” and “EM1 Prestige Employment Area Zone”, subject to site-specific Exception 9(1294) as shown on Attachment 2. The “C7 Service Commercial Zone” does not permit employment warehouse uses.

The Owner submitted Zoning By-law Amendment File Z.20.040 to rezone the Subject Lands from “C7 Service Commercial Zone”, “EM3 Retail Warehouse Employment Area Zone” and “EM1 Prestige Employment Area Zone” subject to site-specific Exception 9(1294) to “EM1 Prestige Employment Area Zone,” subject to site-specific Exception 9(1294), to permit the Development, as shown on Attachments 4 to 7. The Development complies with all development standards (e.g. building setbacks, height, and coverage) of Zoning By-law 1-88, therefore no site-specific exceptions are required to permit the Development.

The Development Planning Department supports the rezoning for the Subject Lands because the Development is permitted in the “EM1 Prestige Employment Area Zone” and the rezoning would establish one consistent zone category over the entirety of the Subject Lands to facilitate the planned employment uses that are permitted by VOP 2010. Therefore, the proposed rezoning conforms to VOP 2010, is appropriate given the surrounding context and is consistent with previous approvals granted by Council on the adjacent lands.

***The Development Planning Department supports the proposed rezoning the Development, subject to conditions***

**Site Plan**

The Development is for a 30,549.07 m<sup>2</sup> multi-unit one-storey employment warehouse building with accessory office uses to be built in two phases, as shown on Attachments 4 to 7.

The main building entrance for Unit 1 is located on the north side of the building facing Langstaff Road, while the entrance for Unit 2 and the future Unit 3 are located along the east side of the building. Each unit will have an office area with an exterior entrance and internal waste storage room.

Two full moves accesses are proposed from Keyes Court, while access to Langstaff Road would utilize right-in, right out movement. The Development is served by 328 surface parking spaces (including visitor, barrier free and carpool spaces), whereas 306 parking spaces are required, and 48 bicycle parking spaces are provided near the building entrances for convenience. The Owner proposes to temporarily store snow on excess parking spaces adjacent to the loading bays until snow is removed from the Subject Lands. The loading bays are located on the west side of the building.

### Landscape Plan

The landscape plan is shown on Attachment 5. A 1.5 m wide walkway is proposed along the north and east sides of the building, with connections to a walkway on adjacent lands municipally known as 6675 Langstaff Road that provides pedestrian access to Langstaff Road.

Landscaping strips with plantings are proposed to ensure an attractive streetscape. A landscaped area of 9 m wide is proposed along the Langstaff Road frontage and a 3 m wide landscape strip is proposed along the Keyes Court frontage. A total of 88 trees consisting of a variety of coniferous and deciduous trees are proposed to be planted in the landscape areas along with shrubs to create an attractive streetscape and to help screen the loading bays and surface parking areas from the Langstaff Road and Keyes Court frontages.

### Building Elevations

The proposed building elevations are shown on Attachments 6 and 7. Architectural materials proposed for the building includes white architectural precast and metal paneling for the facades with windows comprised of vision and spandrel glass. An ultimate building height of 14.59 m is proposed with 4.18 m precast screen walls for the north and south elevations, as well as stairs and railings for the south elevation due to existing grade changes.

The Owner is required to apply a bird friendly treatment to the building glazing to the satisfaction of the Development Planning Department. The final site plan, building elevations, architectural materials, landscape plan, landscape cost estimate and photometric plan must be approved to the satisfaction of the Development Planning Department, prior to the execution of the Site Plan Letter of Undertaking. Conditions to this effect are included in Attachment 1.

### Sustainability Performance Metrics

The Policy Planning and Environmental Sustainability ('PPES') Department has advised that since Site Development File DA.18.092 was deemed complete on September 18, 2018, the Application is not required to meet the minimum threshold requirements, as threshold scores only relate to applications that have been deemed complete on or following October 1, 2018. The Owner has demonstrated that best efforts have been made to achieve a sustainable development by achieving landscaping criteria, sustainable stormwater management practices with 80 percent of total suspended solids from all runoff leaving the Subject Lands being removed on an annual basis. The Development also achieves sustainable standards for lighting and potable water. Bird friendly design features will also be incorporated on the building elevations.

### ***The Development Engineering Department has no objection to the Applications, subject to conditions***

The Development Engineering ('DE') Department has no objections to the Applications and has provided the following comments as it relates to the Development:



### Water Servicing

Water service connection stubs do not exist along Keyes Court to service the Subject Lands. Service connections to the Development are proposed by installing a new water line connection to the existing watermain on Keyes Court. The DE Department is satisfied that the proposed arrangement can accommodate water servicing for the Development.

### Sanitary Servicing

Sanitary service connection to the Development is proposed by installing a new sanitary manhole. The DE Department is satisfied that the Subject Lands can be accommodated with the proposed sanitary service connection.

### Storm Servicing

The Owner proposes to remove the existing ditch inlet and storm lead from the storm main and replace the service connection with a new storm lead. Storm connections to the Development will be provided through an existing storm manhole and the storm sewers within Keyes Court will drain to the existing stormwater management pond located at the southeast quadrant of the subdivision. The DE Department is satisfied that the storm service connection can accommodate the Development.

The DE Department is satisfied that the Development can be adequately serviced for water, sanitary and storm, subject to the Owner obtaining certification and approval from the Subdivision engineer. A condition to this effect is included in Attachment 1.

Prior to final site plan approval, the subdivision agreement between Squire Ridge Investment Ltd. for Subdivision File 19T-06V01 and the City, shall be amended and executed to recognize municipal service changes to the satisfaction of the DE Department. A condition to this effect is included in Attachment 1.

### Transportation

The Transportation Section of the DE Department has reviewed the site plan and the Traffic Impact Brief ('TIB') prepared by TMIG, dated November 10, 2020 and has no objections to the Development as the findings of the report demonstrate that the existing road network is able to accommodate the increased vehicular traffic as a result of this Development. A walkway is proposed on the northeast portion of the Subject Lands that connects to a walkway on adjacent lands municipally known as 6675 Langstaff Road to provide pedestrian access to Langstaff Road.

### Waste

Waste for the Development will be stored within each unit of the building and will be placed in waste collection bins in the loading bays on the day garbage is collected from the Subject Lands. The DE Department is satisfied with the waste management system proposed for the Development, however a Waste Collection Design Standards Form is required to be approved, prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

Prior to the execution of the Site Plan Letter of Undertaking, the final site grading plan, site servicing plan, erosion and sediment control plan and Waste Collection Design Standards Form shall be approved to the satisfaction of the DE Department. A condition to this effect is included in Attachment 1.

***Development Charges are applicable for the Development***

The Financial Planning and Development Finance Department requires the Owner to pay all applicable development charges, in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York District School Board and York Catholic District School Board. A standard clause to this effect will be included in the Site Plan Letter of Undertaking.

***Cultural Heritage has no objections to the Applications***

The Subject Lands have been previously cleared of archaeological concern through Plan of Subdivision File 19T-06V01. The appropriate warning clauses regarding archaeological resources will be included in the Site Plan Letter of Undertaking.

***Cash-in-Lieu of the dedication of parkland has been satisfied***

The Office of Infrastructure Development Department, Real Estate Division has confirmed payment-in-lieu of the dedication of parkland was satisfied through Plan of Subdivision File 19T-06V01.

***The Parks Infrastructure Planning and Development Department has no objection to the Applications***

The Parks Infrastructure Planning and Development Department has no objection to the Applications as cash-in-lieu of parkland was satisfied as part of Plan of Subdivision File 19T-06V01.

***The Forestry Operations Division has no objection to the Applications, subject to the final landscape plan being approved by the Development Planning Department***

There are no significant trees on the Subject Lands that would warrant the need for a Private Property Tree Removal & Protection Permit, however, the Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department advises that tree planting measurement setbacks between newly planted trees and utilities be implemented to maintain adequate clearance between newly planted trees and utilities. The final landscape plan shall be approved by the Development Planning Department, in consultation with the Forestry Operations Division.

***The Fire and Rescue Services Department has no objection to the Applications***

The Fire and Rescue Services Department has no objection to the Applications, subject to the adequate provisions for fire safety and protection being provided in accordance with the Ontario Building Code.

***The Toronto Region Conservation Authority ('TRCA') has no objection to the Applications***

The TRCA has advised that the Subject Lands are located outside of TRCA's Regulated Area and are not within the WHPA-Q area of the CTC Source Protection Plan, therefore the TRCA has no objection to the approval of the Applications.

***The Ministry of Transportation ('MTO') has no objection to the Applications***

MTO has advised that the Applications are outside of the MTO Permit Control Area and as such, no further consultation with MTO is required, therefore MTO has no objection to the approval of the Applications.

***The various utilities companies and Canada Post have no objection to the Applications***

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, Rogers Communications Inc. and Canada Post have no objection to the Applications, subject to the Owner coordinating servicing, connections, easements, locates and mail delivery facilities with the above noted utility companies and Canada Post prior to the commencement of any site works. A condition to this effect will be included in the Site Plan Letter of Undertaking.

**Financial Impact**

Not applicable.

**Broader Regional Impacts/Considerations**

York Region Community Planning and Development Services Department has no objection to the Applications, subject to their conditions included in Attachment 1, being satisfied.

**Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment Application Z.20.040 and Site Development File DA.18.092 (Phase 3) in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the comments received from City Departments, external public agencies, the public and the surrounding area context. The Development Planning Department is of the opinion that the Applications are consistent with the PPS, conforms to the Growth Plan, the YROP, VOP 2010, and the proposed rezoning is appropriate and compatible given the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations in this report and the Conditions of Approval included in Attachment 1.

**For more information**, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626.

## **Attachments**

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Phasing Plan
4. Proposed Zoning and Site Plan
5. Landscape Plan
6. North and South Building Elevations
7. East and West Building Elevations

## **Prepared by**

Rebecca Roach, Planner, ext. 8626

Clement Messere, Senior Planner, ext. 8409

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

Bill Kiru, Acting Director of Development Planning, ext. 8633

## **Approved by**



Mauro Peverini, Acting Chief Planning Official

## **Reviewed by**



Jim Harnum, City Manager

**Attachment 1 – Conditions of Approval**  
**Site Development File DA.18.092 – Phase 3 (Huntington IV Limited)**

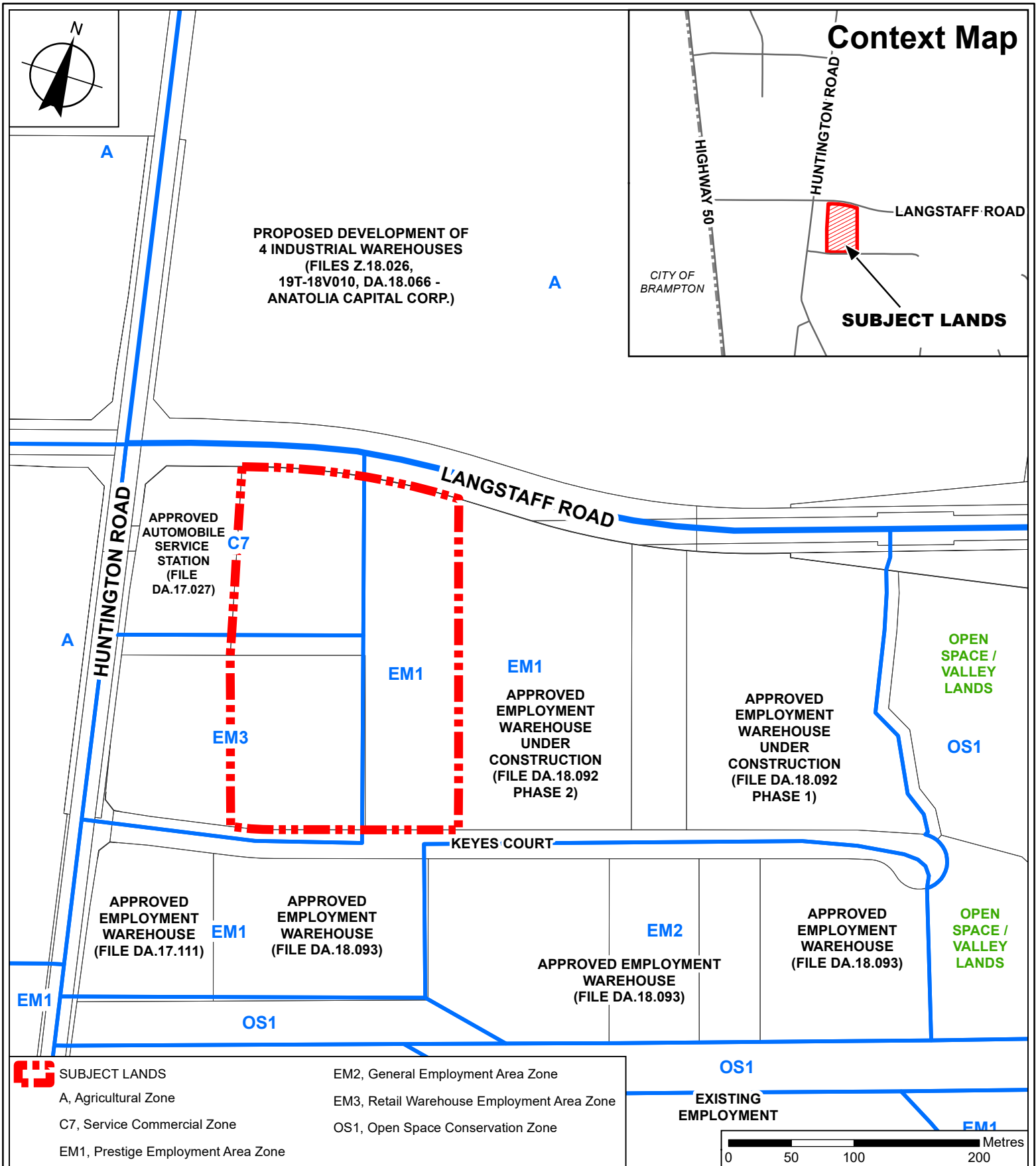
---

- 1) THAT prior to the Execution of the Site Plan Letter of Undertaking:
  - a) The Owner shall pay Development Engineering's Site Plan fee (simple), in accordance with the Fees and Charges By-law, as amended.
  - b) As Keyes Court is an unassumed subdivision with an active Subdivision Agreement between the City and Squire Ridge Investment Ltd., the Owner shall provide confirmation from Squire Ridge Investment Ltd.'s subdivision engineer, that they are in acceptance of the new services and works proposed within the unassumed Keyes Court, to the satisfaction of the Development Engineering Department.
  - c) The Owner shall submit an application to amend the subdivision agreement between Squire Ridge Investment Ltd., and the City of Vaughan to address all conditions, financial or otherwise including required fees and the amending agreements fee, financial securities, payment of the development charges, the provision of roads, construction of municipal services, landscaping, fencing, noise attenuation measures, grading, utilities relocation, servicing construction drawings and such matters, to the satisfaction of the Development Engineering Department.
  - d) The Owner shall provide an additional financial security in the amount of \$20,000.00, being the current estimated cost of works required to facilitate the proposed service connections, driveways, and municipal works within the City and York Region's right-of-way, to the satisfaction of the Development Engineering Department.
  - e) The Owner will be required to address any outstanding comments and/or conditions of York Region, including providing the appropriate land conveyance and engineering drawings for the accesses proposed for Langstaff Road, to the satisfaction of York Region and the Development Engineering Department.
  - f) The Owner shall provide Development Engineering with York Region approval of the Development, including the proposed works of proposed entrance works within York Region's right-of-way.
  - g) The Owner must satisfy York Region comments and requirements previously provided and additional comments and requirements identified through future submissions for Site Development File DA.18.092 for 6685 Langstaff Road and the following:
    - i) all proposed accesses to Langstaff Road must be approved by York Region;

**Attachment 1 – Conditions of Approval**  
**Site Development File DA.18.092 – Phase 3 (Huntington IV Limited)**

---

- ii) the Owner is required to enter into a bi-party site plan agreement with York Region;
  - iii) The Owner shall convey 2 metres of land along Langstaff Road for the purpose of road widening and convey land for the daylight triangles at the proposed accesses; and
  - iv) the Owner is required to satisfy financial and insurance requirements to the satisfaction of the York Region.
- h) The Development Planning Department shall approve the site plan, landscape plan, landscape details, landscape cost estimate, building elevations, architectural materials with bird friendly design treatments and photometric plan to the satisfaction of the Development Planning Department.
- i) The Development Engineering Department shall approve the site plan, site servicing and grading plan, erosion and sediment control plan, and waste collection design standards form to the satisfaction of the Development Engineering Department.



## Context and Location Map

**LOCATION:**  
6685 Langstaff Road  
(Part of Blocks 2 and 3, 65M-4578)  
Part of Lot 10, Concession 9

**APPLICANT:**  
Huntington IV Limited



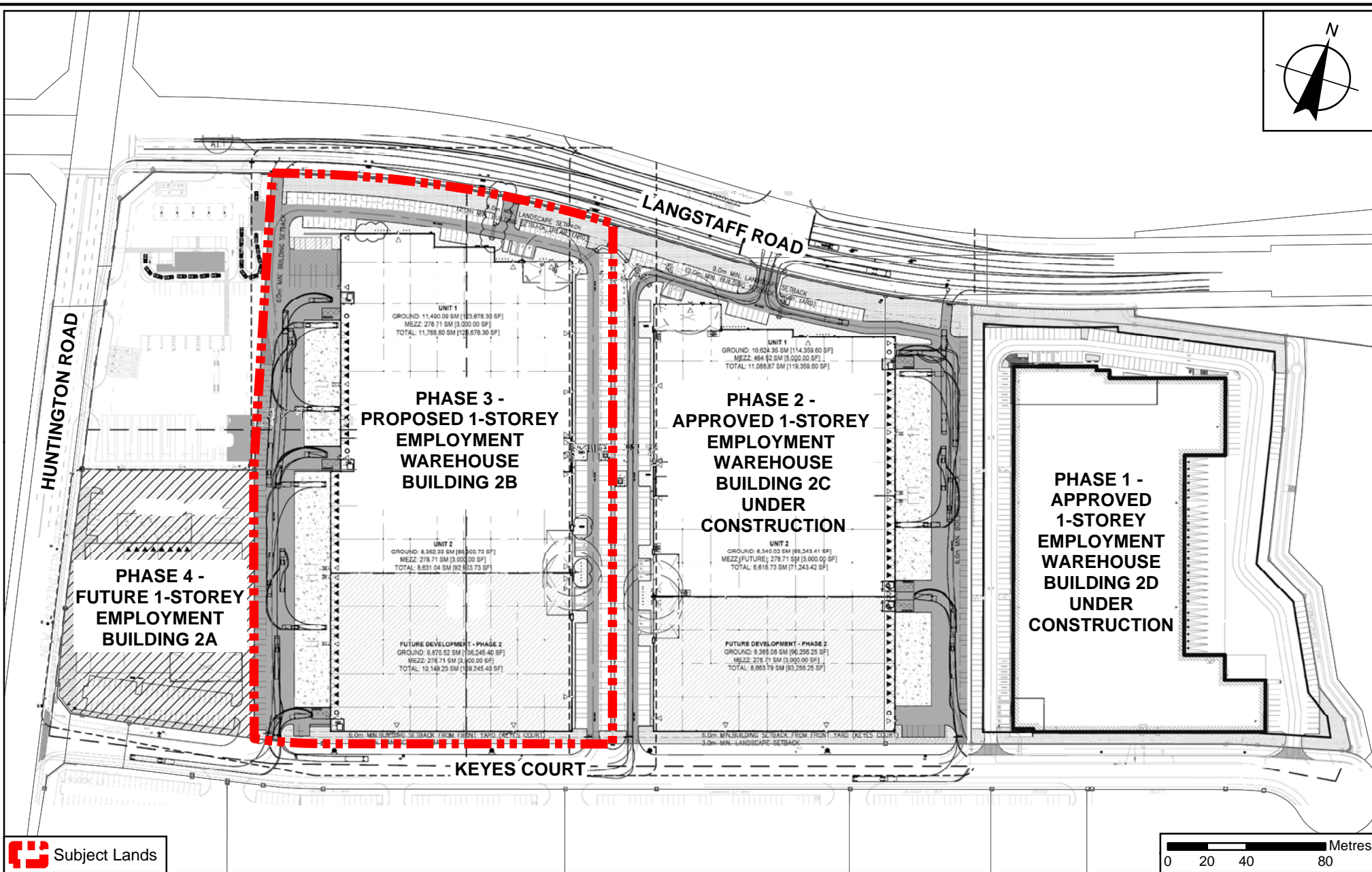
**FILES:** Z.20.040, DA.18.092  
**RELATED FILES:** 19T-06V01, PLC.20.011


**DATE:**  
April 13, 2021

**2**







 Subject Lands

# Phasing Plan

LOCATION:  
6685 Langstaff Road  
(Part of Blocks 2 and 3, 65M-4578)  
Part of Lot 10, Concession 9

APPLICANT:  
Huntington IV Limited

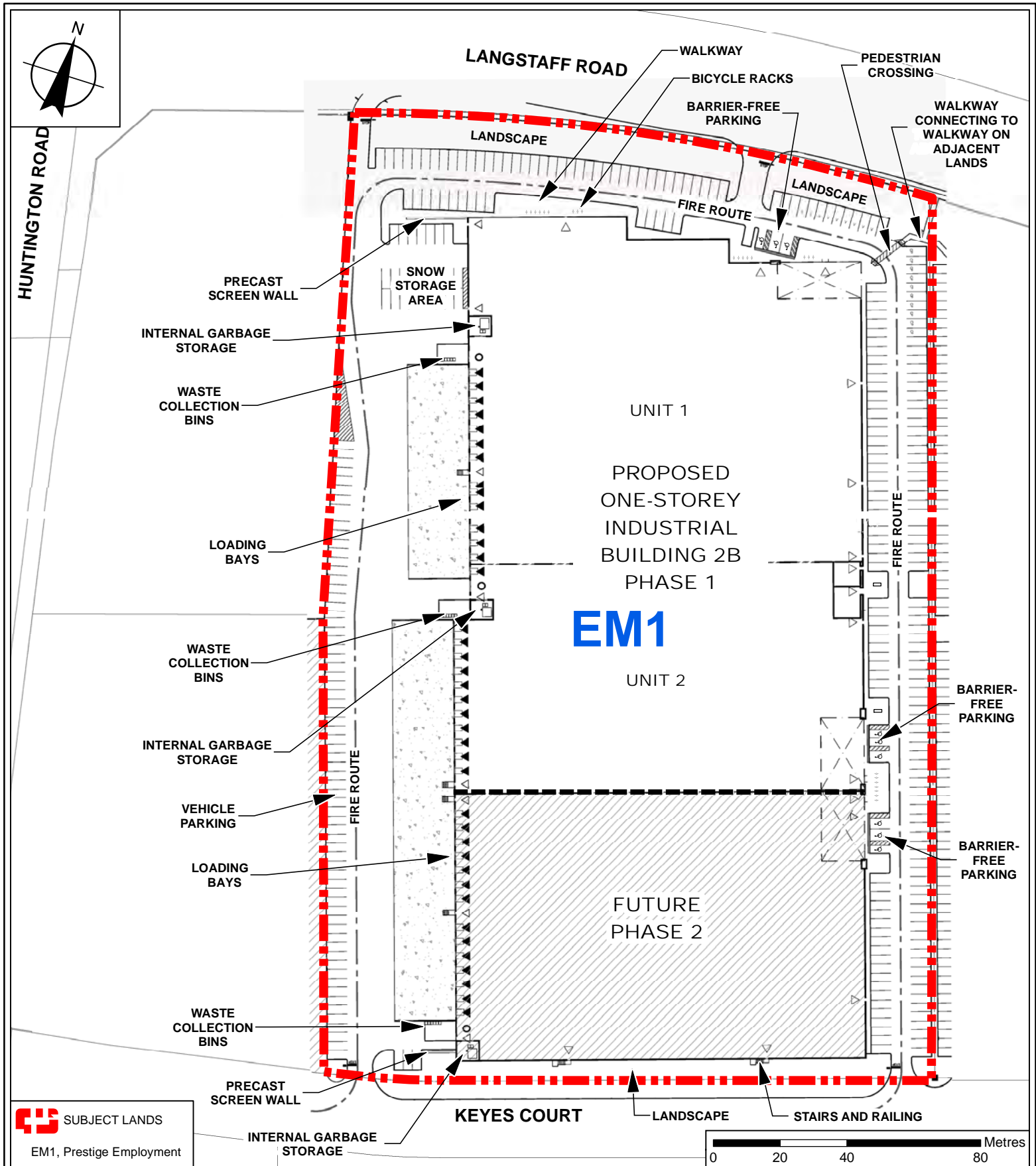


FILES: Z.20.040, DA.18.092  
RELATED FILES: 19T-06V01, PLC.20.011

DATE:  
April 13, 2021

# 3





# Proposed Zoning and Site Plan

LOCATION:  
6685 Langstaff Road  
(Part of Blocks 2 and 3, 65M-4578)  
Part of Lot 10, Concession 9

APPLICANT:  
Huntington IV Limited

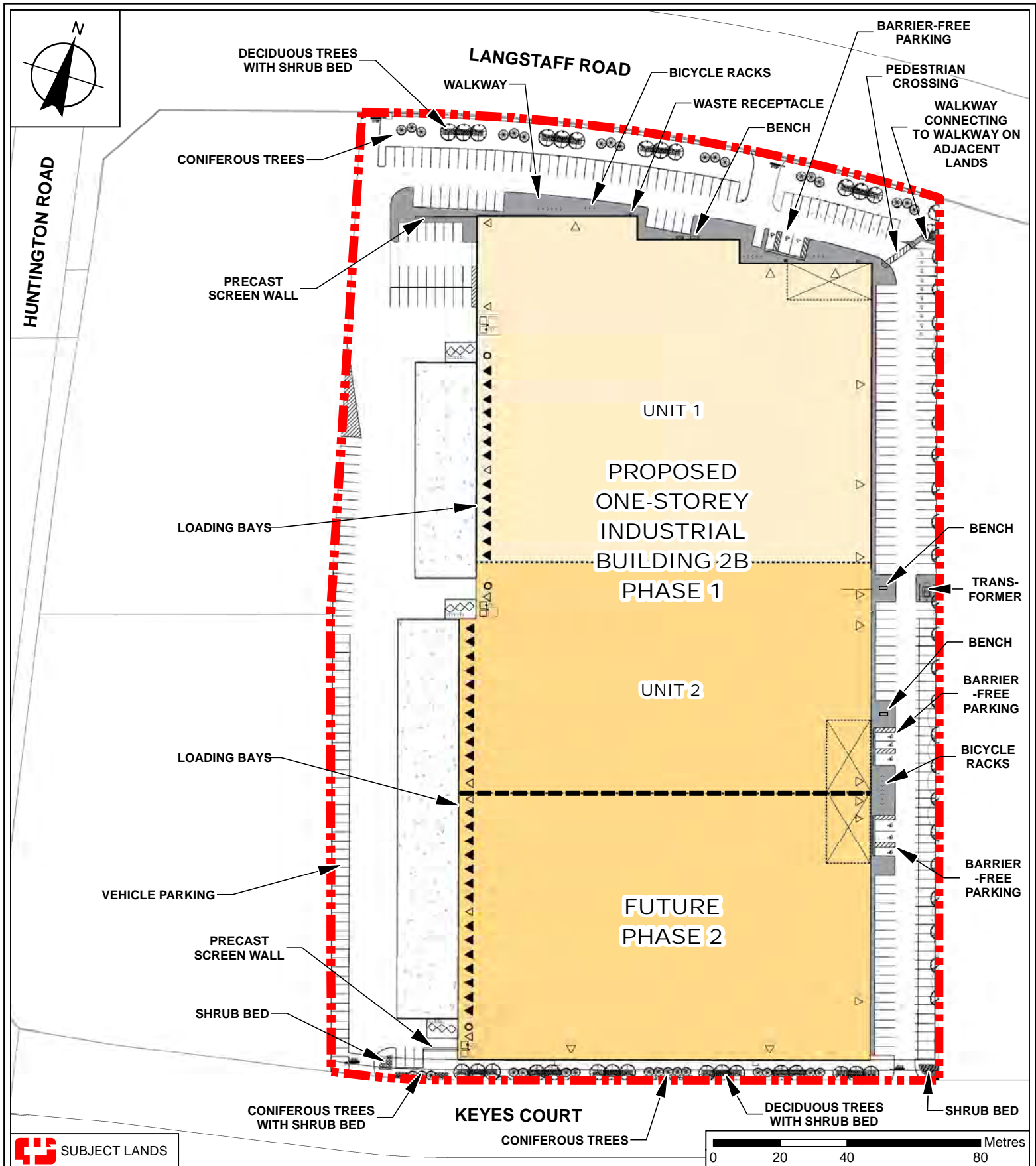


FILES: Z.20.040, DA.18.092  
RELATED FILES: 19T-06V01, PLC.20.011

DATE:  
April 13, 2021

**4**





# Landscape Plan

LOCATION:  
6685 Langstaff Road  
(Part of Blocks 2 and 3, 65M-4578)  
Part of Lot 10, Concession 9

APPLICANT:  
Huntington IV Limited



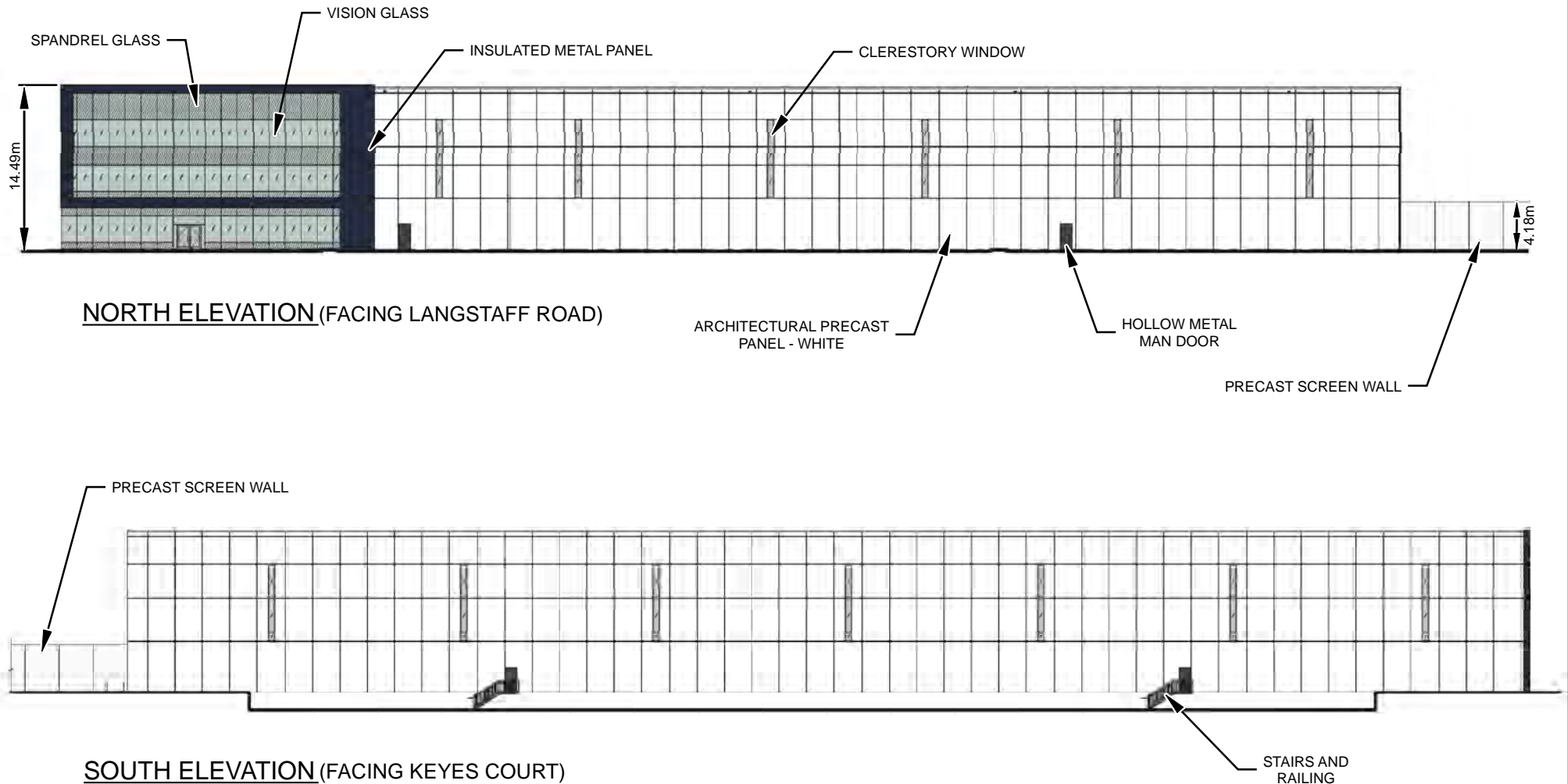
FILES: Z.20.040, DA.18.092  
RELATED FILES: 19T-06V01, PLC.20.011

DATE:  
April 13, 2021

5







Not to Scale

## North and South Building Elevations

LOCATION:  
6685 Langstaff Road  
(Part of Blocks 2 and 3, 65M-4578)  
Part of Lot 10, Concession 9

APPLICANT:  
Huntington IV Limited



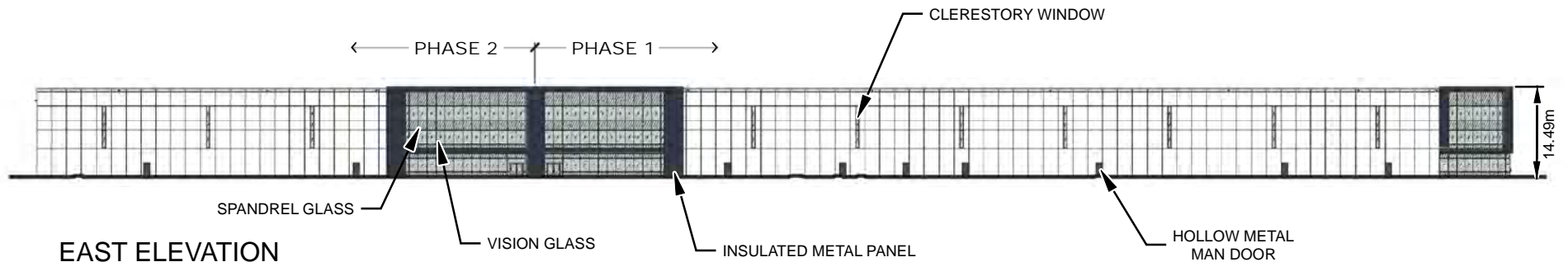
FILES: Z.20.040, DA.18.092  
RELATED FILES: 19T-06V01, PLC.20.011

DATE:  
April 13, 2021

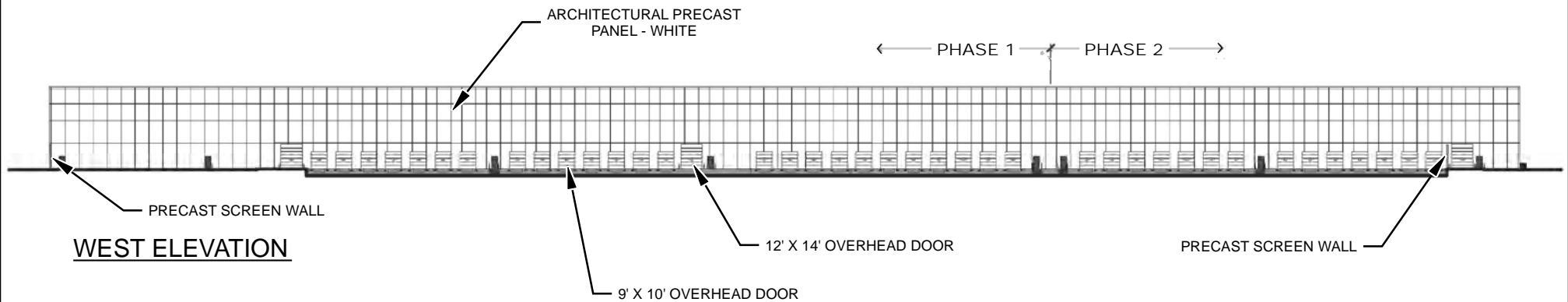
6







**EAST ELEVATION**



**WEST ELEVATION**

Not to Scale

## East and West Building Elevations

LOCATION:  
6685 Langstaff Road  
(Part of Blocks 2 and 3, 65M-4578)  
Part of Lot 10, Concession 9

APPLICANT:  
Huntington IV Limited



FILES: Z.20.040, DA.18.092  
RELATED FILES: 19T-06V01, PLC.20.011

DATE:  
April 13, 2021

**7**



## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD(S):** 4

**TITLE:** GRANEROLA RESIDENCES LTD.  
SITE DEVELOPMENT FILE DA.19.084  
8960 JANE STREET  
VICINITY OF JANE STREET AND RUTHERFORD ROAD

**FROM:**  
Jim Harnum, City Manager

**ACTION:** DECISION

---

### **Purpose**

To seek approval from Committee of the Whole for Site Development File DA.19.084 to permit a mixed-use development consisting of 26 and 28-storey apartment buildings connected by a 5 and 6-storey podium, having a total of 566 residential dwelling units, 688.36 m<sup>2</sup> of at-grade commercial uses, approximately 420 m<sup>2</sup> of community space and 779 underground parking spaces, as shown on Attachments 3 to 8.

### **Report Highlights**

- The Owner is proposing a development consisting of 26 and 28-storey apartment buildings connected by a 5 and 6-storey podium, 566 residential dwelling units, 688.36 m<sup>2</sup> of at-grade commercial uses, approximately 420 m<sup>2</sup> of community space and 779 underground parking spaces.
- The Owner must obtain approval from the Committee of Adjustment for the necessary exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
- The Development Planning Department supports the application, as it is consistent with the Provincial Policy Statement 2020, conforms to a Place to Grow: the Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010 and Vaughan Official Plan 2010, is a permitted use by Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area.

## **Recommendation**

1. THAT Site Development File DA.19.084 (Granerola Residences Ltd.) BE DRAFT APPROVED, SUBJECT TO CONDITIONS included in Attachment 1, to the satisfaction of the Development Planning Department, to permit a mixed-use development consisting of 26 and 28-storey apartment buildings connected by a 5 and 6-storey podium, having a total of 566 residential dwelling units, 688.36 m<sup>2</sup> of at-grade commercial uses, approximately 420 m<sup>2</sup> of community space, and 779 underground parking spaces, as shown on Attachments 3 to 8.

## **Background**

The subject lands (the 'Subject Lands') are municipally known as 8960 Jane Street, are located on the west side of Jane Street, south of Rutherford Road. The Subject Lands form part of a larger landholding of 3.9 ha and represents the first phase of Block B (Buildings B1 and B2) of a phased development, as shown on Attachment 9. The surrounding land uses are shown on Attachment 2.

### ***A Site Development Application has been submitted to permit the proposed Development***

Granerola Residences Ltd. (the 'Owner') has submitted Site Development File DA.19.084 (the 'Application') to permit the development of the Subject Lands with 26 and 28-storey apartment buildings that are connected by a 5 and 6-storey podium, a total of 566 residential dwelling units, 688.36 m<sup>2</sup> of at-grade commercial uses and approximately 420 m<sup>2</sup> of community space (the 'Development'), as shown on Attachments 3 to 8. A total of 779 parking spaces, in four (4) levels of underground parking, are proposed to serve the Development, as shown on Attachment 2.

### ***The Local Planning Appeal Tribunal issued an Order on September 17, 2018, for the overall landholdings***

The Local Planning Appeal Tribunal ('LPAT') on September 17, 2018 issued an Order approving the Zoning By-law for the Subject Lands. The LPAT's decision was implemented through By-law 033-2019 and incorporated into Zoning By-law 1-88 as site-specific Exception 9(1472). This By-law permits the development of the overall landholding in 2 phases, as shown on Attachment 9, with conditions required to be satisfied prior to the removal of the Holding Symbol "(H)" on any part of the landholding.

The By-law for the overall landholdings includes permission for five apartment buildings, the conveyance of part of a planned public park and local future public road (Korda Gate) that would connect Jane Street and Fishermens Way, as follows:

#### **Phase 1**

- Phase 1A consisting of 24 and 26-storey apartment buildings (Buildings A1 and A2)
- Phase 1B consisting of 26 and 28-storey apartment buildings (Buildings B1 and B2)
- permits a maximum of 1,125 dwelling units

## Phase 2

- Building C – permits a maximum of 342 dwelling units subject to transportation improvements

## Phases 1 and 2

- a maximum of 1,467 dwelling units permitted
- a maximum total Gross Floor Area ('GFA') of 131,702 m<sup>2</sup>, consisting of 128,962 m<sup>2</sup> of residential GFA and 2,740 m<sup>2</sup> of non-residential GFA is permitted for Phases 1 and 2

### ***Vaughan Council on October 23, 2019 approved Phase 1A***

Vaughan Council on October 23, 2019, approved Phase 1A (Buildings A1 and A2 - Site Development File DA.18.047 (Dulcina Investments Inc.)) consisting of 24 and 26-storey apartment buildings with a total of 586 residential dwelling units, ground related commercial uses and a 6-storey podium. The subject Application relates to Phase 1B (Buildings B1 and B2) as shown on Attachments 2 and 9 consisting of 26 and 28-storey apartment buildings with a total of 566 residential dwelling units.

Phase 1A and 1B together contain a proposed total of 1,152 dwelling units exceeding (by 27 units) the maximum permitted 1,125 dwelling units for Phase 1. Amendments to Zoning By-law 1-88, subject to site-specific Exception 9(1472), are required to permit the Development as discussed below.

## **Previous Reports/Authority**

Previous reports related to this Development can be found at the following links:

[March 18, 2014, Council Extract Vaughan Mills Centre Secondary Plan](#)

[October 23, 2019 Council Extract Dulcina Investments Inc.](#)

[Local Planning Appeal Tribunal's Approved Zoning By-law 033-2019](#)

## **Analysis and Options**

### ***The Development is consistent with the Provincial Policy Statement, 2020***

Section 3 of the *Planning Act* requires that all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 ('PPS').

Consistency with the PPS was established through the LPAT's consideration of the appeal when the LPAT rendered its decision. Accordingly, Sections 1.1, 1.3, 1.4 and 1.7 of the PPS, which focus on the efficient use and management of land and infrastructure, providing sufficient housing to meet changing needs, protection of the environment, ensuring that appropriate transportation is available to accommodate present and future needs, capitalizing on existing water and sewer infrastructure and supporting employment uses within a mixed-use development to help promote long-term economic prosperity have been satisfied.

***The Development conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended***

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended ('Growth Plan') is intended to guide decision making on the development of land by encouraging compact built form, transit supportive communities, and diverse land uses.

Conformity with the Growth Plan was established through the LPATs consideration of the appeal when the LPAT rendered its decision. Accordingly, Policies in Section 2.2.1, 2.2.6, 4.2.5 of the Growth Plan that speak to the importance of providing a range of housing types, access to public open spaces and local amenities, and direct growth in settlement areas with existing municipal water and sanitary systems which can support new development have been satisfied.

***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by YROP and located within a "Regional Centre".

Conformity with the YROP was established through the LPATs consideration of the appeal when the LPAT rendered its decision. Accordingly, the Development conforms to YROP.

***The Development conforms to the Vaughan Mills Centre Secondary Plan***

The Subject Lands are designated "High-Rise Mixed-Use" by the Vaughan Mills Centre Secondary Plan ('Secondary Plan'), which forms Volume 2 of City of Vaughan Official Plan 2010 ('VOP 2010'). The Secondary Plan was adopted by Vaughan Council through Official Plan Amendment No. 2 ('OPA 2') and approved by York Region Council with modifications, on July 11, 2014. The Secondary Plan permits a maximum building height of 26-storeys with no building exceeding 28-storeys. No floor space index is identified for the Subject Lands. The Development conforms to VOP 2010 and the Secondary Plan.

The LPAT on September 17, 2018, issued its Order including a motion for partial approval and modifications to the Secondary Plan on the Subject Lands and for the approval of site-specific Zoning By-law Amendment File Z.09.038, to facilitate the development of the overall landholdings. Accordingly, conformity with VOP 2010 was established through the LPATs consideration of the appeal when the LPAT rendered its decision.

***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned "RA3(H) Apartment Residential Zone" with the Holding Symbol "(H)" and subject to site-specific Exception 9(1472) by Zoning By-law 1-88. The following site-specific zoning exceptions are required to permit the Development:

Table 1:

	By-law Standard	RA3“(H)” Apartment Residential Zone Requirements	Proposed Exceptions to the RA3“(H)” Apartment Residential Zone Requirements
a.	Maximum Permitted Building Height (Phase 1, Block ‘B’)	28-storeys (91.5 m) Building B2	28-storeys (92.95 m) Building B2
b.	Maximum permitted number of Dwelling units within the Phase 1 Lands	1,125 units	1,152 units

The Development Planning Department can support the proposed zoning amendments identified in Table 1. These amendments are considered appropriate, minor in nature and facilitate a mixed-use development that was approved by the LPAT.

The maximum increase in height of Building B2 from 91.5 m to 92.95 m is minor in nature and related to the overall floor to ceiling height required for the appropriate programming of the Public Indoor Recreational Space (‘PIRS’) option being considered by the City.

The additional 27 residential units being proposed in this phase of the Development, are as a result of a redistribution of units from Phase 2, Building C to Phase 1, Building B2. Notwithstanding the redeployment of the units from one building to the other, the entirety of the lands (Phase 1 and 2) would continue to maintain an overall residential GFA of 128,962 m<sup>2</sup> and 1,467 total units as established through Zoning By-law 1-88, subject to site-specific Exception 9(1472).

The Owner will be required to submit a Committee of Adjustment application to address the redistribution of 27 dwelling units from Phase 2 Block C to Phase 1 Block B. In doing this, the Owner will also need to address the reduction of 27 units for Phase 2. In addition, relief is required for the maximum building of 92.95 m for Building B2. Development Planning staff can support the proposed variances as the total maximum residential GFA of 128,962 m<sup>2</sup> for the entire landholdings (Phase 1 and 2) will remain unchanged and the height does not affect the permitted number of storeys.

***Committee of Adjustment Approval is required prior to the execution of the Site Plan Agreement***

The Owner is required to successfully obtain approval of a Minor Variance Application for the required site-specific exceptions identified in Table 1 from the Committee of Adjustment (the 'Committee'). The Committee's decision regarding the Minor Variance shall be final and binding. Should the Site Development application be approved, the Owner shall satisfy any conditions of approval imposed by the Committee prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1.

***The Development is subject to the Holding Symbol "(H)". The Owner has submitted Zoning By-law Amendment File Z.19.032 to remove the Holding Symbol from the Subject Lands***

The Subject Lands are zoned with the Holding Symbol "(H)". The removal of the Holding Symbol "(H)" from the Subject Lands is subject to the following conditions:

- execution and registration of a development agreement(s) to secure: the conveyance and finalization of Korda Gate; the conveyance of the Jane Street widening along the frontage of the Subject Lands; the conveyance of public parkland within the lands zoned OS2 Open Space Park Zone (Attachment 2); the payment of cash-in-lieu of parkland in accordance with Section 42 of the *Planning Act*; and the extension of public services with respect to the development of the Phase 1 Lands
- the extension of Bass Pro Mills Drive to Jane Street
- approval of a Site Development File DA.19.084
- the Section 37 Agreement for the community benefits has been registered
- sewage servicing capacity allocation being identified by the City of Vaughan
- execution and registration of a development agreement(s) to secure: the easements to facilitate the Public Indoor Recreation Space ('PIRS') respecting access, servicing utilities and maintenance; the final Facility Fit Study and cost estimate for the PIRS shall be provided to the no later than six (6) months prior to a PIRS Agreement; the PIRS Agreement for Block 'B' shall meet City's requirements but only in the event that the City decides to acquire the PIRS

The Owner has submitted a Zoning By-law Amendment File Z.19.032 to remove the Holding Symbol "(H)" from the Subject Lands. The Holding Symbol "(H)" will be removed from the Subject Lands upon the Owner satisfying the conditions included in Zoning By-law 1-88, subject to site-specific (Exception 9(1472)) and the conditions of approval included in Attachment 1.

***The Development Planning Department supports the Development Site Design***

The proposed site plan includes a 26-storey building fronting Jane Street and a 28-storey building accessed by a private street connecting Korda Gate to Fishermens Way, as shown on Attachment 3.



The LPAT decision specified the Owner had to construct a local east-west future public road ('Korda Gate'), as shown on Attachment 2, connecting Jane Street to Fishermens Way. In addition, the lands zoned "OS2 Open Space Park Zone" that abut Block 'B', as shown on Attachment 2, were to be dedicated to the City of Vaughan for a future public park.

The site plan incorporates a pedestrian connection from Jane Street and Korda Gate to provide access to the ground related commercial uses. A private open space is also proposed, as shown on Attachment 3, to provide amenity space for future residents.

The final site plan, including the signage and lighting plans shall be to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

#### Site Access

Access to the Subject Lands is from the proposed local east-west public road (Korda Gate), as shown on Attachment 3, which connects to an internal private condominium road granting access to the underground parking, temporary parking lay-by, loading entrance and residential lobby. A Draft Plan of Condominium application will be required to facilitate the private roadway.

#### Parking

A total of 779 parking spaces are proposed for the Development including accessible spaces, distributed over four levels of underground parking.

#### Landscape Plan

The landscape plan shown on Attachment 4 implements an urban streetscape along Jane Street, transitioning to enhanced hardscaping, including paving patterns and pedestrian amenities within the private property portion of the Jane Street frontage. Additional tree planting is also proposed which contributes to the area's tree canopy.

Street furniture is also proposed to provide comfort and accessibility for the residents of the Development and the public. Private roof-top amenity areas are proposed for the Development. The final landscape plans must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

#### Building Elevations

The proposed building elevations shown on Attachments 5 to 8, include a signature grid articulation that is clad with precast concrete and glass window wall. The architectural expression is distinguished from the surrounding existing buildings and establishes a gateway entrance into the Vaughan Mills Centre. Approximately half of massing of Building 1B is oriented to maximize southern exposure, while the massing of Building 1A is oriented along Jane Street to create a street wall. The final building elevations must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

***The Owner has addressed the Vaughan Design Review Panel's comments***

The Design Review Panel (the 'DRP') considered the Development on May 31, 2018 and August 30, 2018 during the pre-application stage of the design of this Development. Comments from the DRP included the relationship of the Development to the existing and future context of the regional shopping centre within the overall vision of the Secondary Plan, with a focus along the edges of the Development and ground floor relationships. The DRP also recommended the blank wall located at the southwest corner of the site be re-examined due to its high visibility from the public park.

The Owner has proposed an art feature on the above-mentioned wall, to mitigate the visual impact of the scale of the wall. At this stage, the Owner is still working closely with staff to collaborate on the appropriate art feature and determine the final cost estimate. The Development Planning Department is satisfied that the Owner has addressed the comments of the DRP subject to the approval of the final plans. A condition to this effect has been included in Attachment 1.

***The Development meets the Gold Threshold Score with an Overall Application Score of 77***

The Owner has submitted the completed Sustainability Scoring Tool dated November 15, 2019, in support of the Development. The Sustainability Metrics Package demonstrates an Overall Application Score of 77 and an Overall Community Score of 94, which meets the Gold Sustainability Threshold Score.

***The Owner is required to enter into a Section 37 Bonusing Agreement in order to secure community benefits***

Vaughan Council has the power under Section 37(1) of the *Planning Act*, in a by-law enacted under Section 34 of the *Planning Act*, to authorize an increase in height and density for the development above what the applicable zoning permits. In return the City can request the Owner provide community benefits. Through the LPAT proceedings dealing with Official Plan and Zoning By-law Amendment Files OP.07.001 and Z.09.038 (entire landholdings Phases 1 and 2), including the Subject Lands, Section 37 benefits were identified and included in Zoning By-law 1-88, subject to site-specific Exception 9(1472), and includes the following options:

- the monetary contribution payment of \$1,471,622.00 for the purpose of providing community benefits to the City in return for the increase in height and density, and/or
- the provisions of a Public Indoor Recreation Space ('PIRS') having an area of approximately 420 m<sup>2</sup> within the Development (Block B of Phase 1) and dedicate two parking spaces to the City which will be offset against the monetary contribution payment. A condition related to the PIRS is included in Attachment 1

The Owner shall enter into a Section 37 Bonusing Agreement, prior to the removal of the Holding Symbol "(H)" and prior to the execution of the Site Plan Agreement from the Subject Lands to the satisfaction of the City. A condition to this effect is included in Attachment 1.

The Owner will also be required to pay the Section 37 Bonusing Agreement Surcharge Fee, in accordance with the “Tariff of Fees By-law for Planning Applications”, in effect at the time of the execution of the Agreement. A condition to this effect is included in Attachment 1.

***The Development Engineering Department supports the Development, subject to the conditions***

The Development Engineering (‘DE’) Department has provided the following comments regarding the Development:

Water Supply Network

The Development will be serviced by an existing municipal watermain from Fishermens Way.

Sanitary Sewer Network

The Owner proposes to connect to a proposed private sanitary sewer along Jane Street within the Subject Lands, which will connect to the municipal sanitary sewer system within the Vaughan Mills Mall area. The Owner’s consultant has provided a downstream capacity analysis which indicates some sanitary sewer segments will be running above their maximum capacity, as defined in the City’s Engineering Design Criteria. The Owner is required to undertake additional studies such as flow monitoring and propose appropriate measures to minimize the sanitary system inflow and infiltration rate. The Owner shall enter into a Development Agreement to implement the recommendations of the report to ensure all sanitary sewers will be operating within their capacity. A condition to this effect is included in Attachment 1.

Stormwater Management Facilities and Storm Sewer Network

The Owner proposes to connect to the private storm sewer that runs parallel to Jane Street, and ultimately connects to the existing municipal storm sewer within the Vaughan Mills Mall access road, opposite Riverrock Gate. This storm sewer system discharges into the existing Keffer Stormwater Management (‘SWM’) Pond.

The Keffer SWM pond was designed to provide water quantity and quality for the area including the Subject Lands. Additional water quality and quantity requirements are proposed to ensure controlled flows to the pond with no impact to the downstream storm system. A condition to this effect is in Attachment 1.

Road Network

The Subject Lands will be served via two full movements access, one on a new east-west local road (Korda Gate), to be constructed by the Owner, connecting Jane Street to Fishermens Way, and one via a private street connecting to Fishermens Way, as shown on Attachment 3. The forecasted traffic impacts of the Development are acceptable.

Additional details involving the design of the site accesses and on-site transportation facilities will be required. These additional details include a functional and detailed

design of the east-west private driveway and its intersection with Fishermens Way, clarifying the location and design of bicycle parking spaces, separating visitor from resident parking, and implementing the appropriate pavement marking and signage to control traffic on-site.

#### Environmental Site Assessment (ESA)

The submitted ESA report was reviewed by the DE Department. A Ministry of the Environment, Conservation and Parks (MECP) Record of Site Condition (RSC) was also filed on the Environmental Site Registry by the Owner. The ESA reports and RSC confirm that the Subject Lands are suitable for the proposed residential development, which is acceptable.

#### Noise Mitigation Measures

The submitted noise report has been reviewed as part of Phase 'A' of the Development and was accepted by the DE Department. Appropriate conditions and warning clauses will be provided for the associated Site Plan Agreement.

#### ***The Subject Lands are cleared of any concern for archaeological resources***

No cultural heritage concerns have been identified and the Subject Lands have been cleared of concern for archaeological resources. The following clauses shall be included in the Site Plan Agreement:

- a) Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department shall be notified immediately; and
- b) If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ontario Ministry of Tourism Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

A condition to this effect is included in Attachment 1.

#### ***The Financial Planning and Development Finance Department requires the Owner to pay the applicable Development Charges***

The Owner shall pay to the City applicable development charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District and York Catholic District School Boards.

#### ***The Owner must submit a Draft Plan of Condominium application to establish the condominium tenure for the Development***

Should Council approve the Application, the proposed condominium tenure for the Development will be created through a future Draft Plan of Condominium application(s), which is subject to approval by Council. The future condominium corporation(s) will be

responsible for the Development and all common elements including, but not limited to private roads, parking, and all landscape elements.

***The Environmental Services Department, Solid Waste Management Division, has no objection to the Development***

The Environmental Services Department, Solid Waste Management Division has advised that the final plans shall be revised to their satisfaction, and that a waste storage room be provided for commercial use. The Owner must also provide a certified letter by a qualified Engineer that the structure can support a collection vehicle weighing 35,000 kg and confirm a minimum 7.5 m vertical clearance for the loading area. A condition requiring the Owner to satisfy all requirement of the Environmental Services Department, Solid Waste Management Division is included in Attachment 1.

***The Parks Infrastructure Planning and Development Department have no objection to the Development, subject to conditions***

The Parks Infrastructure Planning and Development Department has advised for high-density residential development, the Owner shall convey land at the rate of 1 ha per 300 units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 500 units, or at a fixed unit rate, prior to the issuance of a Building permit, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. A condition to include this clause in the Site Plan Agreement is included in Attachment 1.

The Owner shall enter into a Development Agreement, as identified in Zoning By-law 033-2019, Schedule 3 through the Development Engineering Department and shall agree, but not limited to the following:

- a) Conveyance of unencumbered parkland (approximately 0.6 ha) and the construction of the entirety of the public park approximately 1.54 ha straddling the Owner's Subject Lands and the abutting Mammone Lands (Attachment 2) and associated facilities in a timely manner in accordance with the City's "Developer Build Parks Policy, No. 07.2.05" to the satisfaction of the Parks Infrastructure Planning & Development Department;
- b) Prior to or upon conveyance of the Park Block to the City, the City and the Owner shall enter into an Access Agreement for the Park Block;
- c) The Owner will provide letters of credit in the amounts of \$84,730 for the park base works described on Parts I and II of the Parkland Base Development Requirements (as per Zoning By-law 033-2019) and \$62,500 for securing works required for the Park Block estimated for Part II of the Parkland Base Development through a Development Agreement between the Owner and the City of Vaughan; and
- d) The Owner shall enter into a separate cost sharing agreement with the owners of the Mammone Park Block site to the south to secure their proportionate share of the works required to service and deliver the park to the City.

These above noted Conditions have been included in Attachment 1.

***NavCanada Aerospace have no objection to the Development***

NavCanada Aerospace a private sector, non-share Capital Corporation that owns and operates Canada's civil air navigation service (ANS) and Bombardier Aerospace, owner, and operator of the Toronto Downsview Airport, has advised they have no objection to the Development.

***The Toronto and Region Conservation Authority has no objection to the Development***

The Toronto and Region Conservation Authority ('TRCA') has advised it is satisfied with the rainwater reuse/harvesting system which has been proposed for the Development. Both the Policy Planning and Environmental Sustainability ('PPES') Department and TRCA staff support the proposed measure.

***Canada Post has no objection to the Development***

Canada Post has advised the Owner contact Canada Post to discuss a mailbox/mailroom location(s) to ensure Canada Post specifications are met. A condition to this effect is included in Attachment 1.

***The School Boards have no objection to the Development***

The York Region District and York Catholic District School Boards have no objection to or any conditions of approval for the Development. No comments were received from the Conseil Scolaire de District Catholique Centre Sud.

***The various utilities have no objection to the Development***

Alectra Utilities, Bell Canada, Rogers, and Enbridge Gas have no objection to the Development, subject to the Owner coordinating servicing, connections, easements and locates prior to the commencement of any site works. A condition to this effect is included in Attachment 1.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

York Region has no objection to the Development subject to York Region issuing their first engineering approvals. The first approval is for dewatering, shoring, crane swing, erosion and sediment control, hoarding, and construction management, and is subject to conditions that the Owner must satisfy. York Region's conditions must be satisfied prior the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1.

**Conclusion**

The Development Planning Department has reviewed Site Development File DA.19.084 in consideration of the applicable Provincial Policies, York Region and City Official Plan

policies, the requirements of Zoning By-law 1-88, comments from City Departments, external public agencies, and the surrounding area context.

The Development shown on Attachments 3 to 8 is consistent with the PPS, conforms to the Growth Plan, YROP, and implements the Secondary Plan, the use is permitted by Zoning By-law 1-88 and is compatible with the surrounding area context. Accordingly, the Development Planning Department supports the approval of the Application, subject to the conditions included in Attachment 1.

**For more information**, please contact Roberto Simbana, Planner I, Development Planning Department, extension 8810.

### **Attachments**

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Site Plan and Zoning
4. Landscape Plan
5. Building Elevations - East
6. Building Elevations - South
7. Building Elevation - West
8. Building Elevation – North
9. Development Phasing By-law 033-2019

### **Prepared by**

Roberto Simbana, Planner I, extension 8810

Margaret Holyday, Senior Planner, extension 8216

Nancy Tuckett, Senior Manager of Development Planning, extension 8529

Bill Kiru, Acting Director of Development Planning, extension 8633

### **Approved by**



Mauro Peverini, Acting Chief Planning Official

### **Reviewed by**



Jim Harnum, City Manager





## **Attachment 1 – Conditions of Site Plan Approval**

### Site Development File DA.19.084 (Granerola Residencies Ltd.) Conditions of Approval:

- a) THAT prior to the execution of the final Site Plan Agreement:
- i) the Development Planning Department shall approve the final site plan, building elevations, landscape plans and cost estimate, floor plans, signage, and lighting plan;
  - ii) the Development Planning Department shall approve the final cost estimate pertaining to the art feature on the blank wall located along the parking ramp on the south western edge of the podium forming part of Building B2;
  - iii) the Owner shall successfully obtain approval of a Minor Variance Application for the required exceptions to Zoning By-law 1-88, as identified in Table 1 of the technical report, from the Committee of Adjustment. The Committee's decision for the Minor Variance Application shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
  - iv) the Owner shall address all outstanding comments and update all relevant reports as required by the Development Engineering Department;
  - v) the Owner shall obtain necessary easements/agreements/approvals where the private sanitary and storm sewers proposed are on lands not owned by the City to the satisfaction of the Development Engineering Department;
  - vi) the Owner shall provide the final Inflow & Infiltration report, to the satisfaction of the Development Engineering Department. The report shall include, but not limited to, the following:
    - The findings of the Consultant's flow monitoring investigation, closed-circuit television ('CCTV') inspection, smoke and dye test results, and cross connection investigation
    - Repair/rehabilitation recommendations
    - Sanitary sewer system capacity analysis and Inflow and Infiltration reduction targets required to support the servicing of this Development
  - vii) the Owner shall provide the Ministry of the Environment, Conservation and Parks (MECP) approvals for the wastewater works, as the sewage systems will be servicing more than one property or provide confirmation

from MECP that there is no need for such approvals, to the satisfaction of the Development Engineering Department;

- viii) the Development Engineering Department shall approve the final Inflow & Infiltration report/study, site servicing and grading plans, erosion control plan, functional servicing and storm water management report and plans, site illumination plan, utility coordination plan, geotechnical and hydrogeological assessment, and Traffic Impact Study and Transportation Demand Management;
- ix) the Owner shall agree to design and construct the east-west private street (Korda Gate) connecting the Phase 1B site with Fishermens Way as part of the Phase 1B development to the satisfaction of Development Engineering Department. The Owner will be required to submit a functional plan in advance of the engineering drawings for review and approval by the Development Engineering Department;
- x) the Owner shall provide an appropriate confirmation that an agreement exists or that access will be permitted to Fishermens Way as to construct the east-west private street (Korda Gate) connecting Phase 1B to Fishermens Way;
- xi) the Owner shall submit an updated site plan and parking plan to address site design matters including parking layout, active transportation facilities, pavement marking and signage to the satisfaction of the Development Engineering Department;
- xii) the Owner shall pay the applicable fees pursuant to the current Fees and Charges By-law including water consumption during building construction to the satisfaction of the Development Engineering Department;
- xiii) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division.
- xiv) the Owner shall apply for:
  - Any temporary and permanent dewatering system that is required for the development and enter into an agreement and/or permit to discharge groundwater as required by the Development Engineering Department; and
  - An excavation and shoring permit that is required for the Development and enter into an agreement and/or permit with the Development Engineering Department and the surrounding landowners, including an encroachment agreement/permit and payment of the associated fees;

- xv) the Owner shall enter into a Development Agreement or any other Agreement for the installation of any proposed service connections and agree to design and construct improvements to the municipal infrastructure regarding the site servicing assessment, should it be determined that upgrades/improvements are required to the infrastructure to support this Development, all to the satisfaction of the Development Engineering Department. The site servicing assessment shall include all finding and recommendations provided in a final Inflow & Infiltration report as described in this report unless alternative arrangements are made to the satisfaction of the Development Engineering Department;
- xvi) the Owner shall agree in the development or any other agreement to complete post repair/rehabilitation flow monitoring to ensure the targets defined in the Inflow & Infiltration report are achieved. If the targets defined in the Inflow & Infiltration report are not achieved, the Owner shall agree to design and construct further improvements to the municipal infrastructure to support this Development, to the satisfaction of the Development Engineering Department;
- xvii) the Owner shall enter into a Section 37 Bonusing Agreement with the City of Vaughan to secure the community benefits set out in Zoning By-law 033-2019 including the following options, to be finalized to the satisfaction of the City:
  - The monetary contribution payment of \$1,471,622.00 for the purpose of providing community benefits to the City in return for the increase in height and density, and/or
  - The provisions of a Public Indoor Recreation Space ('PIRS') having an area of approximately 420 m<sup>2</sup>, within the Development (Block B of Phase 1) and dedicate two parking spaces to the City which will be offset against the monetary contribution payment;

The Owner shall also pay to the City of Vaughan the Section 37 Bonusing Agreement surcharge fee, in accordance with the "Tariff of Fees By-law for Planning Applications", in effect at the time of the execution of the Agreement.

- xviii) the Owner shall satisfy all requirements of Alectra Utilities Corporation;
- xix) the Owner shall satisfy all conditions of the York Region Community Planning and Development Services Department;
- xx) the Owner shall satisfy all requirements of Bell Canada;
- xxi) the Owner shall satisfy all requirements of Canada Post;

- xxii) the Owner shall agree to the following if the City requires the provision of the PIRS through the Section 37 Bonusing Agreement
- The layout for the Public Indoor Recreation Space ('PIRS'), and associated details related to providing interior shell requirement for mechanical (including HVAC system), electrical, plumbing, data/IT requirements, based interior finishes, and façade details shall be agreed to be provided and constructed to the City's satisfaction;
  - The location of two parking spots the City is seeking to acquire shall be identified to the City's satisfaction; and
  - In the event that the Owner and the City agree that the Owner will develop PIRS to the ultimate condition as per the City's allocated budget, desired layout and specifications, the Owner shall agree that the PIRS be designed, constructed and delivered to the City through the Site Plan Agreement in accordance with the City "Developer Build Parks Policy, No. 07.2.05".
- xxiii) The Owner shall enter into a Development Agreement with the City of Vaughan to satisfy all conditions included in the Local Planning Appeal Tribunal approved Zoning By-law 033-2019 Schedule 3, financial or otherwise, with regard to such matters including the payment of additional letters of credit, conveyance of unencumbered parkland (approximately 0.6 ha), access agreements and the construction of the entirety of the public park approximately 1.54 ha straddling the Owner's Subject Lands and abutting Mammone Lands and associated facilities in a timely manner in accordance with the City's "Developer Build Parks Policy, No. 07.2.05" to the satisfaction of the Parks Infrastructure Planning and Development Department.
- xxiv) Prior to or upon conveyance of the Park Block to the City, the City and Owner shall enter into an Access Agreement for the Park Block. The Access Agreement shall include terms satisfactory to Owner and the City respecting the granting of easements, licenses or other access rights as reasonably required to allow the Owner to complete construction and development of the Owner's Subject Lands, including, without limitation, rights for crane-swing, temporary storage, installation of tie-backs and shoring, the erection of temporary hoarding and fencing, and such provisions (including indemnity) as may be reasonably required by the City to ensure that the lands are not damaged or contaminated by such activities and rights of access.
- xxv) All works described on Part I: Parkland Base Development Requirements shall be completed for the Park by no later than the earlier of the date of

registration of the Phase 1 Development Agreement and twelve (12) months after the date of registration of the adjacent lands Phase 1 Development Agreement.

- xxvi) All works described on Part II: Parkland Base Development Requirements shall be completed for the Park by no later than issuance of the first building permit for above-ground development of the Subject Lands;
- xxvii) Completion of the Park to the Ultimate condition as described under Part III shall be coordinated with residential development to provide park facilities to the local residents in a timely manner. The timing of these works shall be completed by no later than issuance of an occupancy certificate for the Phase 1B Lands. In the event that application for issuance of an occupancy certificate for the Phase 1B Lands is not made within three (3) years following first occupancy of the Phase 1A Lands, all works associated with developing the complete park are as described under Part III to the ultimate condition shall be completed as agreed with the City by a date to be agreed with the City and all works described on Part III shall be completed for the remaining part of the Park Block.
- xxviii) The Owner shall agree to provide the following letters of credit that shall be provided by Owner to the City through the Development Agreement:
  - \$84,730 as part for Park Base works described on Part I and II: Parkland Base Development Requirements include adequately sized servicing connections and shall include, a water chamber manhole, sanitary manhole, storm water manhole, and power supply with associated transformer and metering; and
  - \$62,500 shall be provided for securing works required for the Park Block estimated for Part II: Parkland Base Development Requirements based on existing site conditions as demonstrated in the survey plan which include importing fill to bring up the parklands base grade to meet and match proposed road levels.
- xxix) Prior to the execution of the Development Agreement, the Owner shall enter into a separate cost sharing agreement with the Owners of the Mammone Subject Lands and the City to secure their proportionate share of the works required to service and deliver the Park on the Owner's Subject Lands and the Mammone Subject Lands to the City (the "Park Cost Sharing Agreement"). The Park Cost Sharing Agreement shall include, but not be limited to, a condition that the Parties act in a reasonable manner regarding the collection of costs should one Party upfront the entire works for the said Park and require the benefitting Party to pay its proportionate share. In the event the Parties cannot agree, the Development Agreement shall include a "best efforts clause", whereby the

City will attempt to collect the costs on behalf of the Party upfront the works.

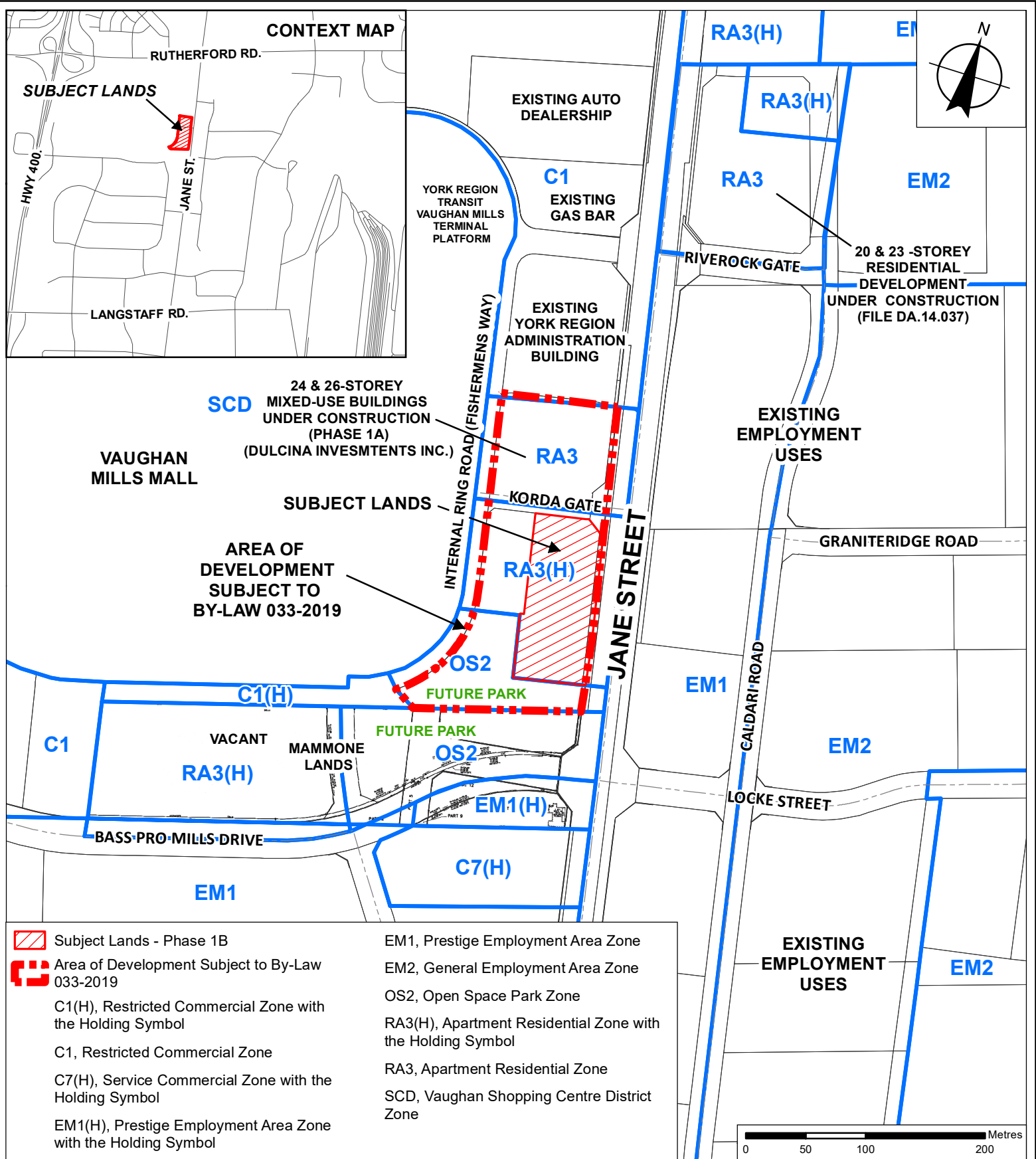
- xxx) The Owner shall agree that Part I, II, and III of Schedule D requirements of the Local Planning Appeal Tribunal Approved Zoning By-law 033-2019 shall be included in the Development Agreement and will include the following sections:
- Part I: Parkland Base Development Requirements;
  - Part II: Parkland Base Development Requirements; and
  - Part III: Public Park Development Works to the Ultimate Condition
- xxxi) The Owner shall agree to provide an Access Agreement in favour of the City, the Owner and the Condominium Corporation to determine the detailed design abutting the Phase 1B building along the parkland frontage to allow for access for the purpose of maintenance, servicing utilities, construction, and development of the Park, and PIRS and to access the building facade for routine maintenance and upkeep.
- b) The final Site Plan Agreement shall include the following clauses:
- i) “The Owner shall agree to implement the recommendations of the final Noise Report into the design and construction of the buildings on the lands and include all necessary warning statements on all agreements of purchase and sale or lease of individual units, all to the satisfaction of the City.”
  - ii) “The Owner shall agree to provide private waste collection services for the Development to the satisfaction of Environmental Services Department.”
  - iii) “The Owner shall agree, as part of the future phases, to resubmit an updated Transportation Impact Study. The Study shall demonstrate, amongst other things, adequate road capacity to facilitate any future development(s), including reanalyzing the intersection of Jane Street and the local east-west street (Korda Gate) to determine whether signalization is required as part of future developments. However, until such time this intersection will remain in an unsignalized right-in/right-out configuration.”
  - iv) “The Owner shall implement all Transportation Demand Management (‘TDM’) measures as identified in the “Final Traffic Impact Study & Transportation Demand Management Plan Dulcina Lands – Phase 1” prepared by Paradigm dated May 2019. The TDM measures include

provision of short-term and long-term bicycle parking, bicycle repair station and pedestrian/cycling connections to transit facilities.”

- v) “Prior to occupancy of each unit, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the approved Noise Report. Where wall, window and/or oversized forced air mechanical systems are required by the Noise Report, these features be certified by a Professional Engineer at the City’s request. The Engineer’s certificate must refer to the final Noise Report and be submitted to the City’s Chief Building Official and the Director of Development Engineering.”
- vi) “Prior to occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses have been included in the Offer of Purchase and Sale, lease/rental agreements and condominium declarations.”
- vii) “The Owner shall agree to include the necessary warning clauses in all agreements of Offer of Purchase and Sale, Lease/Rental Agreement including but not limited to the following:
  - “Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the individual dwelling units, sound levels from increasing road traffic and adjacent employment/industrial uses may on occasion interfere with some activities of the dwelling occupants as the sound level may exceed the Ministry of Environment and Climate Change’s environmental noise guidelines NPC-300.”
- viii) “The Owner shall pay to the City of Vaughan all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, the York Region District and Catholic District School Boards, prior to the issuance of any Building Permit.”
- ix) “For high-density residential Development, the Owner shall convey land at the rate of 1 ha per 300 units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 500 units, or at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s cash-in-lieu Policy.”
- x) “Should archaeological resources be found on the Subject Lands during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.”

- xi) "If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ontario Ministry of Tourism, Culture and Sport Government, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division."
- xii) "The Owner shall grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication and telecommunication infrastructure. In the event any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements."
- xiii) "Purchasers and/or tenants are advised that designate parkland within the community may not be fully developed at the time of occupancy. The timing of development, phasing and programming of parkland is at the discretion of the City."
- xiv) "Purchasers and/or tenants are advised that the lot abuts a neighborhood park and that lighting and noise should be expected from the use of the park for recreation purposes."





## Context and Location Map

**LOCATION:** Part of Lot 14,  
Concession 5; 8960 Jane Street

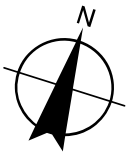
**APPLICANT:**  
Granerola Residences Ltd.



## Attachment

**FILE:** DA.19.084  
**RELATED FILE:**  
Z.19.032  
**DATE:** April 13, 2021





INTERNAL RING ROAD (FISHERMENS WAY)

KORDA GATE

FUTURE BLOCK C

PHASE 2

RA3(H)

PHASE 1B

PRIVATE OPEN SPACE

BUILDING B1 (26-STOOREYS)

RESIDENTIAL ENTRANCE

PRIVATE STREET

RESIDENTIAL /  
FIREFIGHTER  
ENTRANCE

UNDERGROUND  
PARKING  
ENTRANCE

LOADING  
ENTRANCE

FUTURE  
PARK

OS2

BLOCK B  
(6-STOOREY  
PODIUM)

BUILDING B2  
(28-STOOREYS)


OUTDOOR POOL

CITY OF VAUGHAN  
PRIVATE INDOOR  
RECREATIONAL AREA  
(FUTURE PIRS)

OUTDOOR POOL

JANE STREET

RA3(H) - Apartment Residential Zone  
with the Holding Symbol  
OS2 - Open Space Park Zone

 Subject Lands - Phase 1B

0 5 10 20 Metres

## Site Plan and Zoning

LOCATION: Part of Lot 14,  
Concession 5; 8960 Jane Street

APPLICANT:  
Granerola Residences Ltd.



## Attachment

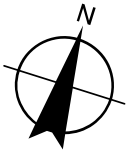
FILE: DA.19.084  
RELATED FILE:  
Z.19.032

DATE: April 13, 2021

3







INTERNAL RING ROAD (FISHERMENS WAY)

PUBLIC STREET

KORDA GATE

4 LAY-BY  
PARKING  
SPACES

PRIVATE OPEN  
SPACE

PRIVATE STREET

FUTURE  
BLOCK C

PHASE 2

BUILDING B1  
(26-STOREYS)

RESIDENTIAL  
ENTRANCE

RESIDENTIAL /  
FIREFIGHTER  
ENTRANCE

UNDERGROUND  
PARKING  
ENTRANCE

BLOCK B  
(6-STOREY  
PODIUM)

BUILDING B2  
(28-STOREYS)

FUTURE  
PARK

PROPOSED  
MUNICIPAL  
SIDEWALK

CITY OF VAUGHAN  
PRIVATE INDOOR  
RECREATIONAL AREA  
(FUTURE PIRS)



Subject Lands - Phase 1B

0 5 10 20 Metres

## Landscape Plan

LOCATION: Part of Lot 14,  
Concession 5; 8960 Jane Street

APPLICANT:  
Granerola Residences Ltd.



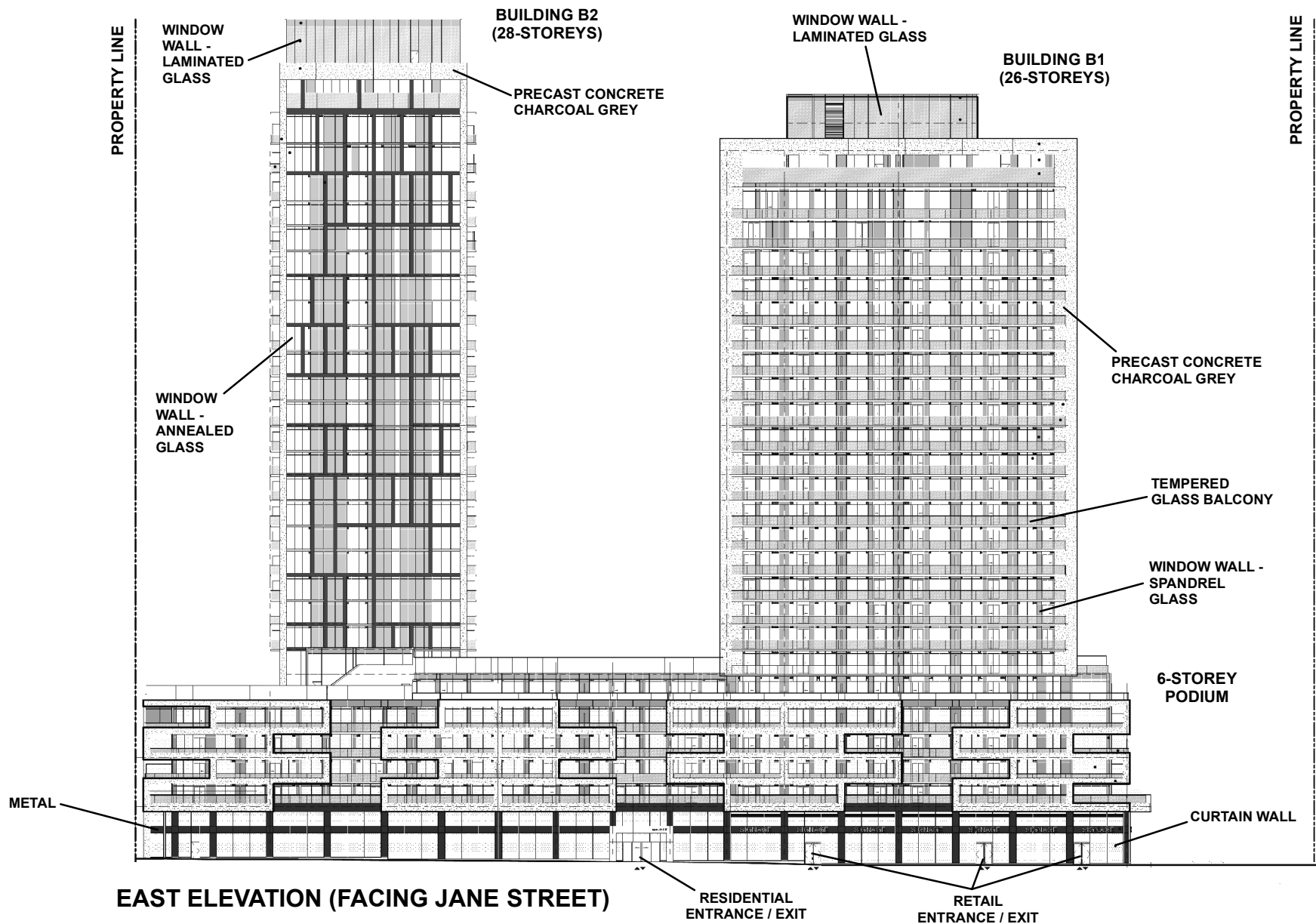
## Attachment

FILE: DA.19.084  
RELATED FILE:  
Z.19.032

DATE: April 13, 2021

4





Not to Scale

## Building Elevations - East

### LOCATION:

Part of Lot 14, Concession 5;  
8960 Jane Street

### APPLICANT:

Granerola Residences Ltd.



## Attachment

FILE: DA.19.084

RELATED FILE:

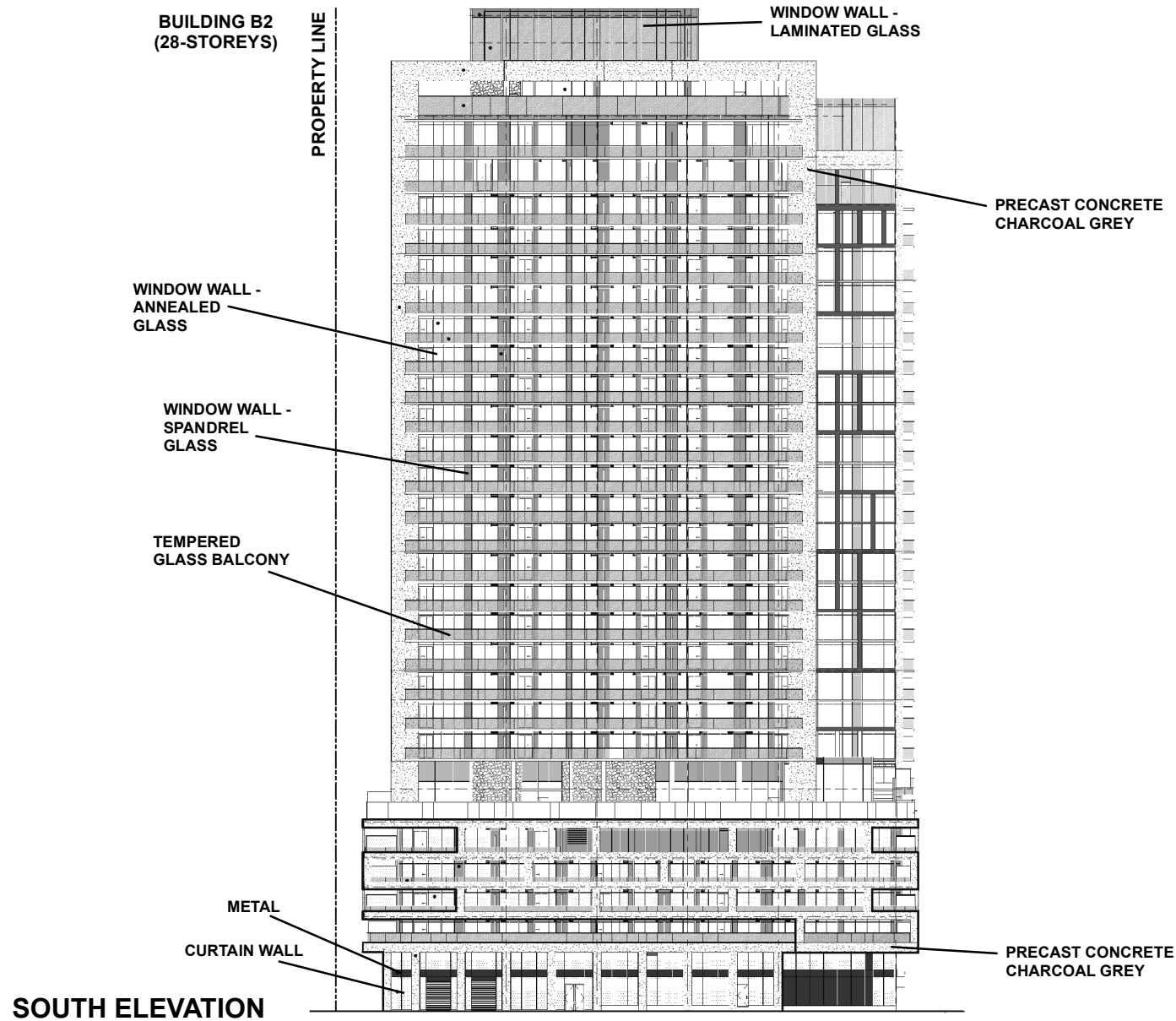
Z.19.032

DATE: April 13, 2021

5







Not to Scale

## Building Elevations - South

### LOCATION:

Part of Lot 14, Concession 5;  
8960 Jane Street

### APPLICANT:

Granerola Residences Ltd.



## Attachment

FILE: DA.19.084

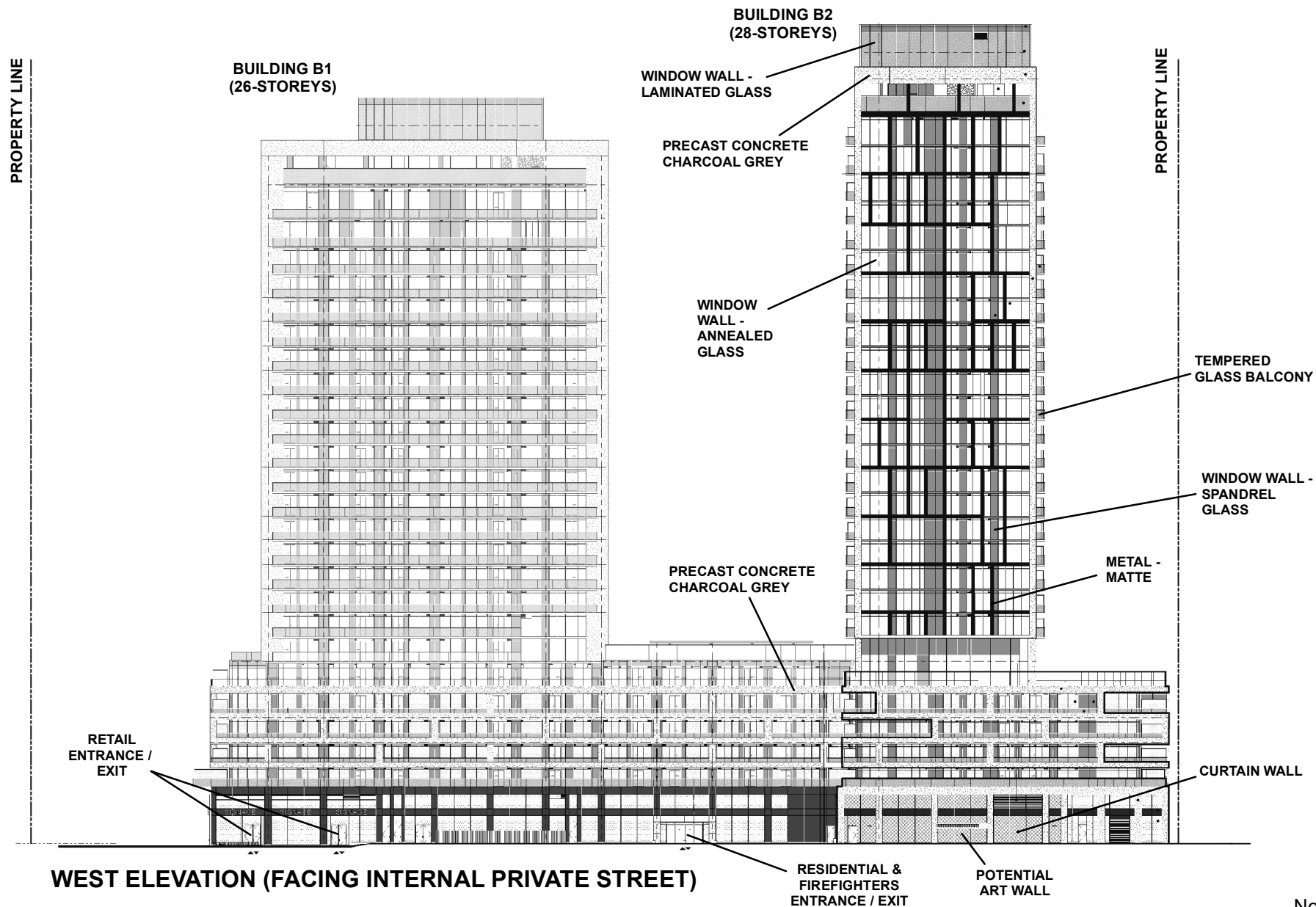
RELATED FILE:

Z.19.032

DATE: April 13, 2021

6





Not to Scale

## Building Elevations - West

### LOCATION:

Part of Lot 14, Concession 5;  
8960 Jane Street

### APPLICANT:

Granerola Residences Ltd.



125

## Attachment

FILE: DA.19.084

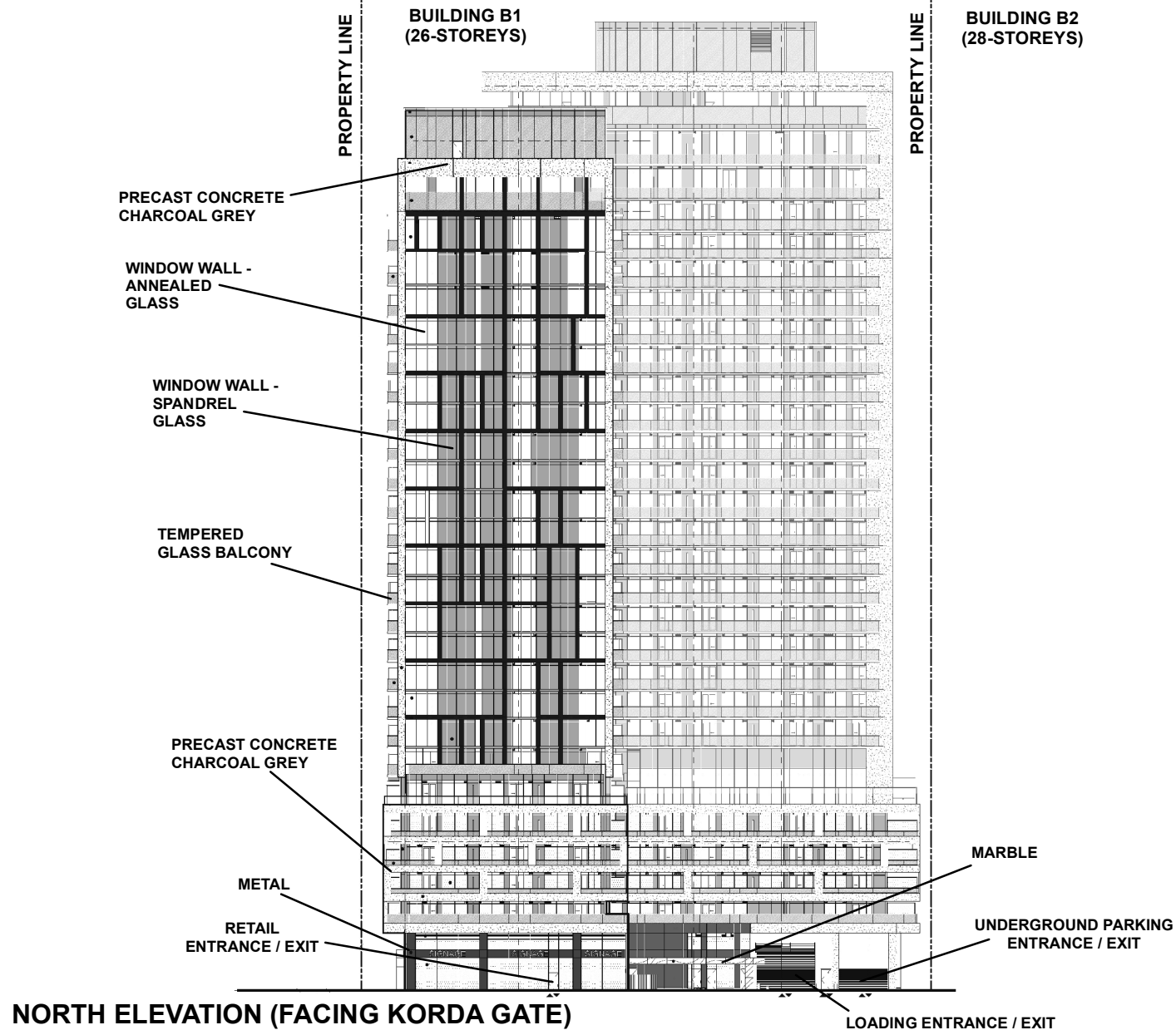
RELATED FILE:

Z.19.032

DATE: April 13, 2021

7





Not to Scale

## Building Elevations - North

### LOCATION:

Part of Lot 14, Concession 5;  
8960 Jane Street

### APPLICANT:

Granerola Residences Ltd.



## Attachment

FILE: DA.19.084

RELATED FILE:

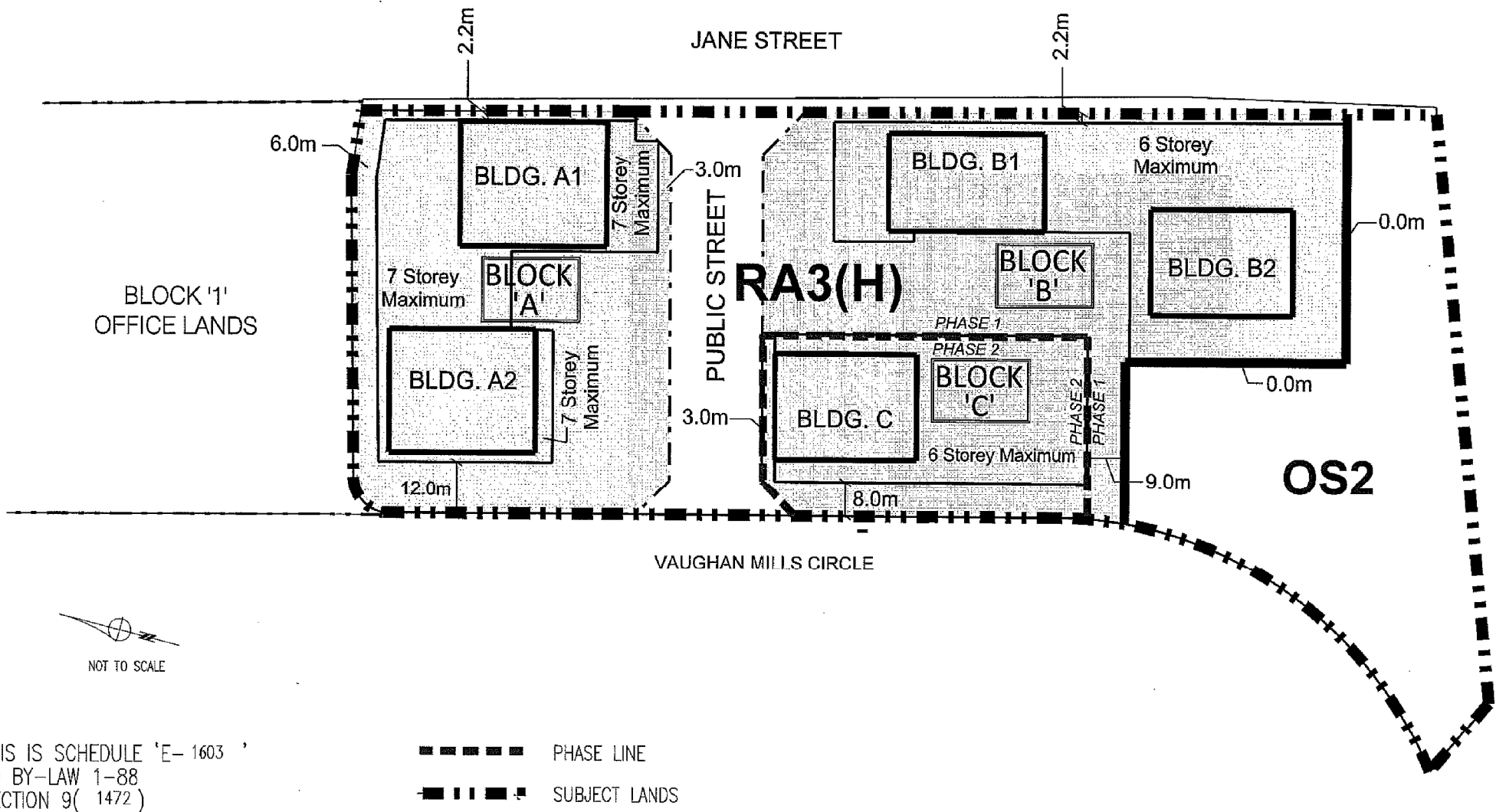
Z.19.032

DATE: April 13, 2021

8







Not to Scale

# Development Phasing By-Law 033-2019

**LOCATION:**  
Part of Lot 14, Concession 5;  
8960 Jane Street

**APPLICANT:**  
Granerola Residences Ltd.



## Attachment

**FILE:** DA.19.084  
**RELATED FILE:** Z.19.032

**DATE:** April 13, 2021

9





## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD:** 2

**TITLE:** YORK CATHOLIC DISTRICT SCHOOL BOARD  
SITE DEVELOPMENT FILE DA.20.018  
7501 MARTIN GROVE ROAD  
VICINITY OF HIGHWAY 7 AND MARTIN GROVE ROAD

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

**Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.20.018 for the subject lands shown on Attachment 2, to permit the development of an all season sports facility and a portable building serving as an administrative office, as accessory uses to the existing Holy Cross Catholic Academy, as shown on Attachments 3 to 8.

**Report Highlights**

- The Owner is proposing to construct an all-season sports facility and a portable building serving as an administrative office, as accessory uses to the existing Holy Cross Catholic Academy.
- The Development Planning Department supports approval of the Site Development application as the development is consistent with Provincial Policy Statement 2020, conforms to Growth Plan 2019 as amended, York Region Official Plan, VOP 2010, Parkway Belt West Plan (1978), as amended, is a permitted use in Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area.

## **Recommendation**

1. That Site Development File DA.20.018 (York Catholic District School Board) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS listed in Attachment 1 to the satisfaction of the Development Planning Department, to permit the development of an all season sports facility and a portable building serving as an administrative office, as accessory uses to the existing Holy Cross Catholic Academy, as shown on Attachments 3 to 8.

## **Background**

### **Location**

The subject lands (the 'Subject Lands') are municipally known as 7501 Martin Grove Road, and are located on the east side of Martin Grove Road, south of Highway 7. The Subject Lands are 6.11 ha in size and occupied by the Holy Cross Catholic Academy, and associated uses including a portable that will be removed, and outdoor recreational spaces (soccer field and partial running track) on the Subject Lands, as shown on Attachment 3.

### ***A Site Development Application has been submitted to permit the Development***

York Catholic District School Board (the 'Owner') has submitted Site Development File DA.20.018 (the 'Application') to permit an all season sports facility and a portable building serving as an administrative office (the 'Development'), as accessory uses to the existing Holy Cross Catholic Academy ('Academy'), as shown on Attachments 3 to 8. The total Gross Floor Area ('GFA') for the Development is comprised as follows:

All Season Sports Facility	9290.30 m <sup>2</sup>
<u>Administrative Portable</u>	<u>334.37 m<sup>2</sup></u>
Total	9,624.67 m <sup>2</sup>

The Owner has advised the all season sports facility and portable building would be used by Academy staff and students during school hours and would be made available to local groups on evenings and weekends. The all season sports facility is designed to accommodate one regulation sized soccer field, which can be divided into 4 smaller practice soccer fields.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

### ***The Development is consistent with the Provincial Policy Statement, 2020***

Section 3 of the *Planning Act* requires that all land use decisions in Ontario “shall be consistent with” the Provincial Policy Statement, 2020 (the ‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The Development is consistent with the policies of the PPS, specifically as it relates to managing and directing land use to achieve efficient and resilient development and land use patterns (Section 1.1.1), Settlement Areas (Sections 1.1.3, 1.1.3.2, 1.1.3.3), public spaces, recreation, parks, trails and open spaces (Section 1.5) and Public Service Facilities (Section 1.6). The Subject Lands are located within a Settlement Area as defined by the PPS. The Development is consistent with the Settlement Areas policies of the PPS as it provides additional recreation space for the existing school, while utilizing existing infrastructure and servicing.

### ***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended***

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended, (‘Growth Plan’) guides decision making on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Subject Lands are located within a Settlement Area identified as a built-up area. Section 3.2.8. of the Growth Plan provides direction for public service facilities. Where possible, public service facilities are encouraged to be co-located in community hubs, integrated to promote cost effectiveness and priority should be given to maintaining and adapting existing public service facilities to meet community needs and optimize the long-term viability of public investment. Additionally, new public service facilities should be in settlement areas and preference should be given to sites that are easily accessible by active transportation and transit, where that service is available.

The Subject Lands contain an existing school, outdoor recreational spaces including soccer field and partial running track, and are serviced by York Region Transit, Monday to Friday. The Subject Lands are connected to an existing walkway system along Martin Grove Road, which leads to the Vaughan Grove Sports Park and the broader community, promoting active transportation modes such as walking and cycling. The Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan***

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region and encourages compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types.

The Subject Lands are designated "Urban Area" on Map 1 - Regional Structure of YROP 2010. The "Urban Area" designation permits a range of residential, industrial, commercial, and institutional uses. Section 5.2.9 of YROP identifies that institutional structures shall be carefully designed in a compact form and be pedestrian-oriented and transit-supportive. The Development is located on an existing school site that provides pedestrian-oriented facilities and is serviced by public transit. The Development conforms to the policies of the YROP.

***The Development conforms to Vaughan Official Plan 2010 ('VOP 2010') and the Parkway Belt West Plan (1978), as amended***

The Subject Lands are designated "Parkway Belt West Lands" by the Vaughan Official Plan 2010 ('VOP 2010'), Volume 1, and are located within "Community Areas" and "Parkway Belt West Lands", as identified on Schedule 1 - Urban Structure of VOP 2010. Martin Grove Road is identified as a "Minor Arterial" road with an ultimate right-of-way width of 36 m, as shown on Schedule 9 – Future Transportation Network of VOP 2010.

The Subject Lands are subject to the Provincial Parkway Belt West Plan (1978), as amended. The Subject Lands are located within the "Public Use Area" and designated "Public Open Space and Buffer Area" in the Parkway Belt West Plan ('PBWP'), 1978. The Development is consistent with the criteria of Section 5.4.1.e) of the PBWP, as there are no natural features on the Subject Lands that are required to be preserved, the proposed lot coverage is low and the massing is suitable for the area, in consideration of the surrounding context. The Development is also situated to maintain the open-space character of the Vaughan Grove Sports Park that surrounds the Subject Lands and a sufficient amount of landscaping is proposed adjacent to the Development to provide an attractive streetscape. Therefore, in consideration of the above, the Development conforms to the PBWP (1978), as amended, and VOP 2010.

***A Minor Variance Application is required to permit the Development***

The Subject Lands are zoned "PB1 Parkway Belt Open Space Zone" by Zoning By-law 1-88. The Subject Lands are owned by the York Catholic District School Board and therefore, the Development is considered a public use as identified in Section 3.10 of Zoning By-law 1-88 and is permitted.

The following variances to Zoning By-law 1-88 are required permit the Development:

- a) an interior side yard setback of 10 m from the north lot line of the Development, whereas 15 m is required
- b) a 235 m setback from a Residential Zone whereas 350 m is required

The Development Planning Department considers the proposed amendments to Zoning By-law 1-88 to be minor, technical in nature and appropriate given the existing uses on the Subject Lands and the surrounding context.

Should the Application be approved, a Minor Variance Application will be required to be submitted and approved by the Committee of Adjustment to address the above noted variances to the Zoning By-law for the Development. A condition to this effect is included in Attachment 1.

***The Development Planning Department supports the Development, subject to the conditions listed in Attachment 1***

The Development Planning Department supports the Development and has provided the following comments:

Site Plan

The Owner proposes to construct an all season sports facility and portable building serving as an administrative office to the east of the existing school, as shown on Attachment 3. The entrance to the administration portable is located on the south side of the portable. The entrance to the all-season sports facility will be through the administration portable by way of revolving air lock door on the west side of the all-season sports facility. The portable will include washrooms, change rooms, reception space, multi-purpose room, meeting room, office space, mechanical room, and custodian room with storage.

The existing full moves access on Martin Grove Road and driveway provides one-way vehicular circulation on the Subject Lands. A total of 277 parking spaces (including visitor and 8 accessible parking spaces) are provided for the existing school and the Development, and an additional 12 bicycle parking spaces are provided near the entrance to the portable building to serve the Development.

Waste for the Development will be accommodated by the existing waste storage system located on a cement pad, located on the south side of the existing school. The existing waste management system includes one, 6-yard front end bin collected 3 times per

week and one 6-yard front end bin for recycling, collected weekly. Snow storage for the Development will be accommodated in the dedicated areas within the landscaped areas proposed on the west side of the all-season sports facility.

#### Landscape Plan

The Landscape Plan is shown on Attachment 4. A 3 m wide asphalt walkway surrounds the facility, with a connection to a 3 m wide limestone walkway that provides connection to the Vaughan Grove Sports Park. Safe and direct pedestrian connection is provided to the facility from the existing school via a proposed crosswalk.

A total of 7 trees are proposed along with shrubs of various species in proposed landscape islands located on the west side of the Development. All existing trees on and surrounding the Subject Lands are in good condition and will be preserved. A 2.4 m high galvanized fence is provided surrounding the concrete equipment pad for the facility to protect the equipment and pedestrians. The existing running track and field are proposed to be maintained on the Subject Lands.

#### Building Elevations

The proposed elevations are shown on Attachments 5 to 8. The all season sports facility utilizes a white polyester outer shell and the portable includes corrugated silver metal siding with black anodized aluminum window frames and doors. When inflated, the all season sports facility would have a maximum height of 19.81 m, while the portable would have a maximum building height of 4 m. The Owner has advised that no new signage is proposed for the Development. The Development Planning Department is satisfied with the elevations.

#### Lighting

The Owner submitted a photometric plan prepared by HH Angus, revision date January 28, 2021. The Owner proposes light poles to be located at the entrance to the portable building and along the pedestrian crosswalk between the existing school and the Development. A 0.0 lux is achieved at the boundary of the Subject Lands to ensure no light spills onto abutting properties.

The final Site Plan, Building Elevations, Architectural Materials, Landscape Plan, Landscape Cost Estimate and Photometric Plan must be approved to the satisfaction of the Development Planning Department, prior to the execution of the Site Plan Letter of Undertaking. Conditions to this effect are included in Attachment 1 to this report.

#### **The Development Engineering Department has no objection to the Development, subject to conditions**

The Development Engineering ('DE') Department has provided the following comments:

### Sanitary Servicing

Sanitary servicing for the Development is proposed via an internal sanitary service connection located on the abutting lands to the north, which would outlet through a proposed service connection to an existing mainline through the Vaughan Grove Sports Park. The DE Department is satisfied the Development can be adequately serviced, but has advised that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall register an easement for the purpose of access, construction, operations, and maintenance of the sanitary connection that is proposed to connect with existing municipal services within the Vaughan Grove Sports Park. A condition to this effect is included in Attachment 1.

### Water Distribution

Water servicing for the Development is proposed via an internal water service connection at the rear of existing school. The configuration of the proposed watermain connection complies with City Standards and the DE Department is satisfied that the Development can be adequately supplied with water service.

### Storm Drainage

Stormwater servicing for the Development is proposed via internal storm sewers, catch basins, detention areas, infiltration trenches and orifice controls to satisfy quantity and quality controls and on-site retention requirements. The Development's storm sewer system will discharge to the existing storm sewer located on the existing school site. The system will generally be comprised of an overland flow route directing drainage to a safe outlet. The DE Department is satisfied that the proposed stormwater outflow can be adequately serviced and accommodated by the storm sewers and surface detention areas.

### Grading & Erosion Sediment Control

Overland flow and site grading have been maintained to pre-site conditions. Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the Subject Lands in accordance with the Erosion and Sediment Control Guidelines for Urban Construction, December 2006.

### Transportation

The Transportation Engineering Division of the DE Department is satisfied with the site plan and the Traffic Impact Study prepared by R.V. Anderson Associates Limited, dated November 4, 2020. The Development has appropriate vehicular site circulation and an ample parking supply. An existing full moves access via Martin Grove Road provides a one-way ring road system to the existing bus parking area, pickup and drop off area, and the proposed parking areas intended to serve the Development.

### Waste

The DE Department has reviewed the existing waste management system and has confirmed that it can accommodate the additional waste generated by the Development.

The final site plan, grading plan, servicing plan and erosion and sediment control plan must be approved to the satisfaction of the DE Department, prior to the execution of the Site Plan Letter of Undertaking. A Condition to this effect is included in Attachment 1.

### ***The Subject Lands are identified as being in an area of archaeological potential***

The Vaughan Development Planning Department Cultural Heritage Division has advised there is archaeological potential for the Subject Lands, therefore, the standard archaeological clauses will be included in the Site Plan Letter of Undertaking. Conditions to this effect are included in Attachment 1.

### ***The Parks Infrastructure Planning and Development Department ('PIPDD') has no objection to the approval of the Development, subject to conditions***

The Active Together Master Plan (2018) encourages the City to seek opportunities for joint and/or shared use of community sites, when privately initiated. PIPDD has no objection to the approval of the Development, subject to the opportunity to enter into a shared-use agreement with the Owner to use the all season sports facility for public programming. The Owner has provided an acknowledgement letter to the satisfaction of the PIPDD acknowledging potential opportunities for public programming/events and the Owner agrees to enter into a Shared Use Agreement with the City to allow the use of the Development for public programming on a case by case basis, to the mutual satisfaction of the parties. To preserve the City's interest, a condition to this effect will be included in the Site Plan Letter of Undertaking, as listed in Attachment 1.

The Owner is proposing to connect to a sanitary connection that outlets to an existing mainline through the Vaughan Grove Sports Park. As such, PIPDD recommends that a clause be included in the Site Plan Letter of Undertaking to ensure that the Owner submit a Permission to Enter Notice within 7 days prior to any works related to access, construction, operations and maintenance for to the sanitary connection within the Vaughan Grove Sports Park, to the satisfaction of the Parks Infrastructure Planning and Development Department. A condition to this effect is included in Attachment 1.

### ***The Forestry Operations Division has no objection to the Development***

The Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department has no objection to the Development, provided that the Owner submit a Private Property Tree Removal and Protection Permit to protect trees over 20cm at base on the Subject Lands and trees located within 6 metres of the Subject Lands, as per Vaughan Council's enacted Tree By-law 52-2018.



***Cash-in-Lieu of the dedication of parkland is not required for the Development***

The Office of Infrastructure Development, Real Estate Division has advised that cash-in-lieu of the dedication of parkland is not required as the Development is considered a complimentary use to the existing school on the Subject Lands.

***The Financial Planning and Development Finance Department advises that Development Charges are not applicable for the Development***

The Owner is not required to pay Development Charges as the Development is considered a complimentary use to the existing school on the Subject Lands.

***The Fire and Rescue Services Department has no objection to the Development, subject to the Development meeting Ontario Building Code requirements***

The Fire and Rescue Services Department has no objection to the Development, subject to the adequate provisions for fire safety and protection being provided in accordance with the Ontario Building Code.

***The Toronto Region Conservation Authority ('TRCA') has no objection to the Development***

The TRCA has advised that the Subject Lands are located outside of TRCA's Regulated Area and are not within the WHPA-Q area of the CTC Source Protection Plan, therefore the TRCA has no objection to the approval of the Development.

***The Ministry of Municipal Affairs and Housing ('MMAH') has no objection to the Development***

The MMAH has reviewed the Development in consideration of the Parkway Belt West Plan (1978), as amended, and has advised there are no concerns.

***Infrastructure Ontario was circulated the Application but no comments have been received to date***

The Application was circulated to Infrastructure Ontario as the Subject Lands are located in proximity to surrounding lands owned by Infrastructure Ontario, but no comments have been received to-date.

***Canada Post has no objection to the approval of the Development***

Canada Post has no objection to the approval of the Development, subject to the Owner communicating with Canada Post the excavation date for the first foundation as well as the expected date of first occupancy. The Owner shall satisfy all requirements of Canada Post. A standard condition to this effect will be included in the Site Plan Letter of Undertaking.

***The various utilities have no objection to the Development, subject to the Condition of Approval***

Rogers Communications, Hydro One and Alectra Utilities and Bell have no objection to the approval of the Development, while Enbridge Gas Inc. has not provided comments to date. The Owner shall agree to grant any easements that may be required for the various utility providers. A standard condition to this effect will be included in the Site Plan Letter of Undertaking.

**Financial Impact**

Not applicable.

**Broader Regional Impacts/Considerations**

York Region Community Planning and Development Services Department has no objection to the Development.

**Conclusion**

Site Development File DA.20.018 has been reviewed in consideration of the applicable provincial policies, York Region and City Official Plan policies, Zoning By-law 1-88, the comments received from City Departments, external public agencies and the surrounding area context. The Development Planning Department is of the opinion that the Development is consistent with the PPS, conforms to the Growth Plan, the YROP, VOP 2010, the Parkway Belt West Plan (1978), as amended, and the requested variances to Zoning By-law 1-88 are compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Development, subject to the Recommendations in this report and the Conditions of Approval in Attachment 1.

**For more information**, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626.

**Attachments**

1. Conditions of Approval
2. Context and Location Map
3. Site Plan
4. Landscape Plan
5. All Seasons Sports Facility Elevations - West and South
6. All Seasons Sports Facility Elevations - East and North
7. Portable Building Elevations - East and North
8. Portable Building Elevations - West and South

**Prepared by**

Rebecca Roach, Planner, ext. 8626

Clement Messere, Senior Planner, ext. 8409

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

Bill Kiru, Acting Director of Development Planning, ext. 8633

**Approved by**



Mauro Peverini, Acting Chief Planning Official

**Reviewed by**



Jim Harnum, City Manager



**Attachment 1 – Conditions of Approval**  
**Site Development File DA.20.018 (York Catholic District School Board)**

---

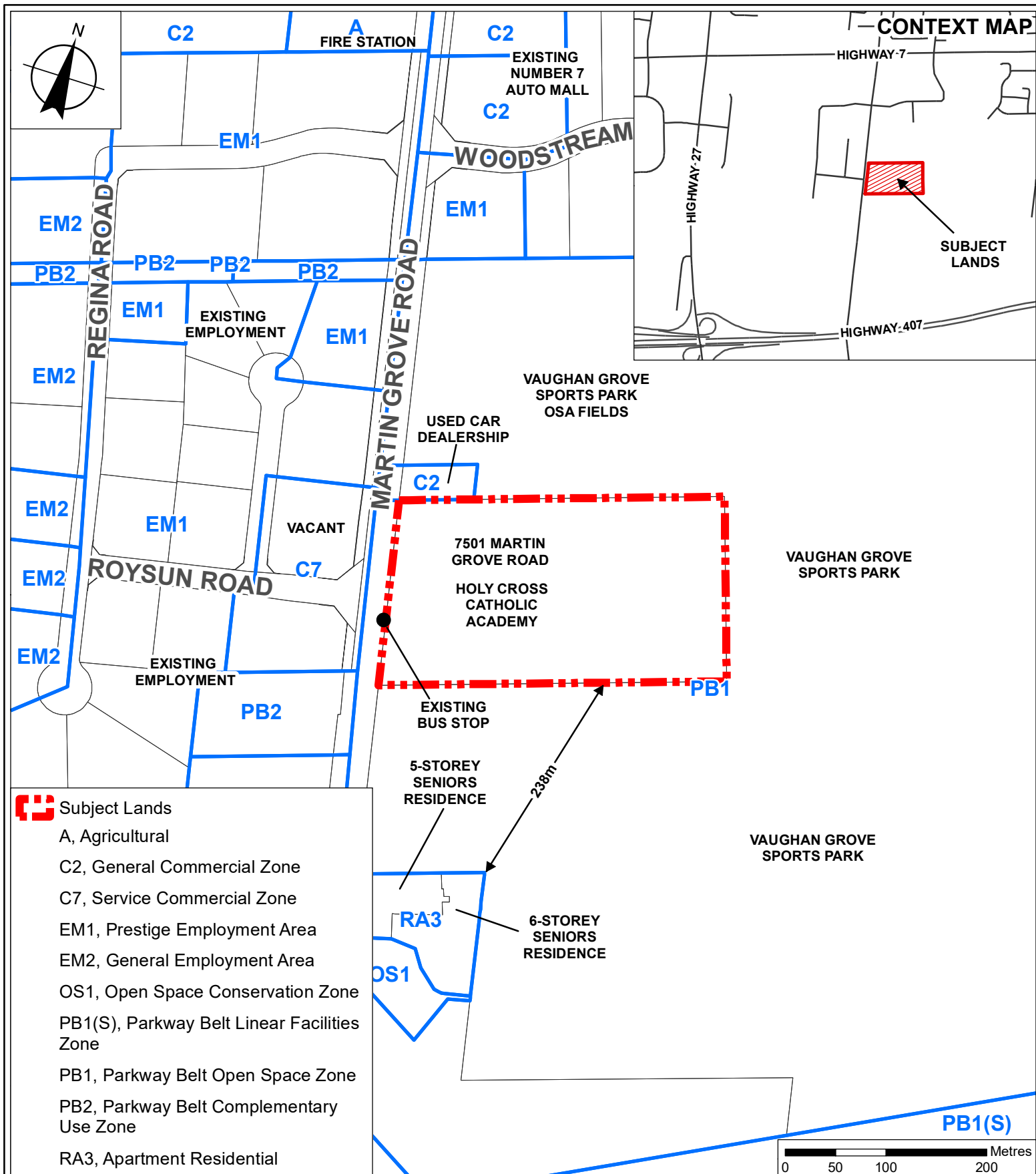
- 1) THAT prior to the execution of the Site Plan Letter of Undertaking:
  - a) The Owner shall successfully obtain approval from the Committee of Adjustment for a Minor Variance Application for any required variances. The Committee's decision regarding the Variance Application shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
  - b) The Owner is required to register an easement over the identified sanitary connection in the Vaughan Grove Sports Park for the purposes of access, construction, operations and maintenance related to the sanitary connection, to the satisfaction of the Development Engineering Department.
  - c) The Owner is required to submit a draft reference plan demonstrating the easement and receive approval from the Development Engineering Department, prior to registering the plan.
  - d) The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, building materials and photometric plan to the satisfaction of the Development Planning Department.
  - e) The Owner shall satisfy all outstanding comments of the Development Engineering Department and shall obtain approval for the Site Plan, Site Servicing and Grading Plan, and Erosion and Sediment Control Plan to the satisfaction of the Development Engineering Department.
- 2) THAT the Site Plan Letter of Undertaking shall include the following provisions and/or Warning Clauses, to the satisfaction of the City:
  - a) The City of Vaughan reserves the right to enter into a Shared Use Agreement with the Owner of the all season sports facility at any time to use the space for public programming and or events on a case-by-case basis, to the mutual satisfaction of the City and the Owner.
  - b) The Owner shall provide a Permission to Enter Notice to the satisfaction of the Parks Infrastructure Planning and Development Department within seven days prior to any works related to access, construction, operations, and maintenance of the sanitary connection within the Vaughan Grove

**Attachment 1 – Conditions of Approval**  
**Site Development File DA.20.018 (York Catholic District School Board)**

---

Sports Park. The Owner shall coordinate a site meeting with Parks Infrastructure Planning and Development Department, the Office of Infrastructure Development Department, Real Estate Services, Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department (if necessary), and the General Contractor to review site conditions prior to the commencement of any work.

- c) Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Department shall be notified immediately.
- d) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.



## Context and Location Map

**LOCATION:**  
7501 Martin Grove Road

**APPLICANT:**  
York Catholic District School Board



## Attachment

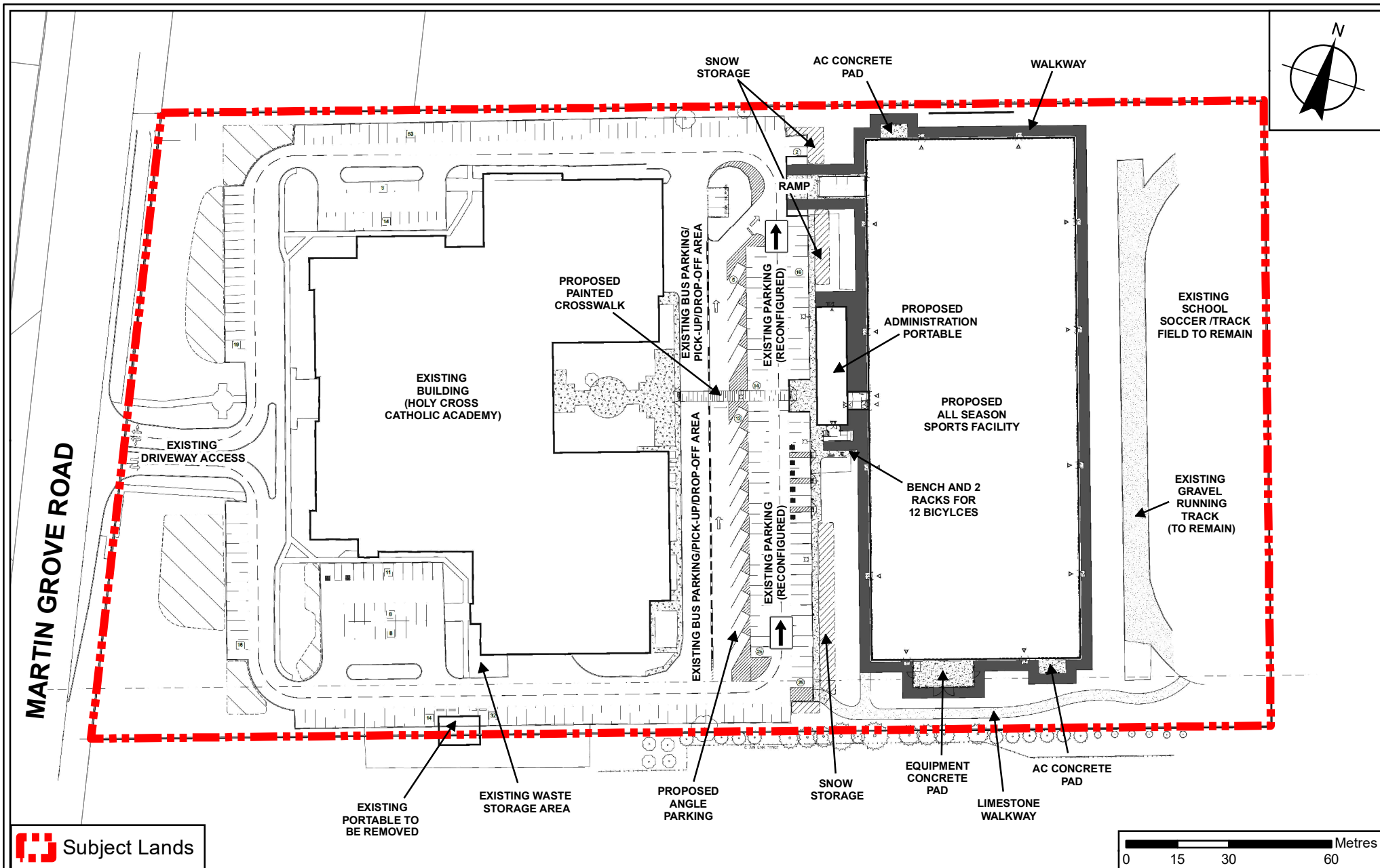
**FILE:**  
DA.20.018

**DATE:**  
April 13, 2021

**2**







## Site Plan

**LOCATION:**  
7501 Martin Grove Road

**APPLICANT:**  
York Catholic District School Board



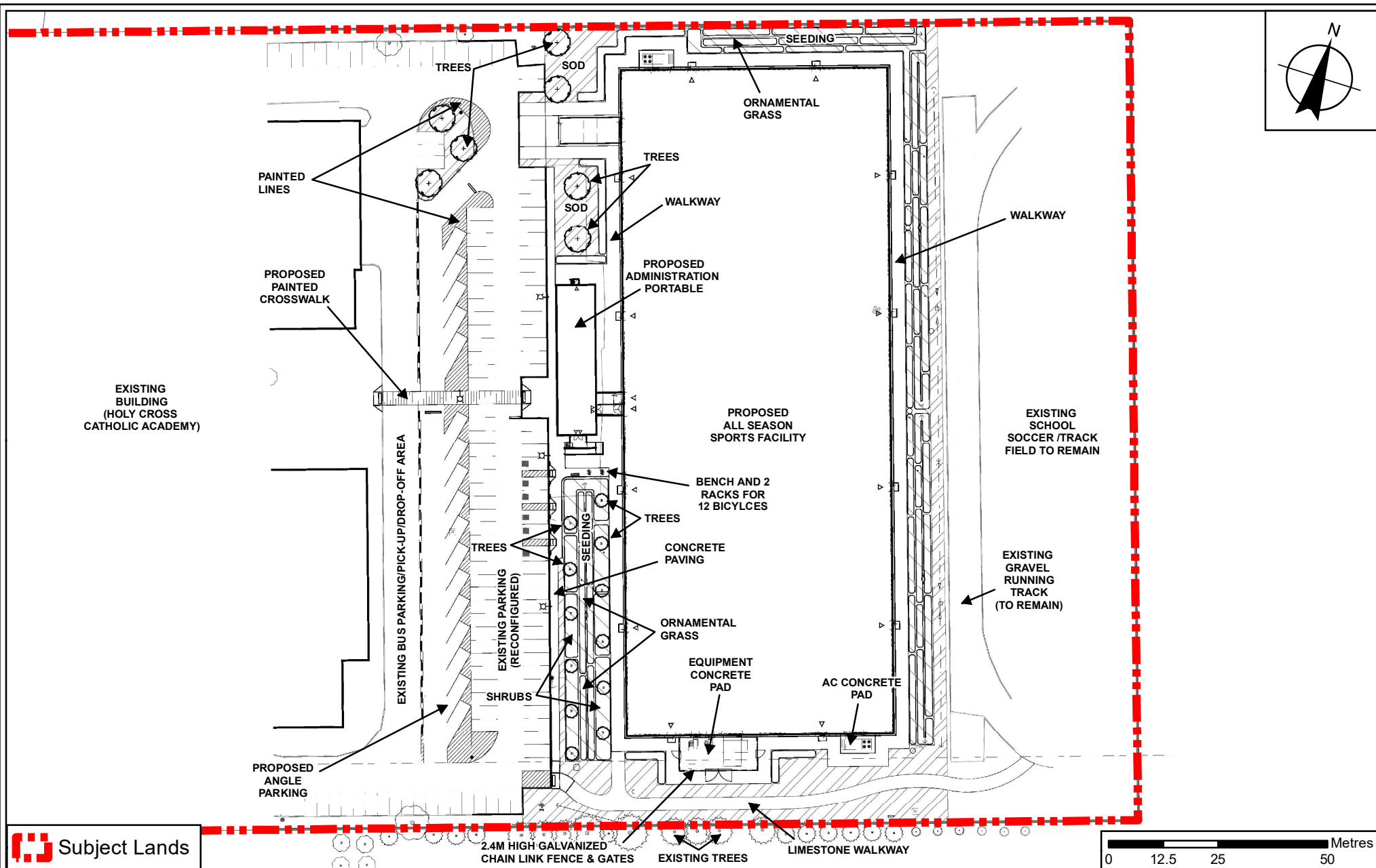
## Attachment

**FILE:**  
DA.20.018

**DATE:**  
April 13, 2021

**3**





# Landscape Plan

**LOCATION:**  
7501 Martin Grove Road

**APPLICANT:**  
York Catholic District School Board



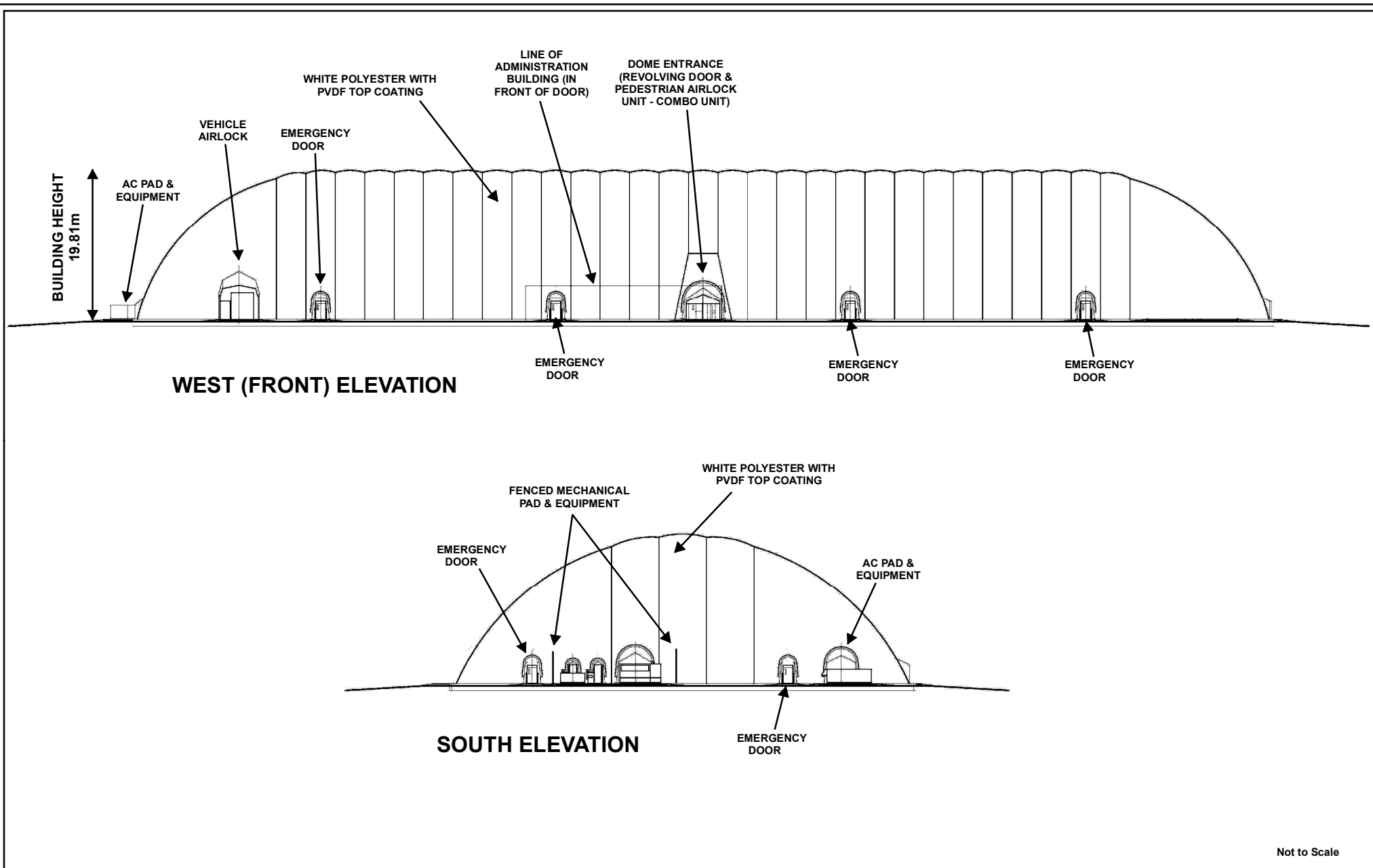
## Attachment

**FILE:**  
DA.20.018

**DATE:**  
April 13, 2021

**4**





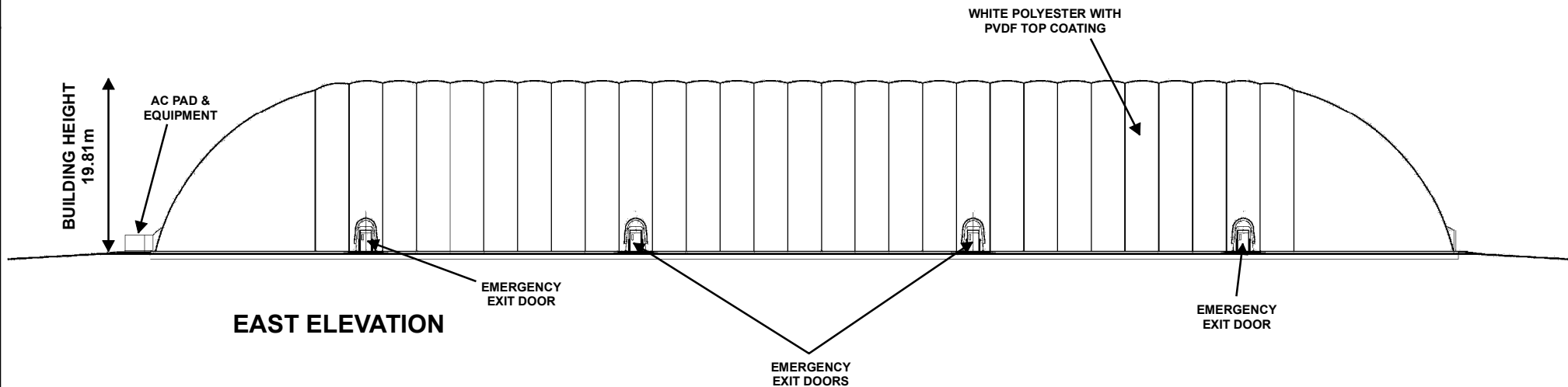
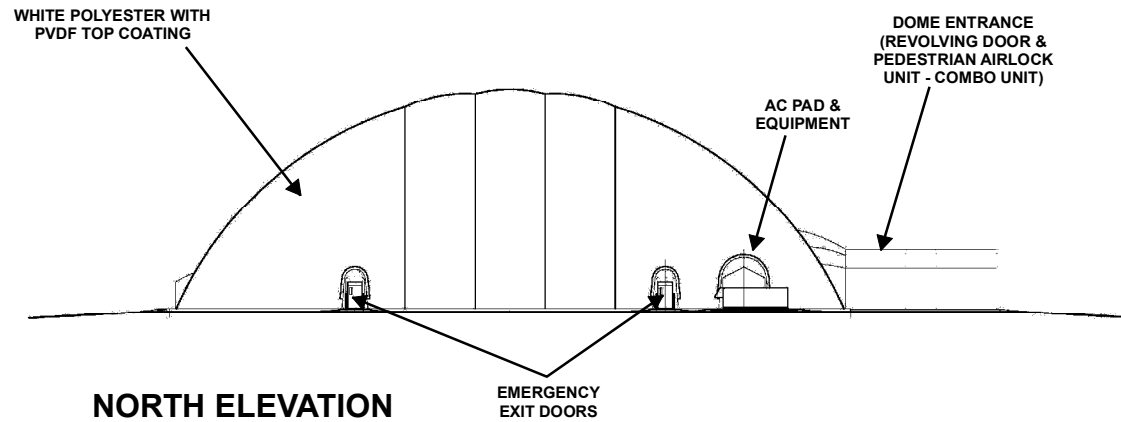
## All Season Sports Facility Elevations - West and South

**LOCATION:**  
7501 Martin Grove Road

**APPLICANT:** York Catholic District School Board







Not to Scale

## All Season Sports Facility Elevations - North and East

**LOCATION:**  
7501 Martin Grove Road

**APPLICANT:** York Catholic District School Board



## Attachment

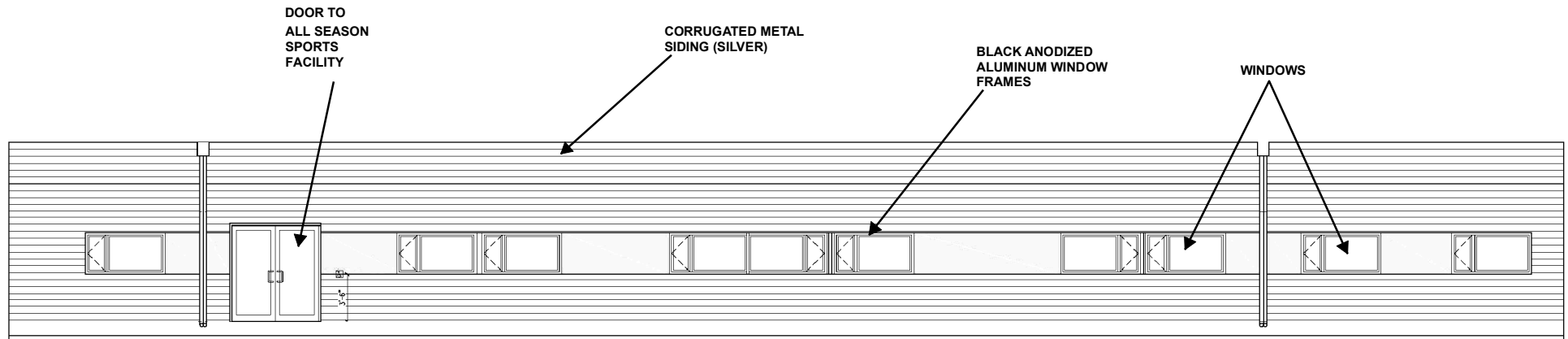
**FILE:**  
DA.20.018

**DATE:**  
April 13, 2021

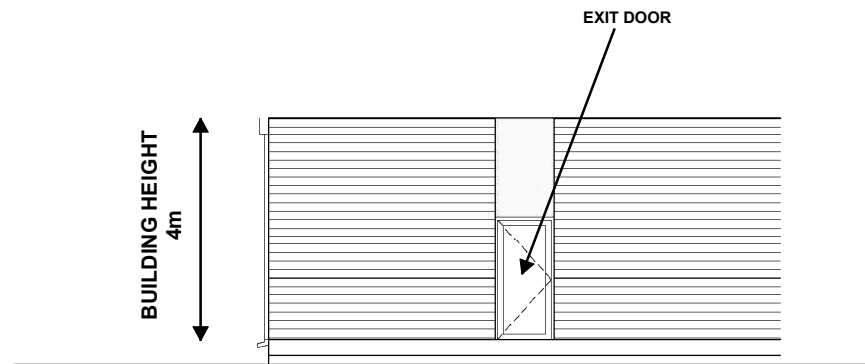
# 6







**EAST ELEVATION**



**NORTH ELEVATION**

Not to Scale

## Portable Building Elevations - East and North

**LOCATION:**  
7501 Martin Grove Road

**APPLICANT:** York Catholic District School Board



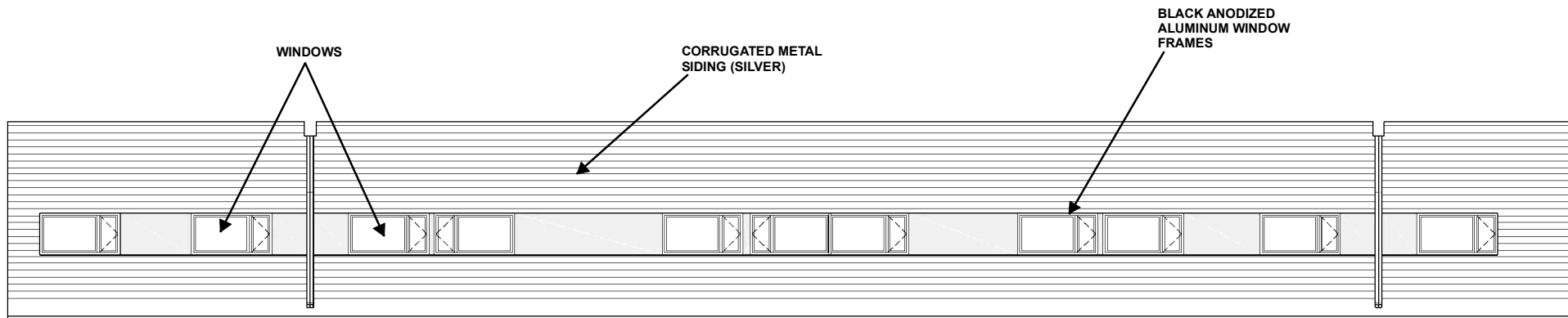
## Attachment

**FILE:**  
DA.20.018

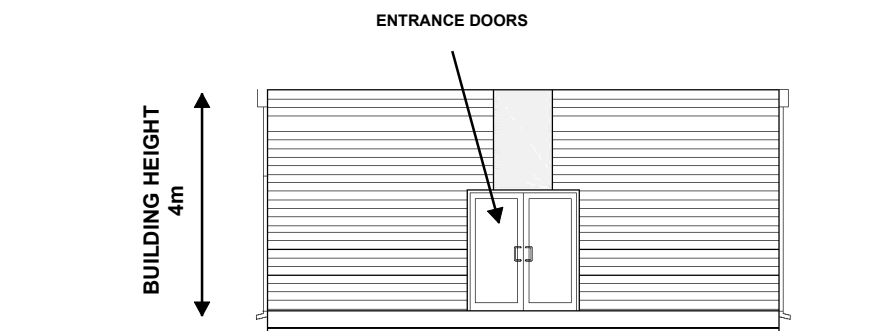
**DATE:**  
April 13, 2021

# 7





**WEST ELEVATION**



**SOUTH ELEVATION**

Not to Scale

## Portable Building Elevations - West and South

**LOCATION:**  
7501 Martin Grove Road

**APPLICANT:** York Catholic District School Board



## Attachment

**FILE:**  
DA.20.018

**DATE:**  
April 13, 2021

# 8



## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD(S):** ALL

**TITLE:** FIRE SAFETY GRANT

**FROM:**

Gus Michaels, Acting Deputy City Manager, Community Services

**ACTION:** DECISION

---

### **Purpose**

To seek approval for an application that was submitted to the Office of the Fire Marshal (OFM) for a Fire Safety Grant opportunity from the Province of Ontario. Vaughan Fire and Rescue Service (VFRS) is seeking \$80,100 to be used towards adopting a model of remote-online learning for on-duty staff, specialized mannequins, and the ability to perform virtual inspections. The grant application requires Council approval.

### **Report Highlights**

- A grant opportunity is available from the Province of Ontario and is being coordinated through the OFM.
- The grant application requires formal Council approval.
- The Fire Safety Grant will provide \$80,100 to VFRS to allow the two priority areas to be addressed by providing the ability for on-duty staff to learn in a virtual environment, specialized mannequins, and the ability of virtual inspections.

### **Recommendations**

1. That the Fire Safety Grant application (Attachment 2), coordinated by the Office of the Fire Marshal, be approved;
2. That a copy of the Council resolution be forwarded to the Office of the Fire Marshal; and
3. That a By-law be enacted authorizing the Mayor and the City Clerk to execute any related agreements in a form satisfactory to the City Solicitor.

## **Background**

On March 11, 2021 the Government of Ontario announced a one-time \$5M grant to municipal fire services to assist in addressing challenges associated with training and virtual inspections due to the COVID-19 pandemic.

Various concerns were brought forward from municipal fire departments to the OFM that included the inability to train fire service members due to new restrictions in place due to COVID which affected the training environment and virtual training opportunities. Also, fire departments expressed concerns regarding the fire code environment and the inability to enter premises to conduct inspections and promote fire safety.

The OFM advised the City that VFRS was eligible to receive up to \$80,100.00 as part of the grant program. The grant is intended to provide fire departments with the flexibility to support two priority areas:

1. To address ongoing training needs including registration, administrative programming, technology upgrades and associated costs for attending as well for providing services.
2. To address the challenging environment of code compliance and inspection through opportunities of an inspection program that may include technology, capital costs and training to ensure fire services are able to meet the demand of this need at the local level.

Due to the timing of the announcement made on March 11, 2021 by the Government of Ontario and the submission deadline of March 19, 2021 to the OFM, the application package was required to be submitted before Council approval. The OFM indicated that the Fire Chief could accept the grant in principle on behalf of the municipality and that Council approval could be sent following the next Council meeting.

Conditions of the grant include funds to be spent by August 1, 2021 and that a report back be sent to the Fire Marshal by September 1, 2021 outlining how the grant was utilized at the department level.

The application package was prepared by VFRS in consultation with Financial Planning & Development Finance and Procurement Services to ensure that acquiring the goods and/or services (if applicable), is in accordance with the City of Vaughan Procurement Policy.

## **Previous Reports/Authority**

N/A

## **Analysis and Options**

In order to address the first priority area, VFRS will adopt the model of remote-online learning for on-duty staff by moving away from the traditional classroom learning environment and to promote physical distancing requirements. This will be accomplished by providing each on-duty firefighter with the ability to use a mobile teaching aid (tablet) with appropriate software to use remote/individualized space within the fire station and away from others. All VFRS stations are equipped with Wi-Fi, therefore the infrastructure is in place to support this model. VFRS will also purchase additional training aids in the form of specialized mannequins.

In order to address the second priority area, VFRS will be transitioning to virtual inspections. This transition will allow our legislated obligation to be fulfilled, while keeping our staff as safe as possible. This will be accomplished with 2 iPads per inspector, enabling one to be used by the inspector and occupant. Through either Wi-Fi or hotspot technology, the inspection will be accomplished with two-way interaction on Facetime or a third-party application. The size of the iPad will be a direct benefit to the inspection. In order to support our staff to keep office congregation to a minimum is a fundamental priority moving forward. We will accomplish this by providing Inspectors the tools to keep the necessity to visit the office to a minimum. A virtual office space within their vehicles will accomplish this priority with the purchase of iPad mounting brackets for their vehicles.

For full list of Cost breakdowns please refer to Attachment 1.

## **Financial Impact**

If the application package is approved, the City will receive \$80,100.00 that will be allocated to the revenue line. There will be an overage in expenditures that will be offset by revenues.

## **Broader Regional Impacts/Considerations**

None

## **Conclusion**

On March 25, 2021, the Acting Fire Chief received a Letter of Intent from the OFM indicating that the application package was approved. The full \$80,100 will be allocated

through a Transfer Payment Agreement, once Council approves the application package outlining the proposal for spending the funds.

Council endorsement by copy of a Council Resolution is required to be sent to the OFM for the Application to be considered complete. As per [By-Law 154-2018](#), the Chief Financial Officer & City Treasurer and City Clerk will authorize and execute the grant agreement.

**For more information**, please contact: Acting Fire Chief Mike Doyle, ext. 6320.

### **Attachments**

1. Fire Safety Grant Cost Breakdown.
2. OFM Fire Safety Grant Application March 2021.

### **Prepared by**

Sandra Neira, Executive Assistant, Ext. 8200  
Mike Doyle, Acting Fire Chief, Ext. 6320

### **Consulted with:**

Grace Leung, Senior Financial Analyst, Financial Planning and Development Finance, Ext. 8940;  
Cristina Prinzo, Acting Manager, Municipal Partnerships & Sponsorships, Ext. 8187;  
Emma Sears, Procurement Category Specialist, Procurement Services, Ext. 8395.

### **Approved by**

A handwritten signature in blue ink, appearing to read "Gus Michaels".

Gus Michaels, Acting Deputy City Manager, Community Services

### **Reviewed by**

A handwritten signature in blue ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager



**Fire Safety Grant  
Cost Breakdown**

<b>Virtual Online Learning Environment</b>				
	<b>Item</b>	<b>Qty</b>	<b>Unit Price</b>	<b>Total (excl tax)</b>
1.	iPads with protective case and keyboard distributed throughout 11 stations	55	\$850	\$46,750
2.	Multi-unit charging stations	12	\$200	\$2400
<b>Specialized Rescue Mannequins</b>				
3.	Live training mannequin (to support live fire training drills)	1	\$1,890	\$1,890
4.	Technical rescue training mannequin (to support rope, trench and confined space drills)	1	\$1,576	\$1,576
5.	Water/ice rescue training mannequin (to support water/ice rescue drills)	1	\$1,360	\$1360
<b>Virtual Inspections</b>				
6.	iPads with protective case and keyboard to be distributed throughout the 14 inspectors	28	\$850	\$23,800
7.	Multi-unit charging station	1	\$200	\$200
8.	iPad mounting brackets	14	\$150	\$2,100
<b>Total (rounded to nearest 100) excluding taxes \$80,100</b>				





# Office of the Fire Marshal

## 2020/2021 Fire Safety Grant Application Form

### Instructions:

1. Please ensure that all fields are completed as part of this grant application form.
2. If you require more space, please adjust the text boxes as needed.
3. If you wish to split the grant between supporting training and supporting a virtual inspection program to enhance your existing in-person inspection program, please complete both sections below.
4. Please email completed application to [ofm@ontario.ca](mailto:ofm@ontario.ca)
5. **Applications must be received no later than 1700hrs on March 19, 2021.**
6. If you have any questions, please contact your Fire Protection Adviser.

Name of Municipality	City of Vaughan
Name of Fire Department	Vaughan (City of) Fire & Rescue Service
Municipal Mailing Address	2141 Major Mackenzie Drive Vaughan, ON L6A 1T1
Name of Fire Chief	Mike Doyle
Email Address for Fire Chief	mike.doyle@vaughan.ca
Fire Safety Grant Allocation Amount	\$80,100.00

For those departments who wish to use the grant to support training, please provide a brief description of how the grant will be allocated, including the dollar amount. Please provide a brief overview of the training being provided, mode of delivery (online, Regional Training Centre, Learning Contract, other) and estimated timelines for completion. Please refer to the Fire Marshal Memo issued on March 11<sup>th</sup>, 2021 for additional information regarding eligible expenses. Please add extra lines to expand the text box below, if needed.

*In order to move away from the traditional classroom learning environment, and to promote physical distancing, VFRS will adopt the model of remote-online learning for our on-duty staff. This will be accomplished by providing each on-duty firefighter with the ability to use a mobile teaching aid (tablet) with appropriate software to use remote/individualized space within the fire station, away from others. All VFRS stations are equipped with wifi, therefore the infrastructure is in place to support this model. Cost breakdown below:*

1. *Purchase of 55 (distributed throughout 11 stations) iPads with protective case and keyboard: \$46,750+tax (\$850 each)*
2. *Purchase of 12 multi-unit charging stations: \$2400+tax (\$200 each)*



## Office of the Fire Marshal 2020/2021 Fire Safety Grant Application Form

*Additionally, the VFRS requires additional training aids in the form of specialized rescue mannequins;*

- 1. One live fire training mannequin (to support live fire training tower drills): \$1890+tax*
- 2. One technical rescue training mannequin (to support rope, trench, and confined space drills): \$1576+tax*
- 3. One water/ice rescue training mannequin (to support water/ice rescue drills): \$1360+tax*

For those departments who wish to use the grant to support a virtual inspection program to enhance your existing in-person inspection program, please provide a brief description of how the grant will be allocated, including the dollar amount. Please provide a brief overview of the compliance activities and how it will be administered at the department level, including potential rollout. Please refer to Fire Marshal Memo issued on March 11<sup>th</sup>, 2021 for additional information regarding eligible expenses. Please add extra lines to expand the text box below, if needed.

*In order to support virtual inspections, the VFRS will be transitioning to virtual inspections. This transition will allow our legislated obligation to be fulfilled, while keeping our staff as safe as possible. This will be accomplished with 2 iPads per inspector, enabling one to be used by the inspector and inspectee. Through either wifi or hotspot technology, the inspection will be accomplished with two-way interaction on Facetime or a third-party application. The size of the iPad will be a direct benefit to the inspection. Cost breakdown below:*

- 1. Purchase of 28 (distributed throughout 14 Inspectors) iPads with protective case and keyboard: \$23,800+tax (\$850 each)*
- 2. Purchase of 1 multi-unit charging stations: \$200+tax*

*Support for our staff to keep office congregation to a minimum is a fundamental priority moving forward. We will accomplish this by giving our Inspectors the tools to keep the necessity to visit the office, to a minimum. A virtual office space within their vehicles will accomplish this priority. Cost breakdown below:*



## Office of the Fire Marshal 2020/2021 Fire Safety Grant Application Form

1. Purchase of 14 vehicle (iPad) mounting brackets: \$2100+tax (\$150 each)

Name of Application Submitter	Mike Doyle
Title	Fire Chief
Signature	
Date	MARCH 19, 2021



## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD(S):** ALL

**TITLE:** EXTENSION OF TERMS FOR COUNCIL PRIORITY TASK  
FORCES FOR THE 2018-2022 TERM OF COUNCIL

**FROM:**

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

**ACTION:** DECISION

---

**Purpose**

To request Council's approval to extend the term to April 2022 for the Economic Prosperity Task Force, the Effective Governance and Oversight Task Force, and the Smart City Task Force, to allow additional time for the Task Forces to submit their findings reports and recommendations to Council.

**Report Highlights**

- Several 2018-2022 Council Priority Task Forces have an end date of mid-2021 to complete their mandates.
- Due to the COVID-19 pandemic, Task Force meetings were suspended for a period of time in 2020. Recruitment efforts of some Task Forces were also delayed.
- Council's approval is required to extend the terms of the Economic Prosperity Task Force, the Effective Governance and Oversight Task Force, and the Smart City Task Force, to April 2022 to allow additional time to submit their findings reports and recommendations to Council.

**Recommendations**

1. That the extension of terms for the following 2018-2022 Term of Council Priority Task Forces be extended to April 2022:
  - i. Economic Prosperity Task Force;
  - ii. Effective Governance and Oversight Task Force; and
  - iii. Smart City Task Force.



## **Background**

At the beginning of the current Term of Council, Mayor Bevilacqua established various task forces to address specific policy issues, which are in line with the 2018-2022 Term of Council Service Excellence Strategic Plan. These task forces were directed to conduct their work over a maximum of an 18-month duration and provide a full report of findings and recommendations to a future Committee of the Whole at the completion of the task force's mandate.

Due to the COVID-19 pandemic, all task forces were directed to suspended in-person meetings for a period of time in 2020 until the electronic meeting procedures were approved and the technology to facilitate electronic meetings was made available. Recruitment of some Task Forces was also delayed. In January 2021 the Transportation and Infrastructure Task Force, and the Diversity and Inclusion Task Force forwarded recommendations to Council to extend their terms to April 2022 to allow additional time to complete their mandates.

At the Council meeting of January 26, 2021, staff was directed to review the Terms of Reference of all Task Forces and bring forward a report to extend their terms to April 2022.

## **Previous Reports/Authority**

[Item 9, Report No. 3, of the Committee of the Whole - DIVERSITY AND INCLUSION TASK FORCE - REVISION OF TERMS OF REFERENCE TO EXTEND TERM \(TRANSMITTAL REPORT\)](#)

## **Analysis and Options**

The following is a summary of Terms of Reference of all 2018-2022 Council Priority Task Forces:

<b>Task Force</b>	<b>End of Term</b>
Economic Prosperity Task Force	June 2021
Effective Governance and Oversight Task Force	April 2021
Diversity and Inclusion Task Force	Extension approved to April 2022
Older Adult Task Force	June 2022
Smart City Task Force	April 2021
Transportation and Infrastructure Task Force	Extension approved to April 2022

Subsequent to consultation with members of the Task Forces, staff was advised that they would like to extend their current term to April 2022 to allow additional time to complete their mandate and bring forward their final findings reports with recommendations for Council's consideration.



The following Task Forces need an extension of their term to April 2022:

- Economic Prosperity Task Force;
- Effective Governance and Oversight Task Force; and
- Smart City Task Force.

### **Financial Impact**

There are no financial impacts associated with this report.

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

There are no broader regional impacts or consideration associated with this report.

### **Conclusion**

Due to the suspension of Task Force meetings in 2020 and delayed recruitment of some Task Forces as a result of the COVID-19 pandemic, staff recommends that the terms of the Economic Prosperity Task Force, the Effective Governance and Oversight Task Force, and the Smart City Task Force be extended to April 2022.

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

### **Attachments**

None.

### **Prepared by**

Isabel Leung, Deputy City Clerk and Manager, Administrative Services, Extension 8190.

### **Approved by**



Wendy Law, Deputy City Manager,  
Administrative Services & City Solicitor

### **Reviewed by**



Jim Harnum, City Manager



## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD(S):** ALL

**TITLE:** DIVERSITY AND INCLUSION TASK FORCE – RESIGNATION OF  
A MEMBER AND FILLING THE RESULTANT VACANCY

**FROM:**

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

**ACTION:** DECISION

---

**Purpose**

To advise Council of the resignation of Parag Tandon and to request filling the vacancy caused due to the resignation, from applications received during the recruitment process conducted in September and October 2020.

**Report Highlights**

- Parag Tandon has resigned from the Diversity and Inclusion Task Force.
- Council's direction is required to fill the vacancy caused due to the resignation.
- The successful candidate will be advised of their appointment.

**Recommendations**

1. That Council receive the resignation of Parag Tandon; and
2. That Council consider filling the vacancy from applications received during the recruitment process conducted in September and October 2020 [Confidential Attachment 1].

**Background**

At its meeting on March 18, 2021, the Diversity and Inclusion Task Force was advised of the resignation of Parag Tandon, and the following recommendation was made:

- 1) That the resignation of Parag Tandon be received; and
- 2) That Council be requested to fill the vacancy from applications received during the recruitment process conducted in September and October 2020.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

The City of Vaughan's Diversity and Inclusion Task Force has an overall mandate to provide guidance to the City of Vaughan in the development of policies that promote fairness, mutual respect and an undoubted sense of inclusion among the diverse individuals, communities and stakeholder groups that compose its population.

According to its Terms of Reference, the Diversity and Inclusion Task Force is composed of two (2) Members of Council, a minimum of nine (9) and a maximum of nineteen (19) citizen members reflective of Vaughan's diversity – ethno-cultural, national, racial, religious, or other. To that end, as part of the process of populating the task force, applicants were asked to list the groups (whether ethno-cultural, national, racial, religious, or other) with whom they identify.

The Task Force members are appointed by Council, and any changes to the membership requires Council approval.

## **Financial Impact**

There is no financial impact associated with this report.

## **Broader Regional Impacts/Considerations**

There are no Regional Impacts/Considerations associated with this report.

## **Conclusion**

Staff is requesting that Council receive the resignation of Parag Tandon and fill the vacancy caused due to the resignation from applications received during the recruitment process conducted in September and October 2020.

**For more information**, please contact Todd Coles, City Clerk, Extension 8281

## **Attachment**

1. Applications received in September and October 2020 [Confidential Attachment – Mayor and Members of Council only].

## **Prepared by**

John Britto, Council / Committee Administrator – [john.britto@vaughan.ca](mailto:john.britto@vaughan.ca)

**Approved by**

A handwritten signature in black ink, appearing to read "Wendy Law".

Wendy Law,  
Deputy City Manager, Administrative  
Services and City Solicitor

**Reviewed by**

A handwritten signature in black ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager



## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD(S):** ALL

**TITLE:** PROCLAMATION REQUESTS: CANCER AWARENESS WEEK;  
MS AWARENESS DAY; AND DEAFBLIND AWARENESS  
MONTH

**FROM:**

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

**ACTION:** DECISION

---

**Purpose**

To seek approval for proclamation requests for: Cancer Awareness Week, Multiple Sclerosis (MS) Awareness Day and Deafblind Awareness Month.

**Report Highlights**

- Respond to requests from Vaughan in Motion, York Region Multiple Sclerosis (MS) Community, and the Canadian Helen Keller Centre/National Deafblind Awareness Committee.
- Proclamation requests are for dates between April and June 2021.

**Recommendations**

1. That April 21 - 27, 2021 be proclaimed as Cancer Awareness Week, and the illumination of City Hall in Yellow and Blue;
2. That May 30, 2021 be proclaimed MS Awareness Day;
3. That June 2021 be proclaimed as Deafblind Awareness Month; and
4. That the proclamations be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the above-noted proclamations through the various corporate channels.

## **Background**

### **Cancer Awareness Week**

Correspondence was received from Vaughan in Motion for Cancer Care on March 21, 2021 requesting a proclamation and illumination.

Vaughan in Motion is a volunteer-based, not for profit organization that has been active in raising awareness for cancer and fund-raising for the local hospital since 1997.

The proclamation request has been previously approved by Council.

### **MS Awareness Day**

Correspondence was received from the York Region MS Community on March 14, 2021 requesting a proclamation.

The York Region MS Community services members in the York Region area with financial and equipment subsidies. The group is hoping that by creating further awareness of MS with events such as the proclamation and flag raising, funding to members will increase.

This request has been previously approved by Council.

### **Deafblind Awareness Month**

Correspondence was received from the Canadian Helen Keller Centre/National Deafblind Awareness Committee on February 18, 2021 requesting a proclamation.

The National Deafblind Awareness working group celebrates the achievements and contributions that individuals who are deafblind make from coast to coast. Their goal is to help members of the community understand the distinct disability of deafblindness in order to help remove the barriers they face.

## **Previous Reports/Authority**

Cancer Awareness Week – [Committee of the Whole - April 2018](#)

MS Awareness Day – [Committee of the Whole - March 2020](#)

## **Analysis and Options**

### **Cancer Awareness Week**

The proclamation request meets the requirements of the City's Proclamation Policy as follows:



“An official and ceremonial statement made by or under the authority of Council, recognizing a cause, event or commemoration of significance to the City of Vaughan and its citizens.

2.1. For the purposes of section 2, a proclamation may be issued for:

2.1.3. Charitable and non-profit fundraising campaigns;

2.1.4. Public awareness campaigns;”

### **MS Awareness Day**

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

“An official and ceremonial statement made by or under the authority of Council, recognizing a cause, event or commemoration of significance to the City of Vaughan and its citizens.

2.1. For the purposes of section 2, a proclamation may be issued for:

2.1.3. Charitable and non-profit fundraising campaigns;

2.1.4. Public awareness campaigns;”

### **Deafblind Awareness Month**

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

“An official and ceremonial statement made by or under the authority of Council, recognizing a cause, event or commemoration of significance to the City of Vaughan and its citizens.

2.1. For the purposes of section 2, a proclamation may be issued for:

2.1.3. Charitable and non-profit fundraising campaigns;

2.1.4. Public awareness campaigns;

### **Financial Impact**

There are no expected financial impacts with respect to these requests.

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

Not applicable.

## **Conclusion**

Having reviewed the requests, staff is recommending that April 21-27, 2021 be proclaimed as Cancer Awareness Week, and that City Hall be illuminated in Yellow and Blue; that May 30, 2021 be proclaimed as MS Awareness Day; that June 2021 be proclaimed as Deafblind Awareness Month, and finally that proclamations be posted on the City's website and that the Corporate and Strategic Communications Department be directed to promote the proclamations through the various corporate channels.

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

## **Attachments**

1. Correspondence from the President and Co-founder, Vaughan in Motion for Cancer Care, received March 21, 2021.
2. Correspondence from York Region MS Community, received March 14, 2021.
3. Correspondence from the Canadian Helen Keller Centre/National Deafblind Awareness Committee, received February 18, 2021.

## **Prepared by**

Shari Gouzvaris, Supervisor, City Clerk's Administrative Services, ext. 8280

## **Approved by**



Wendy Law  
Deputy City Manager  
Administrative Services  
& City Solicitor

## **Reviewed by**



Jim Harnum, City Manager

**From:** [Peter Badali](#)  
**To:** [Gouzvaris, Shari](#)  
**Subject:** [External] Vaughan in Motion Requests for Flag-raising, Proclamation & Illumination  
**Date:** March-21-21 5:28:00 PM

---

Dear Shari,

In reply to your email the directors and committee members of Vaughan in Motion for Cancer Care we would like to request the following from the city of Vaughan.

1. A Vaughan in Motion Flag-Raising Ceremony on April 21st.
2. A Proclamation of “Cancer Awareness Week” for the week of April 21-27.
3. An Illumination of City Hall in the colours of “Yellow & Blue”; the colours of Cancer and our organization on April 21st.

*“Vaughan in Motion for Cancer Care is a 100% volunteer-staffed, registered charity dedicated to funding the \$1,000,000 Gift for the Medical Surgical Inpatient Unit where 50% of surgeries are cancer related; with state of the art technology at the Cortellucci Vaughan Hospital, Canada’s first SMART Hospital”.*

Shari, thank you very much for your kind support.

Peter Badali,  
President & Co-founder,  
Vaughan in Motion for Cancer Care.

Due to the Covid-19 restrictions all of our events will now happen in 2021/22 with the dates to be confirmed. All sponsorships and ticket sales made for our 2020 events will be honoured for the 2021/22 events:

- \* GALA for Cancer Care - at the Terrace.
- \* WALK for Cancer Care-in Vaughan Mills.
- \* PASSION for FASHION - at the Terrace.
- \* GOLF for Cancer Care - at Cardinal RedCrest Golf Club
- \* HOLD’EM POKER TOURNAMENT - at Premier Place Banquet Hall

*For ticket information please visit our website:  
[www.vaughaninmotion.com](http://www.vaughaninmotion.com) or email us at  
[info@vaughaninmotion.com](mailto:info@vaughaninmotion.com) or call me at  
416-821-6061.*



YORK REGION  
**M**ULTIPLE **S**CLEROSIS  
 COMMUNITY

York Region MS Community  
 9350 Yonge Street, P.O. Box 61528  
 Richmond Hill, Ontario, L4C 0C9

Attention: Todd Coles  
 City Clerk's Office

Dear Todd

I am sending you this letter as our annual effort to put forth a Proclamation to council of making May 30<sup>th</sup> 2021, MS Day in the City of Vaughan. Would it be possible to hold a virtual Flag Raising Event for Multiple Sclerosis in the City of Vaughan in the month of May. We all know that the Covid 19 virus created such havoc all around the world and many traditions were delayed or cancelled and hopefully not forgotten. Our mission is to bring awareness to the community that the York Region My MS Family Chapter is here to help and support all those living with this debilitating disease. York Region continues to be one of Canada's fastest growing regions and every week our membership continues to grow with someone being diagnosed with Multiple Sclerosis.

Last year would have been our 7th year of raising our MS Community Flag in the City of Vaughan. We would like to re-start this tradition by holding a virtual flag raising event or a limited in person flag raising event and have a specified day May 30<sup>th</sup> which is also designated as World MS Day, as MS Day in the City of Vaughan. We are working extra hard in making sure that our message is being heard and that our MS members living in Vaughan and throughout York Region are getting the necessary care that they need in order to live every day in dignity and without hardships. The flag raising event would boost the MS Awareness Campaign in Vaughan and allow us to reach out to those who are newly diagnosed with this debilitating disease as well to stay in formed with those already living with Multiple Sclerosis.

In closing Todd, how can we make May 30<sup>th</sup>, 2021 an MS Day in the City of Vaughan a reality? I look forward to hearing from you on this matter and to designate May 30<sup>th</sup> as MS Awareness Day in the City of Vaughan.

Peter Busciglio  
 York Region My MS Family Community  
 416.816.4787





## Canadian Helen Keller Centre

101-422 Willowdale Ave., Toronto, ON M2N 5B1  
Tel: (416) 730-9501 | TTY: (416) 730-9187  
Fax: (416) 730-1350 | www.chkc.org

Registered Charitable # 86423 9082 RR0001

## Centre canadien Helen Keller

101-422, ave Willowdale, Toronto, ON M2N 5B1  
Tél: (416) 730-9501 | ATS: (416) 730-9187  
Télééc: (416) 730-1350 | www.chkc.org

Organisme de bienfaisance enregistré # 864239082 RR0001

## Attachment 3

Proclamation June 1, 2021

National Deafblind Awareness Month

On December 21, 2000, the Ontario Legislature officially proclaimed the month of June in each year as Deaf-Blind Awareness Month, to recognize that "Deafblindness is a unique disability that incorporates the sensory loss of both sight and hearing" and was created to help "recognize that increased public awareness of this disability is crucial to increase opportunities for those who live with it."

The Canadian Senate passed a motion on May 28, 2015 also recognizing June as Deafblind Awareness Month across Canada. This motion helps "to promote public awareness of deafblind issues and to recognize the contribution of Canadians who are deafblind."

June is also the birth month of Helen Keller, an internationally recognized person who was deafblind.

Join us in celebrating National Deafblind Awareness Month virtually in communities across Canada. Throughout the month, community objects across the country will be yarn bombed, a form of street art where yarn that is knit, crochet, or wrapped, adorns an object in a public space. This largescale global tactile arts project symbolizes the coming together of people in the field of deafblindness, with the goal of raising awareness and knowledge about this unique disability.

The National Deafblind Awareness working group includes individuals who are deafblind, service providers and consumer groups working in partnership to plan annual awareness campaigns each June that celebrate the achievements and contributions that individuals who are deafblind make from coast to coast. Our goal is to share information with members of the public about the unique disability of deafblindness and the supports, available through Intervenor Services. We are interested in helping members of the public, media and elected officials understand the distinct disability of deafblindness so that they can learn how to remove barriers that individuals who are deafblind face in their daily lives.

Please note, due to the unpredictable circumstances surrounding COVID-19, opportunities to hold events may be restricted or postponed for the health and safety of communities across Canada.

Please join us in proclaiming June as National Deafblind Awareness Month.  
Let us make a wave from coast to coast.

Regards,

Lee Simpson  
Canadian Helen Keller Centre/National Deafblind Awareness Committee



**DEAFBLIND AWARENESS MONTH**

Make a *wave* from coast to coast

**MOIS DE LA SENSIBILISATION À LA SURDICÉCITÉ**

Créez une *vague* d'un océan à l'autre





## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD(S):** ALL

**TITLE:** PROCLAMATION REQUEST – BE A DONOR MONTH

**FROM:**

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

**ACTION:** DECISION

---

**Purpose**

To seek approval for a proclamation request for BeADonor Month.

**Report Highlights**

- Respond to a request from Trillium Gift of Life Network.
- Proclamation request for the month of April.

**Recommendations**

1. That April 2021 be proclaimed as BeADonor Month; and
2. That the proclamation be posted on the City's website and that the Corporate Communications department be directed to promote the proclamation through the various corporate channels.

**Background**

Correspondence was received from the Trillium Gift of Life Network on March 25, 2021 requesting a proclamation.

April is BeADonor Month in Ontario, dedicated to raising awareness and encouraging people to register for organ and tissue donation. Trillium Gift of Life Network is responsible for delivering and coordinating organ and tissue donation services across Ontario. Their mission is to save and enhance more lives through the gift of organ and tissue donation and transplantation.

## **Previous Reports/Authority**

There are no previous requests.

## **Analysis and Options**

The proclamation request meets the requirements of the City's Proclamation Policy as follows:

"An official and ceremonial statement made by or under the authority of Council, recognizing a cause, event or commemoration of significance to the City of Vaughan and its citizens.

2.1. For the purposes of section 2, a proclamation may be issued for:

2.1.4. Public awareness campaigns;"

## **Financial Impact**

There is no expected financial impact with respect to this request.

## **Broader Regional Impacts/Considerations**

Not applicable.

## **Conclusion**

Having reviewed the request, staff is recommending that April 2021 be proclaimed as BeADonor month; that the proclamation be posted on the City's website, and that the Corporate and Strategic Communications department be directed to promote the proclamation through the various corporate channels.

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

## **Attachment**

1. Correspondence from the Manager, Public Education & Marketing, Trillium Gift of Life Network, received on March 25, 2021.

## **Prepared by**

Shari Gouzvaris, Supervisor, City Clerk's Administrative Services, ext. 8280.

**Approved by**

A handwritten signature in black ink, appearing to read "Wendy Law".

Wendy Law, Deputy City Manager  
Administrative Services and City  
Solicitor

**Reviewed by**

A handwritten signature in black ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager



**From:** [Ciafardoni, Joy](#)  
**To:** ["RLevy@GiftofLife.on.ca"](mailto:RLevy@GiftofLife.on.ca)  
**Cc:** [Tullo, Julia](#); [Cavalluzzo, Fabrizio](#); [Burd, Alysia](#); [Gouzvaris, Shari](#)  
**Subject:** FW: Celebrate BeADonor Month in April  
**Date:** March-25-21 10:22:37 AM  
**Attachments:** [2021 BeADonor Month Proclamation Template.docx](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)

---

Good morning Rachel,

Thank you very much for your email. Your request for a proclamation has been shared with our Clerk's Department for review.

Kind regards,

**Joy Ciafardoni**

**Executive Assistant** to Hon. Maurizio Bevilacqua, P.C.  
905-832-8585, ext. 8787 | [joy.ciafardoni@vaughan.ca](mailto:joy.ciafardoni@vaughan.ca)

**City of Vaughan | Office of the Mayor**

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

[vaughan.ca](http://vaughan.ca)    



---

**From:** RLevy@GiftofLife.on.ca <RLevy@GiftofLife.on.ca>  
**Sent:** Thursday, March 25, 2021 10:16 AM  
**Cc:** RLevy@GiftofLife.on.ca  
**Subject:** [External] Celebrate BeADonor Month in April

Good morning,

**April is BeADonor Month in Ontario.** This is a month dedicated to raising awareness and encouraging registration for organ and tissue donation in order to save more lives through transplant. Our hope during BeADonor Month is to inspire those who have not yet registered consent for organ and tissue donation to join the more than four million Ontarians who have already registered.

This past year, COVID-19 has had a profound effect on all aspects of our lives. Donation and transplant are essential and life-saving and as such have continued through the pandemic; however,

the need for transplant continues to exceed the availability of organs. Right now, there are almost 1,600 Ontarians waiting for transplant.

Since April 1, 2020, registrations for organ and tissue donation in Ontario have decreased more than 50% vs the same time a year ago, largely due to the decline of in-person visits to ServiceOntario centres during the pandemic. **For BeADonor Month, we are asking for your help in encouraging Ontarians to register online at [BeADonor.ca](https://beadonor.ca).**

**Registration has a strong connection to donation. When a potential donor has registered, families almost always proceed with donation. In the absence of registration, families give their consent only half the time.**

In light of the ongoing precautions related to the COVID-19 pandemic, the BeADonor Month campaign will be focused online.

**Here are 4 easy ways you can promote BeADonor Month throughout April:**

1. **TGLN is pleased to offer you social media messaging and graphics for BeADonor Month that are available for download [here](#).** You can post these graphics on your social media channels throughout the month of April to celebrate BeADonor Month, or create your own posts or video encouraging your followers to register as donors. You can also download a handheld sign to print out for social media photos. Use **#BeADonor** so we can share your posts, or follow us on Twitter and Instagram @TrilliumGift and share our posts!  
*\*We ask that you please wait until April to post the TGLN graphics.*
2. **Issue a BeADonor Month Proclamation.** Attached is a template you can use to create your own proclamation to recognize the month of April as BeADonor Month in your town or city.
3. **National Green Shirt Day is on Wednesday, April 7.** Inspired by Logan Boulet, an organ donor and member of the Humboldt Broncos hockey team who died tragically, National Green Shirt Day celebrates organ and tissue donation across Canada. Logan saved six lives and inspired thousands of people to register to become organ and tissue donors. Wear green on April 7<sup>th</sup> in honour of Logan Boulet and his life-saving legacy, and organ donors everywhere. You can wear any green shirt to participate! Post photos in your green shirts using the hashtag **#GreenShirtDay** and link to [beadonor.ca](https://beadonor.ca) to encourage registration. You can click [here](#) to find out the many other ways you can participate in Green Shirt Day.
4. **Create an Online Registration Drive at [www.beadonor.ca/spread-the-word](https://www.beadonor.ca/spread-the-word).** Share your individual link on your social media channels to see how many clicks to register you can collect. Challenge your colleagues to see who can get the most clicks to register!

#### **Quick Facts about Organ and Tissue Donation and Transplantation**

- One organ donor can save up to 8 lives and enhance as many as 75 lives through tissue donation.
- Today, there are almost 1,600 individuals in Ontario waiting for a life-saving organ transplant.
- Every 3 days, someone in Ontario dies a preventable death waiting for a transplant.

- You are 5 times more likely to need an organ than to donate one.
- Everyone has the potential to be a donor regardless of age, medical condition or sexual orientation.
- More than 90% of Ontarians are in favour of organ donation; however, only one in three (35%) have registered their consent to donate.
- It takes less than 2 minutes to register as an organ and tissue donor online at [beadonor.ca](http://beadonor.ca).

Please contact me if you need any further information or have any questions.

Thank you for your support this BeADonor Month!

Sincerely,

***Rachel Levy***

Manager, Public Education & Marketing

Trillium Gift of Life Network

Phone: (416) 619-2285

Email: [rlevy@giftoflife.on.ca](mailto:rlevy@giftoflife.on.ca)

Follow TGLN on Twitter: [@TrilliumGift](https://twitter.com/TrilliumGift)

🦋 Register today at [beadonor.ca](http://beadonor.ca)

*One donor can save up to eight lives and improve life for up to 75 others.*

---

This communication is intended for the use of the individual or institution to which it is addressed and may not be distributed, forwarded or disclosed to other unauthorized persons. The material may contain confidential or personal information which may be subject to the provisions of the Freedom of Information and Protection of Privacy Act. If you receive this communication in error, please notify the sender immediately and delete or destroy the communication. Thank you for your cooperation and assistance.





## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD(S):** 5

**TITLE:** ROAD CLOSURE - PART OF MULLEN DRIVE

**FROM:**

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

**ACTION:** DECISION

---

**Purpose**

To enact a By-law to Stop up and Close the portion of the unopened Mullen Drive extension located on the north side of the McMorran Crescent and Tansley Road intersection, and in the southwest quadrant of Bathurst Street and Clark Avenue (the “Lands” as shown on Attachment #1) in accordance with subsection 34 of the *Municipal Act, 2001*.

**Report Highlights**

- The Lands (Attachment #1) were declared surplus on September 25, 2006.
- Pursuant to the City’s Disposal of Property By-law No. 121-1995, requests to purchase the lands was circulated to City departments for their comments. City department staff have no objections to the sale of these lands.
- At its meeting of March 10, 2021, Council approved the disposition of the Lands and directed staff to commence procedures as required by the *Municipal Act, 2001* to stop up and close the portion of the unopened Mullen Drive extension.

**Recommendations**

1. That the portion of the unopened Mullen Drive extension (Attachment #1), located on the north side of the McMorran Crescent and Tansley Road intersection, and in the southwest quadrant of Bathurst Street and Clark Avenue 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 September 25, 2006 the Lands were declared surplus as they are no longer required for the Mullen Drive extension.

Pursuant to the City's Disposal of Property By-law No. 121-1995, requests to purchase the Lands have been circulated to City departments for their comments. City department staff have no objections to the sale of these lands.

At its meeting of March 10, 2021, Council approved the sale of the Lands at fair market value and directed staff to commence procedures as required by the *Municipal Act, 2001* to stop up and close the Lands.

Beginning on March 30, 2021, 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**

[Item 3, Report No. 12, of the Committee of the Whole \(Closed Session\), which was adopted without amendment by the Council of the City of Vaughan on March 12, 2021.](#)

## **Analysis and Options**

Given the results of the March 10, 2021 Public Meeting, and the earlier work completed by staff to consider the lands surplus to the needs of the municipality, staff recommend that Council enact a By-law to Stop Up and Close the Lands. With Council's approval of the recommendations set out in this report, a by-law will be brought forward to a subsequent meeting of Council for adoption.

## **Financial Impact**

None.

## **Broader Regional Impacts/Considerations**

Not Applicable.

## **Conclusion**

Council's approval is required to enact a by-law to Stop Up and Close the Lands in order to complete the road closure process.

For more information please contact Christine Vigneault, Manager of Development Services, extension 8332.

**Attachment**

1. Location Map

**Prepared by**

Andrea Buchanan, Administrative Coordinator, extension 8286.

**Approved by**



Wendy Law  
Deputy City Manager  
Administrative Services &  
City Solicitor

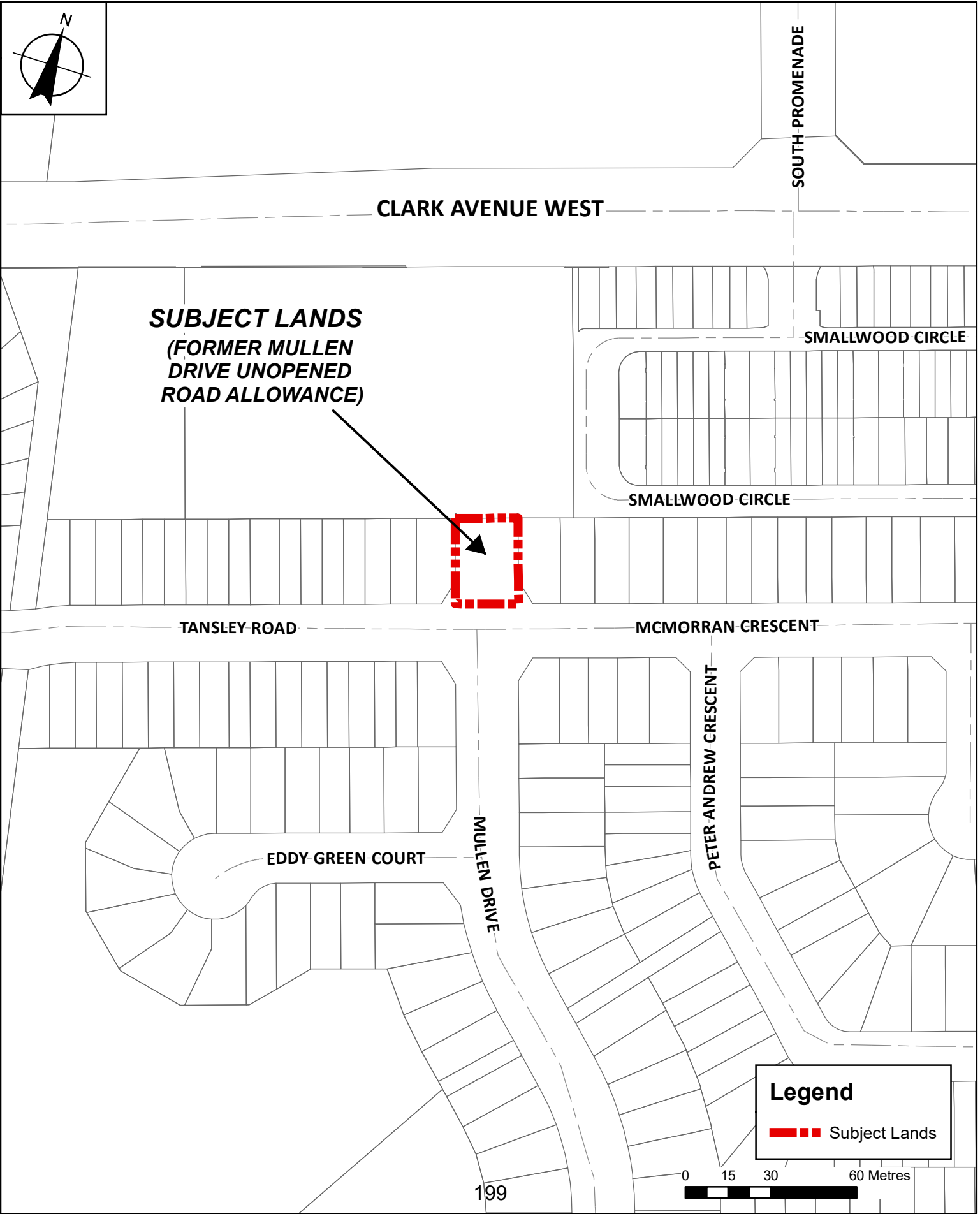
**Reviewed by**



Jim Harnum  
City Manager



# LOCATION MAP





## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD:** 1

**TITLE:** REDEVELOPMENT OF HERITAGE PROPERTY AND NEW  
INFILL DEVELOPMENT LOCATED AT 2291 MAJOR  
MACKENZIE DRIVE, MAPLE HERITAGE CONSERVATION  
DISTRICT  
(TRANSMITTAL REPORT)

**FROM:**  
Heritage Vaughan Committee

**ACTION:** DECISION

---

### **Purpose**

To forward recommendations from the Heritage Vaughan Committee with respect to this matter.

### **Report Highlights**

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

### **Recommendation**

The Heritage Vaughan Committee forwards the following recommendation from its meeting of March 24, 2021 (Item 3, Report No. 3), for consideration:

- 1) That the recommendation contained in the report of the City Manager, dated February 17, 2021, be approved subject to the following amendment, in accordance with Communication C1, memorandum from the Senior Heritage Planner, Cultural Heritage, dated March 24, 2021, as follows:

That the revised renderings, (Attachment 1 on this Memo) be received by the Heritage; and

- 2) That the report of the City Manager, dated March 24, 2021, be received.

*Heritage Vaughan, at its meeting February 17, 2021, recommended the following (Item 1, Report No. 2):*

- 1) That consideration of this matter be deferred to the Heritage Vaughan Committee meeting of March 24, 2021, to allow staff and the applicant to review the architectural expression proposed for the townhouse façade.

Report of the City Manager, dated February 17, 2021

THAT Heritage Vaughan Committee recommend Council approve the proposed redevelopment of the existing dwelling, and the new construction of an attached 3-storey three-unit townhouse development with garages located at 2291 Major Mackenzie Drive under Section 42 of Ontario Heritage Act, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management;
- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Planning Act or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
- c) That the Applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of Urban Design and Cultural Heritage Division and Chief Building Official.

**Background**

At its meeting of March 24, 2021, the Heritage Vaughan Committee put forward recommendations for this application.

**Previous Reports/Authority**

N/A.



### **Analysis and Options**

Recommendations from the Heritage Committee are being brought forward for consideration.

### **Financial Impact**

N/A.

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

N/A.

### **Conclusion**

This report is submitted on behalf of the Heritage Vaughan Committee and seeks consideration of recommendation put forth.

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

### **Attachment**

1. [Due to size of report and attachments, here is the Link to Heritage Vaughan Agenda for March 24, 2021 with 2291 Major Mackenzie Drive - Item 1](#)

### **Prepared by**

Adelina Bellisario,  
Council / Committee Administrator



## Committee of the Whole (2) Report

---

**DATE:** Tuesday, April 13, 2021

**WARD:** 1

**TITLE: PROPOSED DEMOLITION OF THE EXISTING HOUSE AT 901  
NASHVILLE ROAD AND THE CONSTRUCTION OF A NEW  
PUBLIC ROAD CONNECTION, KLEINBURG-NASHVILLE  
HERITAGE CONSERVATION DISTRICT  
(TRANSMITTAL REPORT)**

**FROM:**  
Heritage Vaughan Committee

**ACTION:** DECISION

---

### **Purpose**

To forward recommendations from the Heritage Vaughan Committee with respect to this matter.

### **Report Highlights**

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

### **Recommendations**

The Heritage Vaughan Committee forwards the following recommendation from its meeting of March 24, 2021 (Item 2, Report No. 3), for consideration:

- 1) That the recommendation contained in the report of the City Manager, dated March 24, 2021, be approved.

Recommendation of the City Manager, dated March 24, 2021:

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building located at 901 Nashville Road and the construction of a new public road connection under Section 42 of Ontario Heritage Act, subject to the following conditions:

- a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.
- b) Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the Planning Act or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.
- c) The Applicant submit Building Permit stage drawings and specifications to the satisfaction of Urban Design and Cultural Heritage Division and Chief Building Official.

### **Background**

At its meeting of March 24, 2021, the Heritage Vaughan Committee put forward recommendations for this application.

### **Previous Reports/Authority**

N/A

### **Analysis and Options**

Recommendations from the Heritage Committee are being brought forward for consideration.

### **Financial Impact**

N/A

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

N/A

### **Conclusion**

This report is submitted on behalf of the Heritage Vaughan Committee and seeks consideration of recommendation put forth.

**For more information**, please contact Todd Coles, City Clerk, Extension 8281

**Attachment**

1. [Due to size of report and attachment here is the Link to Heritage Vaughan Agenda for March 24, 2021 with 901 Nashville Road Report - Item 2](#)

**Prepared by**

Adelina Bellisario,  
Council / Committee Administrator



## **MEMBER'S RESOLUTION**

### **Committee of the Whole Report**

---

**DATE:** Tuesday, April 13, 2021

**TITLE: PROCLAMATION REQUEST: CANADIAN MULTICULTURALISM  
DAY IN VAUGHAN**

**FROM:**

Mayor Maurizio Bevilacqua

---

**Whereas**, on November 13, 2002, the Government of Canada, by Royal Proclamation, designated June 27 of each year as Canadian Multiculturalism Day; and

**Whereas**, Canadian Multiculturalism Day is an opportunity to celebrate our diversity and shared commitment to advancing issues of democracy, equality and mutual respect. It is a chance to formally recognize the nation-building contributions of Canada's various multicultural groups and communities; and

**Whereas**, cultural programs are fundamental to give shape to a community's identity as well as drive economic development, tourism, place-making and city-building; and

**Whereas**, more than 90 per cent of the foreign-owned companies operating in York Region are based in Vaughan and our southern York Region neighbouring communities; and

**Whereas**, nearly half of Vaughan's population was born abroad and citizens speak 105 different languages; and

**Whereas**, the City of Vaughan hosts numerous city-wide cultural programs and celebrations throughout the year for residents and visitors to help sew the social fabric across the city; and

**Whereas**, signature events like the City's Christmas Tree Lighting, Chinese New Year, Menorah Lighting Ceremony and Vaughan Culture Days have become annual traditions, as have cultural celebrations such as Black History Month and Islamic Heritage Month, along with several other cultural and community flag raisings; and

**Whereas**, the City of Vaughan is committed to advancing a culture of co-operation, and adopted the Vaughan Inclusion Charter in January 2020 in support of the Inclusion Charter for York Region, which is a community initiative to create a fair and equal environment for all.

**It is therefore recommended:**

1. **THAT** the City of Vaughan proclaim every June 27 as Canadian Multiculturalism Day;
2. **THAT** the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.



## **MEMBER'S RESOLUTION**

### **Committee of the Whole Report**

---

**DATE:** Tuesday, April 13, 2021

**TITLE: PROCLAMATION REQUEST: EMANCIPATION DAY IN  
VAUGHAN**

**FROM:**

Mayor Maurizio Bevilacqua

---

**Whereas**, the British Parliament abolished slavery in the British Empire on August 1, 1834; and

**Whereas**, abolitionists and others who struggled against slavery, including those who arrived in Ontario by the underground railroad, have celebrated August 1 as Emancipation Day in the past; and

**Whereas**, the years 2015 to 2024 have been designated by the United Nations as the International Decade for People of African Descent and in 2018, Vaughan Council endorsed this proclamation; and

**Whereas**, the International Decade for People of African Descent provides a unique opportunity to highlight the important contributions that people of African descent have made to Canadian society, and also provides a platform for engaging in the fight against anti-Black racism, discrimination and the inequalities that Canadians of African descent continue to face; and

**Whereas**, it is important to recognize the heritage of Canada's Black communities and the contributions they have made and continue to make to the city of Vaughan and all of Canada; and

**Whereas**, the Province of Ontario proclaimed Emancipation Day in 2008; and

**Whereas**, it is appropriate to recognize August 1 formally as Emancipation Day and to observe it as a meaningful reminder of an abhorrent period in Canada's history in order to allow Vaughan residents and all Canadians to reflect upon the imperative to continue to commit to eliminating discrimination in all its forms.

**It is therefore recommended:**

1. **THAT** the City of Vaughan proclaim every August 1 as Emancipation Day;
2. **THAT** the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.

## **MEMBER'S RESOLUTION**

### **Committee of the Whole Report**

---

**DATE:** Tuesday, April 13, 2021

**TITLE: PROCLAMATION REQUEST: GENDER EQUALITY WEEK IN  
VAUGHAN**

**FROM:**

Mayor Maurizio Bevilacqua

---

**Whereas**, the City of Vaughan remains committed to increasing awareness of the significant contributions women have made and continue to make to the growth, character and identity of Vaughan, Canada and the world; and

**Whereas**, equality and compassion for all individuals continue to guide our city-building and service delivery efforts. Vaughan residents and employees share the responsibility of addressing the social and economic challenges faced by women, which are fundamental human rights issues; and

**Whereas**, women account for approximately half of the country's population, yet a lower proportion of Canadian politicians are women; and

**Whereas**, Canadian women face challenges in being promoted to executive or board management positions, and individuals who do reach such positions are often paid less than men in similar positions; and

**Whereas**, the City of Vaughan recognizes the importance of celebrating and commemorating the notable achievements and advancements of Canadian women; and

**Whereas**, all Canadians, in particular men and individuals who do not identify as women, are encouraged to become and remain engaged during Gender Equality Week and throughout the year, to achieve greater inclusiveness and full gender equality in Vaughan and throughout Canada; and

**Whereas**, in January 2020, the City adopted the Vaughan Inclusion Charter in support of the Inclusion Charter for York Region, a document that promotes and celebrates human rights, accessibility and a sense of belonging to promote equal access to opportunities for everyone; and

**Whereas**, in March 2019, Vaughan became the first municipality in Canada to endorse the Leadership Accord on Gender Diversity. Developed by Electricity Human Resources Canada, the Accord is a public commitment by organizations to promote the values of diversity, equality and inclusion; and

**Whereas**, Gender Equality Week is the result of Bill C-309, the Gender Equality Week Act, which received Royal Assent on June 21, 2018, and is recognized during the fourth week of September; and

**Whereas**, marking Gender Equality Week is yet another way the City of Vaughan can generate awareness and demonstrate our commitment to addressing the challenges Canadian women and individuals of minority gender identity and expression continue to face; and

**Whereas**, Gender Equality Week is an opportunity to reflect upon our progress in advancing gender equality and focus on the work that remains ahead. With a collective effort and shared vision, together, we will continue working to ensure that gender identity is not an obstacle to reaching one's full potential.

**It is therefore recommended:**

1. **THAT** the City of Vaughan proclaim every fourth week in September as Gender Equality Week;
2. **THAT** the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.

## **MEMBER'S RESOLUTION**

### **Committee of the Whole Report**

---

**DATE:** Tuesday, April 13, 2021

**TITLE: PROCLAMATION REQUEST: INDIGENOUS HISTORY MONTH  
AND INDIGENOUS PEOPLES DAY IN VAUGHAN**

**FROM:**

Mayor Maurizio Bevilacqua

---

**Whereas**, the Government of Canada acknowledges June as National Indigenous History Month and National Indigenous Peoples Day on June 21 as a way to honour the history, heritage and diversity of Indigenous peoples in Canada as well as recognize the strength of present-day Indigenous communities; and

**Whereas**, our city sits on the traditional territory of the Mississaugas of the Credit First Nation, the Anishinaabeg of the Williams Treaty First Nation, the Huron-Wendat and the Métis Nation with a history dating back centuries; and

**Whereas**, each Council meeting begins with a land acknowledgement, to reflect and recognize our relationship with the land, as we continue to foster a city with strong social cohesion and a clear sense of its culture and heritage; and

**Whereas**, there are strong historical and cultural ties between the City of Vaughan and the Huron-Wendat Nation. The final resting place of many of their ancestors is located within our community, and we are honoured to act as guardians to these sacred grounds; and

**Whereas**, Vaughan is home to a site containing the remains of Huron-Wendat Nation ancestors, as well as a 500-year-old village believed to have once been home to as many as 2,000 Indigenous Peoples, and we continue to demonstrate leadership in safeguarding the sanctity of historically significant sites; and

**Whereas**, Indigenous History Month represents an opportunity to demonstrate and pay tribute to the strong Indigenous heritage in our city and across Canada.

**It is therefore recommended:**

1. **THAT** the City of Vaughan proclaim every June as Indigenous History Month;
2. **THAT** the City of Vaughan proclaim every June 21 as National Indigenous Peoples Day;
3. **THAT** the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.

## **MEMBER'S RESOLUTION**

### **Committee of the Whole Report**

---

**DATE:** Tuesday, April 13, 2021

**TITLE: PROCLAMATION REQUEST: NELSON MANDELA  
INTERNATIONAL DAY IN VAUGHAN**

**FROM:**

Mayor Maurizio Bevilacqua

---

**Whereas**, in November 2009, the UN General Assembly declared July 18 "Nelson Mandela International Day" in recognition of the former South African President's contribution to the culture of peace and freedom; and

**Whereas**, this declaration recognizes Nelson Mandela's values and his dedication to the service of humanity in: conflict resolution; race relations; promotion and protection of human rights; reconciliation; gender equality and the rights of children and other vulnerable groups; the fight against poverty; the promotion of social justice, as well as acknowledging his contribution to the struggle for democracy internationally and the promotion of a culture of peace around the world; and

**Whereas**, upon his passing in 2013, the City of Vaughan established a tribute to Nelson Mandela and his life's work, which included lowering City flags and establishing a book of condolences that was located in the atrium of Vaughan City Hall for staff and visitors to leave a message; and

**Whereas**, the years 2015 to 2024 have been designated by the United Nations as the International Decade for People of African Descent and in 2018, Vaughan Council endorsed this with a City proclamation; and

**Whereas**, the International Decade for People of African Descent provides a unique opportunity to highlight the important contributions that people of African descent have made to Canadian society, and also provides a platform for engaging in the fight against

anti-Black racism, discrimination and the inequalities that Canadians of African descent continue to face; and

**Whereas**, each February, the City of Vaughan celebrates Black History Month and honours the men and women who have made lasting contributions to city-building and nation-building; and

**Whereas**, to support the goal of creating an inclusive community, in March 2019, the City of Vaughan became the first municipality in Canada to endorse the Leadership Accord on Gender Diversity to promote the values of diversity, equality and inclusion; and

**Whereas**, to further the City of Vaughan's commitment to advancing a culture of co-operation, in January 2020, Council endorsed and adopted the Vaughan Inclusion Charter in support of the Inclusion Charter for York Region, which is a community initiative to create a fair and equal environment for all. To ensure this is achieved, Council appointed a Diversity and Citizen Engagement Task Force. The City also established the Diversity and Inclusion Officer role in the corporation to provide leadership in fostering diversity, accessibility and inclusion at the City; and

**Whereas**, the City of Vaughan is committed to honouring individuals and organizations who have and continue to make meaningful, significant and enduring contributions to our city, our nation and the world.

**It is therefore recommended:**

1. **THAT** the City of Vaughan proclaim every July 18 as Nelson Mandela International Day;
2. **THAT** the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.



## **MEMBER'S RESOLUTION**

### **Committee of the Whole Report**

---

**DATE:** Tuesday, April 13, 2021

**TITLE: PROCLAMATION REQUEST: ORANGE SHIRT DAY IN  
VAUGHAN**

**FROM:**

Mayor Maurizio Bevilacqua

---

**Whereas,** Orange Shirt Day is a legacy of the St. Joseph Mission residential school commemoration event held in Williams Lake in the spring of 2013, which was inspired by Phyllis (Jack) Webstad's account of losing her shiny new orange shirt on her first day of school at the Mission. The Orange Shirt is now used as a vivid reminder of the need for ongoing discussions and work towards Truth and Reconciliation; and

**Whereas,** Orange Shirt Day is an opportunity for First Nations, local governments, schools and community agencies to come together in the spirit of reconciliation and hope for generations of children to come. It is recognized to honour the legacy of the Indian Residential School Survivors, their families and communities, as well as to remember the individuals who died in the residential school system, which according to the official apology issued by the federal government in 2008, "were created to remove and isolate children from the influence of their homes, families, traditions and cultures, and to assimilate them into the dominant culture."; and

**Whereas,** Orange Shirt Day is an opportunity to educate people and promote awareness about the Indian Residential School System and the impact this system still has on Indigenous communities in Canada today; and

**Whereas,** Orange Shirt Day recognizes one of the Truth and Reconciliation Commission's recommendations for a "National Day to honour survivors, their families and communities, and ensure that public commemoration of the history and legacy of residential schools remains a vital component of the reconciliation process."

**It is therefore recommended:**

1. **THAT** the City of Vaughan proclaim every September 30 as Orange Shirt Day;
2. **THAT** the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.

## **MEMBER'S RESOLUTION**

### **Committee of the Whole Report**

---

**DATE:** Tuesday, April 13, 2021

**TITLE: PROCLAMATION REQUEST: PRIDE MONTH AND PRIDE WEEK  
IN VAUGHAN**

**FROM:**

Mayor Maurizio Bevilacqua

---

**Whereas**, recognized each June to commemorate the Stonewall riots in 1969, Pride Month is an opportunity to reflect on the progress made to acknowledge and protect the rights of LGBTQ2+ communities; and

**Whereas**, since 2003, the City of Vaughan has proclaimed Pride Week every year; since 2006, flown the rainbow flag during each Pride Week; and since 2016, hosted an official flag-raising ceremony; and

**Whereas**, the City of Vaughan remains committed to celebrating Pride Month by paying tribute to the individuals and groups in our community who have fought to achieve equality and acceptance – and continue that effort today; and

**Whereas**, Pride Month is an opportunity to celebrate our vibrant and proud LGBTQ2+ community as well as the countless contributions and progress made towards building a more inclusive society. It is a meaningful way to honour the pioneers, trailblazers and all Canadians who work tirelessly to raise awareness about the rich culture and history of LGBTQ2+ rights; and

**Whereas**, Vaughan is one of Canada's fastest growing and most diverse communities and embraces all dimensions of diversity. In January 2020, Council endorsed and adopted the Vaughan Inclusion Charter in support of the Inclusion Charter for York Region, which is a community initiative to create a fair and equal environment for all.

**It is therefore recommended:**

1. **THAT** the City of Vaughan proclaim every June as Pride Month;
2. **THAT** the City of Vaughan proclaim June 18-27, 2021 as Pride Week;
3. **THAT** the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.

## **MEMBER'S RESOLUTION**

### **Committee of the Whole Report**

---

**DATE:** Tuesday, April 13, 2021

**TITLE: PROCLAMATION REQUEST: UN WORLD ENVIRONMENT DAY  
IN VAUGHAN**

**FROM:**

Mayor Maurizio Bevilacqua

---

**Whereas,** World Environment Day was first recognized in 1974 by the United Nations to encourage worldwide awareness and action to protect our environment, and has subsequently been recognized by more than 100 countries, including Canada; and

**Whereas,** the City of Vaughan is dedicated to championing a healthier and greener environment that will continue to elevate the quality of life for all residents, businesses and visitors; and

**Whereas,** Green Directions Vaughan, the City's environmental sustainability plan, serves to guide all city-building efforts toward initiatives that reinforce our commitment to environmental stewardship. This includes goals to reduce greenhouse gas emissions, as well as enhance stormwater management, water conservation systems and waste reduction; and

**Whereas,** Vaughan's commitment to environmental sustainability is woven into every aspect of city-building — from North Maple Regional Park, Vaughan's most ambitious park development with 900-acres of beautiful green space — to Edgeley Pond and Park, one of the city's state-of-the-art initiatives that will be the largest open space in the Vaughan Metropolitan Centre, the city's emerging downtown; and

**Whereas,** we each have a shared responsibility to protect our future, and the City of Vaughan remains committed to environmental initiatives that will continue to reduce our carbon footprint as well as strengthen our commitment to the environment.

**It is therefore recommended:**

1. **THAT** the City of Vaughan proclaim every June 5 as UN World Environment Day;
2. **THAT** the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.

## **MEMBER'S RESOLUTION**

### **Committee of the Whole Report**

---

**DATE:** Tuesday, April 13, 2021

**TITLE: PROCLAMATION REQUEST: WASTE REDUCTION WEEK IN  
VAUGHAN**

**FROM:**

Mayor Maurizio Bevilacqua

---

**Whereas,** Waste Reduction Week in Canada begins on the third Monday of October every year and focuses on the circular economy, resource efficiency, and waste reduction. The national year-round program promotes individual and collective environmental efforts and achievements while encouraging new innovative ideas and solutions; and

**Whereas,** since October 2001, Waste Reduction Week in Canada, through a coalition of environmental non-profit and government organizations from across the country, shines a spotlight on conscious consumption and responsible recycling; and

**Whereas,** municipalities across Canada are affected by waste management issues every day, and we are committed to conserving resources, protecting the environment and educating the community; and

**Whereas,** the City of Vaughan recognizes the generation of solid waste and the needless waste of water and energy resources as global environmental problems and endeavours to take the lead in our community toward environmental sustainability; and

**Whereas,** Vaughan is a green city that remains committed to fostering a sustainable community that will continue to enhance the quality of life for all residents, businesses and visitors; and

**Whereas,** Green Directions Vaughan, the City's environmental sustainability plan, serves to guide all city-building efforts toward initiatives that reinforce our commitment to environmental stewardship. This includes goals to reduce greenhouse gas emissions, as well as enhance stormwater management, water conservation systems and waste reduction.

**It is therefore recommended:**

1. **THAT** the City of Vaughan proclaim Waste Reduction Week on the third Monday of October every year;
2. **THAT** the proclamation be posted on the City's website and the Corporate and Strategic Communications department be directed to promote the proclamation on corporate communications channels.



**CITY OF VAUGHAN**  
**REPORT NO. 3 OF THE**  
**DIVERSITY AND INCLUSION TASK FORCE**

*For consideration by the Committee of the Whole  
of the City of Vaughan  
on April 13, 2021*

---

The Older Adult Task Force met at 6:35 p.m., on March 18, 2021.

**ELECTRONIC PARTICIPATION**

**Present:**

**Council Members** Councillor Tony Carella, Chair  
Councillor Alan Shefman, Vice Chair

**Citizen Members** Alan Au-Yeung  
Amy Altwerger  
Aysha Anwar  
Drupati Maharaj  
Jumol Royes  
Khizer Amin  
Kulvir Singh Deol  
Maria Capulong  
Miriam Paz Maor  
Suhayb Shah

**Staff Present** Zincia Francis, Diversity and Inclusion Officer  
Warren Rupnarain, Accessibility & Diversity Coordinator  
Michael Genova, Director, Corporate and Strategic Communications  
Sunny Bains, Director, Recreation Services  
Jennifer Ormston, Senior Manager, Corporate Communications and Engagement  
David Di Benedetto, Manager, Marketing and Creative Services  
Paola D'Amato, Recreation Manager, Business and Creative Services  
Meghan Ferguson, Legal Counsel, Labour & Employment  
Michelle DeBuono, Senior Advisor, Intergovernmental Relations  
Robert Symes, Manager, Marketing & Communications, VPL  
Mirella Tersigni, Creative and Cultural Officer  
Cassandra Cleveland, Coordinator, Communications and Administration  
John Britto, Council/Committee Administrator

The following items were dealt with:

**1. CITY OF VAUGHAN CORPORATE AND STRATEGIC COMMUNICATIONS DEPARTMENT MANDATE**

**The Diversity and Inclusion Task Force advises Council:**

- 1) That the presentation by the Director of Corporate and Strategic Communications, the Senior Manager, Corporate Communications and Engagement, and the Manager of Marketing and Creative Services, and C1, presentation material titled “*Corporate and Strategic Communications Update*” was received; and**
- 2) That the comments by members of the Task Force were received.**

**2. RECREATION SERVICES – PROGRAMS AND SERVICES**

**The Diversity and Inclusion Task Force advises Council:**

- 1) That the presentation by the Director of Recreation Services and C2, presentation material titled “*Recreation Services – Building Active Communities*” was received; and**
- 2) That the comments by members of the Task Force were received.**

**3. NEW BUSINESS – RESIGNATION OF A TASK FORCE MEMBER**

**The Diversity and Inclusion Task Force advises Council:**

- 1) That the resignation of Parag Tandon was received; and**
- 2) That Council was requested to fill the vacancy from applications received during the recruitment process conducted in September and October 2020.**

---

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Councillor Tony Carella, Chair

**CITY OF VAUGHAN**  
**REPORT NO. 2 OF THE**  
**TRANSPORTATION AND INFRASTRUCTURE TASK FORCE**

*For consideration by the Committee of the Whole  
of the City of Vaughan  
on April 13, 2021*

---

The Transportation and Infrastructure Task Force met at 9:39 a.m., on March 24, 2021.

**Members Present**

**Electronic  
Participation**

Councillor Rosanna DeFrancesca, Chair	X
Regional Councillor Gino Rosati, Vice-Chair	X
Jillian Britto	X
Fabrizio Guzzo, Operations Director, York Region Transit (YRT) (9:58 am)	X
Celia Lewin	X
Margaret Mikolajczak, Senior Project Manager, Ministry of Transportation (MTO)	X
Lucio Polsinelli	X
Guillermo Rybnik	X
Brian Titherington, Director, Transportation & Infrastructure Planning, York Region	X

**Staff Present**

Vince Musacchio, Director of Infrastructure Planning & Corporate Asset Management	X
James Steele, Acting Director, Transportation and Fleet Management Services, and Director, Environmental Services.	X
Selma Hubjer, Transportation Engineering Manager	X
Margie Chung, Manager of Traffic	X
Christopher Tam, Transportation Project Manager/Transportation Engineer	X
Catherine Vettese, Communication Advisor Partner, Communication Engagement	X
Adelina Bellisario, Council / Committee Administrator	X

The following items were dealt with:

**1. MOVESMART: MOBILITY MANAGEMENT STRATEGY**

**The Transportation and Infrastructure Task Force advises Council:**

- 1) That the presentation by the Acting Director, Transportation and Fleet Management Services, and the Manager of Traffic**

**REPORT NO. 2 OF THE TRANSPORTATION AND INFRASTRUCTURE TASK FORCE  
FOR CONSIDERATION BY COMMITTEE OF THE WHOLE OF THE CITY OF  
VAUGHAN ON APRIL 13, 2021**

---

and Communication C1, entitled, “Executive Summary  
Movesmart: Mobility Management Strategy”, was received;  
and

- 2) That the deputation of Mr. Victor Lacaria, Polo Crescent,  
Woodbridge, be received.

**2. SUB-COMMITTEES (IMPROVING SYSTEM SUSTAINABILITY AND  
CHANNELING INNOVATION)**

The Transportation and Infrastructure Task Force advises Council:

- 1) That the verbal updates from the Chairs of the sub-  
committees, were received.

**3. NEW BUSINESS – HIGHWAY 413 / GTA WEST CORRIDOR**

The Transportation and Infrastructure Task Force advises Council:

That further information, for discussion, regarding the Highway 413 / GTA  
West Corridor extension be provided to the September 13, 2021 Task  
Force meeting by staff.

**4. NEW BUSINESS – PEDESTRIAN AND BICYCLE ISSUES**

The Transportation and Infrastructure Task Force advises Council:

That staff provide a presentation on the recently approved Pedestrian and  
Bicycle Master Plan at the May 19, 2021 Task Force meeting.

*The foregoing matter was brought to the attention of the Task Force by  
Regional Councillor Rosati.*

**5. NEW BUSINESS – TASK FORCE RECRUITMENT**

The Transportation and Infrastructure Task Force advises Council:

That the Task Force was advised that recruitment for additional members  
in underway and will be closing April 9, 2021.

*The foregoing matter was brought to the attention of the Task Force by  
Council / Committee Administrator.*

---

The meeting adjourned at 11:41 a.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair

**CITY OF VAUGHAN  
REPORT NO. 3 OF THE  
HERITAGE VAUGHAN COMMITTEE**

*For consideration by the Committee of the Whole  
of the City of Vaughan  
on April 13, 2021*

---

The Heritage Vaughan Committee met at 7:03 p.m., on March 24, 2021.

<u>Members Present</u>	<u>Electronic Participation</u>
Giacomo Parisi, Chair	X
Antonella Strangis, Vice Chair	X
Sandra Colica	X
Zhanyi He	X
Diana Hordo	X
Councillor Marilyn Iafrate	X
Riccardo Orsini	X
Elly Perricciolo	X
John Senisi	X
Councillor Alan Shefman	X

Staff Present

Rob Bayley, Manager of Urban Design & Cultural Heritage	X
Nick Borcescu, Senior Heritage Planner	X
Katrina Guy, Cultural Heritage Co-ordinator	X
Adelina Bellisario, Council / Committee Administrator	X

The following items were dealt with:

1. **REDEVELOPMENT OF HERITAGE PROPERTY AND NEW INFILL DEVELOPMENT LOCATED AT 2291 MAJOR MACKENZIE DRIVE, MAPLE HERITAGE CONSERVATION DISTRICT (REFERRED)**

**The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:**

- 1) **That the recommendation contained in the report of the City Manager, dated February 17, 2021, be approved subject to the following amendment, in accordance with Communication C1, memorandum from the Senior Heritage Planner, Cultural Heritage, dated March 24, 2021, as follows:**

**That the revised renderings, (Attachment 1 on this Memo) be received by the Heritage; and**

**REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE FOR  
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,  
APRIL 13, 2021**

---

- 2) That the report of the City Manager, dated March 24, 2021, be received.

The Heritage Vaughan Committee advises Council:

- 1) That the comments by Mr. Claudio Brutto, Brutto Planning Consultant, Miranda Ave., Toronto, on behalf of the applicant, be received.

**Recommendations**

Heritage Vaughan, at its meeting February 17, 2021, recommended the following (Item 1, Report No. 2):

- 1) That consideration of this matter be deferred to the Heritage Vaughan Committee meeting of March 24, 2021, to allow staff and the applicant to review the architectural expression proposed for the townhouse façade.

**Report of the City Manager, dated February 17, 2021**

THAT Heritage Vaughan Committee recommend Council approve the proposed redevelopment of the existing dwelling, and the new construction of an attached 3-storey three-unit townhouse development with garages located at 2291 Major Mackenzie Drive under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management;
- b. That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
- c. That the Applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of Urban Design and Cultural Heritage Division and Chief Building Official.

**2. PROPOSED DEMOLITION OF THE EXISTING HOUSE AT 901 NASHVILLE ROAD AND THE CONSTRUCTION OF A NEW PUBLIC ROAD CONNECTION, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

**REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE FOR  
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,  
APRIL 13, 2021**

---

- 1) **That the recommendation contained in the report of the City Manager, dated March 24, 2021, be approved.**

**Recommendations**

THAT Heritage Vaughan Committee recommend Council approve the proposed demolition of the existing building located at 901 Nashville Road and the construction of a new public road connection under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.
- b. Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.
- c. The Applicant submit Building Permit stage drawings and specifications to the satisfaction of Urban Design and Cultural Heritage Division and Chief Building Official.

**3. RENOVATION OF EXISTING HERITAGE HOUSE, AND REAR ADDITION AT 7714 YONGE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT**

**The Heritage Vaughan Committee advises Council:**

- 1) **That consideration of this matter be deferred to the Heritage Vaughan Committee meeting of April 21, 2021, to allow the applicant, staff and noted neighbours to deal with issues raised and report back; and**
- 2) **That the following comments and Communications were received:**
  1. **Mr. Azam Khan, Yonge Street, Thornhill and Communication C2, presentation material;**
  2. **Mr. Michael Scott, Michael Scott Architect Inc., Delaware Avenue, Toronto, on behalf of the applicant;**
  3. **Karolina and Igor Kataev, Old Jane Street, Thornhill;**
  4. **Mr. Sonny Goldstein, Elizabeth Street, Thornhill;**
  5. **Ms. Valerie Burke, Colborne Street, Thornhill and Communication C3, presentation material;**

**REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE FOR  
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,  
APRIL 13, 2021**

---

6. **Mr. Adam Birrell, The Society for the Preservation of Historic Thornhill (SPOHT), Royal Orchard Blvd., Thornhill and Communication C4, dated March 24, 2021, and**
7. **Mr. Barry Nelson, The Society for the Preservation of Historic Thornhill (SPOHT), Royal Orchard Blvd., Thornhill.**

**Recommendations**

THAT Heritage Vaughan Committee recommend Council approve the proposed adaptive reuse of the existing dwelling, and the new construction of a rear 2-storey addition located at 7714 Yonge Street under Section 42 of *Ontario Heritage Act*, subject to the following conditions:

- a. Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Deputy City Manager, Planning & Growth Management.
- b. Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application.
- c. The Applicant submit a finalized Stage 1 Conservation Plan to the satisfaction of Urban Design and Cultural Heritage Division prior to final Site Plan approval.
- d. The Applicant submit Stage 2 Conservation Plan drawings and specifications to the satisfaction of Urban Design and Cultural Heritage Division and Chief Building Officials prior to the issuance of a demolition permit.
- e. The Applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of Urban Design and Cultural Heritage Division and Chief Building Official.

**4. NEW BUSINESS – 177 / 185 / 197 WOODBRIDGE AVENUE**

The Transportation and Infrastructure Task Force advises Council:

That discussion and feedback was provided regarding how to follow-up on the status of 177 / 185 / 197 Woodbridge Avenue.

*The foregoing matter was brought to the attention of the Committee by member Elly Perricciolo.*



**REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE FOR  
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,  
APRIL 13, 2021**

---

**5. NEW BUSINESS – PREVIOUS “NEW BUSINESS” STATUS**

The Transportation and Infrastructure Task Force advises Council:

That discussion and information was provided regarding the status of previous New Business.

*The foregoing matter was brought to the attention of the Committee by member Elly Perricciolo.*

---

The meeting adjourned at 8:32 p.m.

Respectfully submitted,

Giacomo Parisi, Chair



**CITY OF VAUGHAN  
REPORT NO. 3 OF THE  
OLDER ADULT TASK FORCE**

*For consideration by the Committee of the Whole  
of the City of Vaughan  
on April 13, 2021*

---

The Older Adult Task Force met at 3:05 p.m., on March 29, 2021.

**ELECTRONIC PARTICIPATION**

Present:

**Members**

Regional Councillor Mario Ferri, Chair  
Gerry O'Connor, Vice Chair  
Bernard Lo  
Belinda Marchese  
Jitu Pancholi  
Darlene Share  
Dr. Adriana Shnall  
Regional Councillor Gino Rosati

**York Region  
Representative**

Judy Coultres-MacLeod, Senior Policy Analyst, Regional Municipality of York

**Others**

Wendy Graham, Manager, Hospice Services, Hospice Vaughan

**Staff:**

Robert Braid, Recreation Manager, Community Centres  
Derek Ambrose, Recreation Services Supervisor  
Adam Mobbs, Supervisor, Community Centres  
Paola D'Amato, Recreation Manager, Business and Creative Services  
Lisa McDonough, Dy. CEO, Customer Experience, VPL  
Michael Genova, Director, Corporate and Strategic Communications  
Jennifer Ormston, Senior Manager, Corporate Communications and Engagement  
Selma Hubjer, Manager, Transportation Planning  
Warren Rupnarain, Accessibility and Diversity Coordinator  
Justin Gaul, Communications Advisor, (Media and Social Media)  
Cassandra Cleveland, Coordinator, Communications and Administration  
Sabrina Cairo, Administrative Services Representative  
John Britto, Council / Committee Administrator

**REPORT NO. 3 OF THE OLDER ADULT TASK FORCE FOR  
CONSIDERATION BY THE COMMITTEE OF THE WHOLE, APRIL 13, 2021**

---

The following items were dealt with:

**1. HOSPICE VAUGHAN**

**The Older Adult Task Force advises Council:**

- 1) That the presentation by Belinda Marchese, Executive Director, and Wendy Graham, Manager of Hospice Services, Hospice Vaughan, and C1, presentation material titled “*Hospice Vaughan*”, was received; and**
- 2) That the comments from members of the Task Force were received.**

**2. RECREATION VIRTUAL PROGRAM STRATEGY**

**The Older Adult Task Force advises Council:**

- 1) That the presentation by the Recreation Services Supervisor, and C2, presentation material titled “*Virtual Program Strategy*” was received; and**
- 2) That the comments from members of the Task Force were received.**

**3. VAUGHAN'S AGE-FRIENDLY ACTION PLAN STUDY**

**The Older Adult Task Force advises Council:**

- 1) That the verbal update on Vaughan’s Age-Friendly Action Plan Study by the Recreation Manager, Community Centres was received.**
- 

The meeting adjourned at 4:29 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair