

**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE
AGENDA**

Tuesday, February 5, 2019
1:00 p.m.
Council Chamber
2nd Floor, Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, Ontario

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2. DISCLOSURE OF INTEREST	
3. CEREMONIAL PRESENTATIONS	
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- 6. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION
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- 8. PRESENTATIONS AND DEPUTATIONS
- 9. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS
- 10. NEW BUSINESS
- 11. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
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Item:



Committee of the Whole Report

DATE: Tuesday, February 05, 2019

WARD: 3

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.010
ZONING BY-LAW AMENDMENT FILE Z.18.017
SITE DEVELOPMENT FILE DA.18.031
MAJOR WESTON CENTRES LIMITED
VICINITY OF MAJOR MACKENZIE DRIVE AND CITYVIEW
BOULEVARD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Official Plan Amendment, Zoning By-law Amendment and Site Development Files OP.18.10, Z.18.017 & DA.18.031 for the subject lands shown on Attachments 1 and 2 to permit a 4-storey, 11,100 m² self-storage facility as shown on Attachments 3 to 7.

Report Highlights

- The Owner proposes to develop a portion of the subject lands with a 4-storey, 11,100 m² Self-Storage Facility.
- Amendments to the Official Plan and Zoning By-law and Site Development Approval are required to permit the Self-Storage Facility.
- York Region exempted the Official Plan Amendment from Regional approval.
- The Development Planning Department supports the Applications, as the proposed development is consistent with the *Provincial Policy Statement 2014*, and in conformity to the Growth Plan and the York Region Official Plan.

Recommendations

1. THAT Official Plan Amendment File OP.18.010 (Major Weston Centres Limited) BE APPROVED; to amend the following policies of Vaughan Official Plan 2010, Volume 2, Section 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, respecting the Subject Lands, as shown on Attachments 1 and 2:
 - a) Section 12.6.4.2 to permit a Self-Storage Facility in the “Commercial District” designation;
 - b) Section 12.6.4.4 to increase the maximum non-residential developable Gross Floor Area east of Vellore Park Avenue to 32,500 m² to permit the Self-Storage Facility on the Subject Lands.
2. THAT Zoning By-law Amendment File Z.18.017 (Major Weston Centres Limited) BE APPROVED; to amend Zoning By-law 1-88, specifically the “C5 Community Commercial Zone”, Exception 9(1327), to permit a 4-storey, 11,100 m² Self-Storage Facility in the manner shown on Attachment 3, together with the exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
3. THAT Vaughan Council approve of the implementing Draft Official Plan Amendment No. 35 (Major Weston Centres Limited), attached as Attachment 8, subject to minor revisions, as may be required to implement the final approved development;
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law
5. THAT Site Development File DA.18.031 (Major Weston Centres Limited) BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department, to permit a 4-storey, 11,100m² Self-Storage Facility as shown on Attachments 3 to 7:
 - a) that prior to the execution of a Site Plan Letter of Undertaking:
 - i) The Development Planning Department shall approve the final site plan, landscape plan, photometric plan, landscape cost estimate and building elevations
 - ii) The Owner shall successfully obtain approval of Consent File B021/18 to facilitate the creation the new lot for the Self-Storage Facility and any required easement(s) for the sharing of services between the

neighbouring landowner from the Vaughan Committee of Adjustment. The Committee's decisions regarding the Consent Application shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee, including the following:

- a. The Owner shall successfully obtain the required servicing easement(s) to utilize the existing stormwater and sanitary sewer in favour of the subject development (future landowner), to the satisfaction of the Development Engineering Department
 - b. The Owner shall prepare and register an associated reference plan, at their expense, which is required to facilitate the required servicing easement(s). The Owner shall submit a draft reference plan prior to depositing the plan, to the satisfaction of the Development Engineering Department
 - c. The Owner shall submit a Letter and/or proof of a private site servicing agreement between the Owner and the future landowner, which acknowledges that the Owner shall cover all costs associated with water billing as a direct result of the new development and shared water servicing, to the satisfaction of the Development Engineering Department
- iii) The Development Engineering Department shall approve the final grading plan, servicing plan, erosion sediment control plan, photometric plan, Functional Servicing Brief, and Hydrogeological Report
 - iv) The Owner shall satisfy all requirements of the Environmental Services Department – Solid Waste Management Division
 - v) The Owner shall satisfy all requirements of the Ministry of Transportation, including the issuance of a Building and Land Use Permit
- b) That the Site Plan Letter of Undertaking include the following provision:
 - i) The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board

Background

The subject lands (the 'Subject Lands') are located on the northeast corner of Weston Road and Major Mackenzie Drive, as shown on Attachments 1 and 2. A portion of the Subject Lands, shown as 'Proposed Development Area' (the 'Development Area') on Attachments 1 is proposed to be severed from the Subject Lands to create a lot for a Self-Storage Facility as shown on Attachments 3 to 7.

Official Plan and Zoning By-law Amendment and Site Development Applications are required to permit the Development

The Owner has submitted the following applications (the 'Applications') to permit a development consisting of a 4-storey, 11,100 m² Self-Storage Facility (the 'Development'), as shown on Attachments 3 to 7:

1. Official Plan Amendment File OP.18.010, to amend the following policies of Vaughan Official Plan 2010 ("VOP 2010"), Volume 2 - Section 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road:
 - a) Section 12.6.4.2 to permit a 4-storey, Self-Storage Facility with a maximum GFA of 11,100 m² in the "Commercial District" designation;
 - b) Section 12.6.4.4 to increase the maximum non-residential developable Gross Floor Area ('GFA') on the lands east of Vellore Park Avenue (Part B on Attachment 2) from 22, 679 m² to 32,500 m² and permit a Self-Storage Facility on a portion of the Subject Lands (the Development Area).
2. Zoning By-law Amendment File Z.18.017 to amend Zoning By-law 1-88, specifically "C5 Community Commercial Zone", Exception 9(1327), to permit a 4-storey, 11, 100 m² Self-Storage Facility, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
3. Site Development File DA.18.031 to permit the development of a 4-storey, 11,100 m² Self-Storage Facility shown on Attachments 3 to 7.

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

On August 10, 2018, a Notice of Public Hearing was circulated to all property owners within 150 m of the Subject Lands. A copy of the Notice of Public hearing was also posted on the City's website at www.vaughan.ca and Notice Signs (on Cityview

Boulevard and Major Mackenzie Drive) were installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on September 17, 2018, to receive comments from the public, and the Committee of the Whole. Vaughan Council, on September 27, 2018, ratified the Recommendation of the Committee of the Whole to receive the Public Hearing Report of September 17, 2018.

No written submissions regarding the Applications were received by the Development Planning Department. No individuals made deputations at the Public Hearing on September 17, 2018, regarding the Applications.

Previous Reports/Authority

[Public Hearing: Item 4, Committee of the Whole \(Public Hearing\) Report No. 28, Ratified by Vaughan Council on September 27, 2018](#)

[OPA 720: Item 51, Report No. 32, of the Committee of the Whole, adopted and amended by Vaughan Council on June 28, 2011](#)

Analysis and Options

The Applications are consistent with the Provincial Policy Statement 2014 (the "PPS")

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy and a clean and healthy environment.

The PPS includes policies on key issues that affect communities including:

- The efficient use and management of land and infrastructure
- Protection of the environment and resources
- Ensuring appropriate opportunities for employment and residential development, including a support for a mix of uses

The PPS, Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Section 1.1.1 refers to policies respecting healthy, liveable and safe communities. The proposed amendments to VOP 2010 and the Development respect these policies of the PPS by efficiently using a vacant portion of the overall property designated for mixed-use and utilizing existing public infrastructure to service the Subject Lands. The Applications will expand the

range of existing commercial uses within the mixed-use “Commercial District” designation to include the Self-Storage Facility, thereby continuing to meet the needs of existing and future residents and employees in the immediate area. The Development minimizes land consumption through intensification of the commercial lands and will utilize existing public infrastructure to service the lands.

The PPS, Section 1.3 Employment, specifically 1.3.1 c) encourages compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities. The Development is proposed in the “Commercial District” designation and would contribute to the mix and range of commercial and employment uses in the area to service the residents and businesses in the neighbourhood. The intensified use can also be supported by existing public infrastructure in the area. The Applications are consistent with the policy objectives of the PPS.

The Applications conform to the Places to Grow Act - The Growth Plan for the Greater Golden Horseshoe 2017 (the “Growth Plan”)

The Growth Plan came into effect into May 2017 and is intended to guide decision making on the development of land by encouraging a compact built form, transit supportive communities, diverse land uses, and a range of mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas and promotes the development of complete communities that offer a mix of housing types, access to local amenities and connections to municipal water and waste water systems.

Section 2.2.1 Managing Growth directs growth to built-up areas and locations with existing or planned transit to achieve complete communities that feature a diverse mix of residential and employment uses and convenient access to local stores. Section 2.2.5 Employment promotes economic development and competitiveness by ensuring that employment uses are strategically located within transit-oriented areas.

The proposed location of the Development within the “Commercial District” designation is surrounded by a mix of uses including residential, commercial, and similar employment uses east of Cityview Boulevard. The proposed self-storage facility will satisfy the diverse needs of the community and serve the existing commercial and employment uses in the immediate area and is easily accessible. The Applications conform to the Growth Plan.

The Applications conform to the York Region Official Plan (the ‘YROP’)

The Subject Lands are designated “Urban Area” on Map 1, “Regional Structures” by the YROP 2010, which permits a range of residential, industrial, commercial and institutional uses. The YROP encourages intensification within the Urban Area and throughout York Region. YROP 2010 also encourages pedestrian scale, safety, comfort and mobility, and the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. 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.

Sections 5.0 refers to the *Building Cities and Complete Communities* policies, specifically referring to Section 5.2.8 a) to h), which requires developments to employ a high standard of urban design and must be carefully designed to be compact in built-form that is transit-supportive, and pedestrian oriented to reflect the community.

The proposed building design provides for appropriate building elevations and landscape treatment to enhance the Cityview Boulevard streetscape, and complement the existing retail uses to the west and south. The co-location of the Self-Storage Facility and existing retail uses will offer accessibility and connectivity to and from these uses, at a safe and comfortable pedestrian-oriented scale. The proposed Self-Storage Facility use will be fully contained within the 4-storey building and will efficiently utilize the vacant lands. The Applications conform to the policies of the YROP.

The Development Planning Department supports the proposed Official Plan Amendment, Zoning By-law Amendment applications and Site Development application

The Subject Lands are designated “Mid-Rise Mixed-Use” by VOP 2010, with a “Commercial District” overlay and permits a maximum building height of 6-storeys, and a Floor Space Index (‘FSI’) of 2.0 times the area of the lot. The Development is considered an employment use, which is not permitted and therefore an amendment to the VOP 2010 is required.

The Development Planning Department can support a Self-Storage Facility at this location, as it will function primarily as an employment use and utilize a built-form and design in keeping with the surrounding commercial uses. The proposed building design is intended to integrate with the mixed-uses in the existing “Commercial District” on the Subject Lands. In addition, a similar existing self-storage facility is located in the employment area east of Cityview Boulevard (Attachment 1) that currently serves the residents and businesses in this area.

The Development is proposed in a location that is easily accessible to major road networks being Cityview Boulevard and Major Mackenzie Drive, and existing residential communities and an employment area to the east. The design of the building is proposed to complement the existing mixed-use community and conforms with the Citywide Urban Design Guidelines and architectural guidelines within the Block 33 West Community. Accordingly, the proposed use is considered an appropriate form of development within the “Commercial District”.

VOP 2010 currently permits the following uses on the Subject Lands shown on Attachment 2:

- 17,000 m² of GFA on Part A (lands west of Vellore Park Avenue, within the “Village District”)
- 22,679 m² of GFA on Part B (east of Vellore Park Avenue, within the “Commercial District”)
- 11,000 m² of GFA on Part C (west of Vellore Park Avenue, within the “Commercial District”)

Parts A and C (located west of Vellore Park Avenue) are currently vacant and undeveloped. Part B east of Vellore Park Avenue is developed with 22,536.11 m² of GFA for commercial/retail uses, which includes the 12,033 m² department store (Wal-Mart), and 1,532 m² of GFA previously allotted for a building within the Development Area (Self-Storage Facility).

Part C (Attachment 2) was subject to development applications (Files OP.18.004, Z.18.001, 19T-18V002, and DA.18.003, Vaughan NW Residences Inc.), which were approved by Vaughan Council on September 27, 2018. The applications were for the development of 179 townhouse dwellings on a private common element condominium road. These lands previously formed a part of the Subject Lands and are now identified as Part C, west of Vellore Park Avenue on Attachment 2. Approval of these townhome applications removed 11,000 m² of commercial GFA permissions within Part C.

The Owner is proposing to reassign permitted GFA on Parts A, B and C as follows:

- Maintain the 17,000 m² of GFA on Part A (west of Vellore Park Avenue)
- Add 11,100 m² of GFA associated with the Self-Storage Facility to Part B (east of Vellore Park Avenue, within the Commercial District”), thereby increasing the permitted total GFA on Part B from 22,679 m² to 32,500 m²
- Remove the previously approved 11,000 m² of GFA from Part C (west of Vellore Park Avenue, within the “Commercial District”)

The reassignment of non-residential GFA on the Subject Lands is in keeping with the intent of the initial policy (OPA #720) to impose a maximum non-residential building GFA specifically within Part B east of Vellore Park Avenue, where the Development is proposed. The reduction to the overall GFA to the west of Vellore Park Avenue area is necessary to accurately reflect the existing built-out conditions and areas for future development. The increases to the total building GFA are considered appropriate for the scale of development as it promotes intensification within the “Commercial District”. The amendments are in keeping with the planned function of the Subject Lands to promote a mid-rise and mixed-use development; therefore, the amendments to VOP 2010 can be supported.

The proposed Development is 4-storeys in height and occupies a total GFA of 11,100 m². The building typology is considered a low-rise in built-form, is compact, and efficiently utilizes the vacant lands. The Development is comprised of 4 floors which contain storage units ranging from 2 m² to 28 m² in size on each floor. The accessory office and retail uses are proposed at the ground floor level and accessed only through the main entrance.

The Development satisfies the design criteria for Low-Rise Buildings

The Development respects the design criteria for Low-Rise Buildings in Section 9.2.3.4 a) through d) of VOP 2010. The Development is 4-storeys in height (maximum of 16.5 m), whereas VOP 2010 permits a maximum building height of 6-storeys. A Low-Rise Building is also a permitted building type within the “Mid-Rise Mixed-Use” designation. Surface parking is proposed along the north lot line, separated from Westwind Park by an existing wood privacy fence and a 3 m wide landscaped area, as shown on Attachment 3. A high-level landscape treatment is proposed throughout the site to screen the proposed parking spaces from Cityview Boulevard and thereby meets the intent of this policy. An bioswale is proposed south of the building, which will maintain on-site drainage and includes a mixture of plantings and hard and soft landscape materials. The rooftop of the building includes the mechanical equipment which will be screened by the parapet with a white roof to maintain a solar reflective index.

The Development complies with the City-Wide Urban Design Guidelines and Urban Design Criteria applicable to the “Commercial District”, and architectural design guidelines within the Block 33 West Community

The Development is subject to the urban design criteria and architectural design guidelines within the Block 33 West Community, City-Wide Urban Design Guidelines and urban design criteria within Section 12.6.7 of VOP 2010.

The Development respects the design criteria and has consideration for built-form and the pedestrian realm. The building is designed to have frontage on Cityview Boulevard and offers pedestrian connections to the municipal sidewalk and to other lands within the “Commercial District”. Pedestrian and bicycle connections are all accessible from the public streets. A driveway access is proposed along Cityview Boulevard, which will provide the access for vehicle and truck maneuvering throughout the site.

Surface parking for the Development is proposed along the north and east property lines and will be screened from Cityview Boulevard with a high-level landscaping treatment. A total of 24 parking spaces, including 2 accessible parking spaces are located on the northside of the building. Parking spaces will be screened with landscaping. The loading area on the northside of the building will not be visible from the street given the orientation of the building and the landscaping proposed. The illuminated signage proposed is in character with the existing approved signage within the “Commercial District”.

The building elevations (Attachments 5 and 6) are comprised of materials including spandrel glazing, glass, metal and pre-cast concrete. In order to enhance the pedestrian experience at the ground-level, which supports the accessory office and retail sales uses proposed; the closest point of the building (south-east corner) maintains the required minimum setback of 3 m from the front lot line. Enhanced landscaping (Attachment 4) which includes shrubs, coniferous and deciduous trees and plantings are proposed to create visual interest and create a strong streetscape.

The Urban Design and Cultural Heritage Division has reviewed the Development and is satisfied that the applicable urban design criteria and architectural guidelines have been achieved.

Amendments to ‘C5 Community Commercial Zone’, Exception 9(1327) to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “C5 Community Commercial Zone”, subject to Exception 9(1327) by Zoning By-law 1-88, which does not permit the proposed Self-Storage Facility, as it is interpreted to be an Employment Use. The following exceptions to Zoning By-law 1-88 are required to permit the Development:

Table 1

	By-law Standard	C5 Community Commercial Zone Requirements, Exception 9(1327)	Proposed Exceptions to the C5 Community Commercial Zone, Exception 9(1327) Requirements
a.	Permitted Uses	An Employment Use (Self-Storage Facility) is not a permitted use.	<p>Permit an Employment Use, specifically a 4-storey Self-Storage Facility with a maximum GFA of 11,100 m².</p> <p>For the purposes of this By-law, a Self-Storage Facility shall mean a building where individual enclosed areas are made available to the public for keeping or storing goods or commodities. Goods or commodities may include personal materials belonging to any individual and items or materials used for the function of a business but stored for logistical purposes.</p> <p>For the purposes of this By-law, accessory retail sales and office uses to an Employment Use are permitted and subject to Section 6.1 General Provisions, specifically Sections 6.1.3, 6.1.4 and 6.1.5 of Zoning By-law 1-88, related to the provision of accessory retail uses and office uses.</p>

	By-law Standard	C5 Community Commercial Zone Requirements, Exception 9(1327)	Proposed Exceptions to the C5 Community Commercial Zone, Exception 9(1327) Requirements
b.	Minimum Number of Parking Spaces	11,100 m ² @ 4 spaces per 100 m ² of GFA = 440 parking spaces	Self-Storage Facility Rate: 11,100 m ² @ 0.21 spaces per 100 m ² of GFA = 24 spaces
c.	Minimum Number of Loading Spaces	3	1
d.	Maximum Building Height	11 m	16.5 m (4-storeys)
e.	Maximum Permitted Gross Floor Area for Parts A, B and C (lands east and west of Vellore Park Avenue)	The maximum GFA shall not exceed 50,679 m ² for Parts A and B	The maximum GFA shall not exceed the following: Part A: 17,000 m ² Part B: 32,500 m ² Total: 49,500 m ²

a) Proposed Self-Storage Facility Use

The proposed Self-Storage Facility use is interpreted to be an Employment Use under Zoning By-law 1-88, which is not permitted by the C5 Zone. The proposed Self-Storage Facility has a warehouse function but functions as Employment Use with accessory office and retail sales, in a compact built form and is an appropriate use on the Subject Lands.

b) Minimum Number of Parking and Loading Spaces

The Development contains 4-floors of self-storage units, accessed through a controlled centralized point (i.e. main entrance and loading area). The Development includes a reduction to the minimum number of parking and loading spaces as identified in Table 1.

The nature of the self-storage facility includes individuals that park and load/unload belongings from the storage lockers and leave the facility. A total of 24 parking spaces, including 2 barrier-free spaces are proposed to serve the Development. A Parking Study prepared by BA Group, dated March 2018, was submitted in support of the Development which recommends a parking supply rate of 0.21 parking spaces per 100 m² of building GFA. The Parking Study has been reviewed by the Development Engineering (“DE”) Department - Transportation Division, and staff are satisfied with the conclusions of the study.

The Self-Storage Facility includes loading space and a van-accessible space. Further, the large loading spaces operate on a “time-reservation” basis to minimize the potential of multiple trucks arriving at the same time and eliminating the requirement for additional loading spaces.

c) Maximum Building Height

The proposed maximum building height of 16.5 m (4-storeys) is considered appropriate to accommodate the Development. To maximize the efficiency of the Subject Lands, a compact built form is proposed, which will contain all the self-storage and an administration office. The Development conforms to the overall building height and density permissions of 6-storeys and FSI of 2.0 times the area of the lot identified for the site in VOP 2010. The building typology is representative of a Low-Rise building that is permitted within the “Mid-Rise Mixed-Use” designation of VOP 2010.

d) Maximum GFA on the Subject Lands (Parts A, B and C - Attachment 2)

Site-specific Exception 9(1327) limits the overall GFA on the Subject Lands, Parts A, B and C (east and west) of Vellore Park Avenue to 50,679 m², which no longer accurately reflects the proposed amendments to VOP 2010, as it does not include the self-storage facility proposal or the redistribution of the GFA for the lands within Part C. As the overall non-residential GFA is being reassigned on the Subject Lands, as described earlier in this report and the addition of the Development, amendments to the site-specific zoning exception are required as noted in Table 1, to implement the Official Plan policies.

The proposed amendments to the overall GFA on the Subject Lands are necessary to include the additional GFA proposed by the Self-Storage Facility. The proposed amendments are in conformity to the maximum density permission of 2.0 FSI. The 32,500 m² of GFA will allow flexibility for future tenant development on the Subject Lands. In order to ensure that the FSI of 2.0 is maintained, the maximum GFA for the Development is 11,100 m².

The proposed site-specific zoning exceptions will implement the policies of VOP 2010 and provide for an appropriate development on the Subject Lands, will be compatible with the surrounding land uses and can therefore be supported.

Consent Application B021/18 has been filed with the Vaughan Committee of Adjustment to create a new lot and facilitate easement(s) for the provision of joint servicing

Consent File B021/18 has been filed with the Vaughan Committee of Adjustment to facilitate the following:

- The creation of a new lot for the Development, as shown on Attachment 2
- Easements for joint site-servicing on the severed (new lot) and retained lot

The creation of the new lot will allow for a transfer of ownership. The proposed lot complies with Zoning By-law 1-88, is desirable and appropriate for the development of the land and will complement the existing commercial and residential uses in the area. Joint site-servicing easements are required to necessitate the engineering approvals for the Development. The proposed Consent represents good planning and can be supported.

Prior to the execution of the Site Plan Letter of Undertaking, the Owner shall successfully obtain approval of Consent File B021/18 to facilitate the severance and creation of a new lot (Development Area) from the Vaughan Committee of Adjustment. The Owner shall also successfully obtain approval of easement(s) required for site-servicing between the severed and retained lands from the Vaughan Committee of Adjustment. The Committee's decisions regarding the Consent shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee. A condition to this effect included in the Recommendation of this report.

The Planning Act permits Vaughan Council to pass a resolution to apply for future Minor Variance Application(s), if required within 2 years of a Zoning By-law coming into full force and effect

The *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Vaughan Committee of Adjustment within two years of the day on which a Zoning By-law comes into effect. It also permits Council to pass a resolution to allow a landowner to apply for minor variance(s) within 2 years of the passing of a Zoning By-law. Should Council approve Zoning By-law Amendment File Z.18.017, a Recommendation to permit the Owner to apply for a Minor Variance Application(s) if required, prior to the two-year moratorium in order to address minor deficiencies that may arise through the finalization and construction of the Development is included in the Recommendation of this report.

The Development Planning Department is satisfied with the proposed site plan, landscape plan and building elevations, subject to the comments and recommendations of this report

As previously discussed in the Urban Design and Architectural Design Guidelines section of this report, the Development Planning Department is satisfied with the proposed site plan, landscape plan and building elevations subject to the Recommendations of this report.

The building elevations shown on Attachments 5 and 6 include materials such as vision glass, spandrel glazing, metal finishes, and pre-cast concrete, which are materials consistent with other existing retail buildings in the immediate area. The Urban Design and Cultural Heritage Division recommend that transparent glazing be used instead of spandrel glazing at the elevator lobbies along the east building elevation. The Owner has no objection to this request and has agreed to provide these changes.

Waste disposal is located within the building and all loading will take place in the designated loading space area. Mechanical equipment that is located on the roof-top will be screened by the proposed parapet. The administrative uses are located at the ground-floor level and are oriented to face Cityview Boulevard. The proposed illuminated pylon and wall signage is consistent with all approved signage for other retail buildings on the Subject Lands.

Landscaped areas are proposed along the frontage of Cityview Boulevard and include a mix of coniferous and deciduous plantings and salt-tolerant shrubs. The landscape plantings will also sufficiently screen the 24 surface level parking spaces. Stormwater

management will be managed by the proposed bioswale located to the south of the building.

The Development Planning Department is satisfied with the Development as shown on Attachments 3 to 7. The Development Planning Department must approve the final site plan, building elevations, landscape plan, landscape cost estimate and signage details prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the Recommendations of this report.

The Development Engineering ('DE') Department has no objection to the Development, subject to recommendations of this report.

The DE Department has reviewed the Applications and has no objection to the Development, subject to conditions of approval as noted in the Recommendations of this report.

The DE Department advises that the Owner must obtain all necessary approvals from the Toronto Region and Conservation Authority (the "TRCA") related to Source Water Protection (WHPA-Q), and York Region where applicable. The final grading plan, servicing plan, erosion and sediment control plan, Functional Servicing Brief, Hydrogeological Report, Geotechnical Report, must be approved to the satisfaction of the DE Department, prior to the registration of the Site Letter of Undertaking. A condition to this effect is included in the Recommendation of this report.

a) Municipal Servicing, Sanitary, Water and Stormwater Control

The Development will utilize the existing service connection from an existing 150 mm diameter stub located on the Subject Lands. The water connection will be provided from Cityview Boulevard which is complete with dual fire and domestic services. The existing service connection from Major Mackenzie Drive will be decommissioned. The stormwater outlet internal to the Development will be used to service the Development (i.e. the proposed bioswale). The Owner is required to provide a letter or proof of a private site servicing agreement between the Owner and the future landowner that the Owner will agree to cover all costs associated with water billing as a direct result of the Development and shared water servicing. A condition to this effect is included in the Recommendation of this report.

The DE Department advises that servicing easements are required for utilizing the existing sanitary sewer within the Subject Lands in favour of the proposed Development, between Major Weston Centres Limited and the future owner. The

Owner is advised that the associated reference plans must be prepared and registered at their expense to facilitate the required easement(s) to the satisfaction of the DE Department. A draft reference plan must also be submitted to the DE Department prior to deposit. Conditions of approval to this effect are included in the Recommendations of this report.

b) Transportation

The Development will be accessed by two full-moves driveways on Cityview Boulevard. A total of 24 parking spaces inclusive of two barrier-free parking spaces are provided. A Parking Study prepared by BA Group, and dated March 2018 concludes that the proposed parking supply of 24 parking spaces will be sufficient for the Development. The DE Department agrees with the conclusions of the Parking Study and has no objection to the proposed parking supply.

An Access Study also prepared by BA Group, dated March 2018, has been submitted and reviewed by the DE Department. The analysis concludes that the proposed site accesses would operate at an acceptable level of service and under future total traffic conditions. The DE Department agrees with the conclusions of the Access Study and has no objection.

The DE Department has no objection to the Development. The Owner must satisfy all conditions of the DE Department.

The Parks Development Department, Parks & Forestry Operations Department and the Office of the City Solicitor, and Real Estate Department have no objection to the Development

The Parks Development Department, Parks & Forestry Operations Department and Office of the City Solicitor, and Real Estate Departments have reviewed the Applications and advise that the cash-in-lieu of parkland requirement has been previously satisfied on the Subject Lands and have no objection to the Development.

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

The Owner has submitted a Waste Collection Design Standards Submission form which is being reviewed by the City. The Environmental Services Department, Solid Waste Management Division shall approve the final waste management site plan, floor plan, and waste collection design standards submission. A condition to this effect is included in the Recommendations of this report.

The Financial Planning and Development Finance Department has no objection to the Development and advises that development charges are applicable

The Financial Planning and Development Finance Department has advised that the City of Vaughan, York Region, and both Boards of Education Development Charges are applicable. A clause to this effect will be included in the Site Plan Agreement, should the Applications be approved.

Financial Impact

There are no requirements for new funding associated with the Applications.

Broader Regional Impacts/Considerations

The Ministry of Transportation (“MTO”) requires a Building and Land Use Permit prior to commencement of any on-site construction/works. A condition to this effect is identified in this report

The MTO Highway Corridor Management has advised that the Subject Lands are located within the MTO Permit Control Area and therefore, an MTO Building and Land Use Permit is required prior to the commencement of any on site construction/works. If any signs are proposed on the Subject Lands, that are located within 400 m of the Provincial Highway property line and/or Controlled-Access Highway designation and which are visible from the Provincial Highway property line and/or Controlled-Access Highway designation, a permit will be required from the MTO. The Owner must satisfy all requirements of the MTO prior to final Site Development approval. The Owner is to apply for the MTO Building and Land Use Permit only when MTO has completed its review of the final materials of the Site Development Application. The MTO reserves the right to provide any additional comments. A condition to this effect is included in the Recommendations of this report.

The Toronto and Region Conservation Authority (the “TRCA”) has no objection to the Development

The Subject Lands are located within the Source Water Protection Recharge Management Area (WHPA-Q) and is required to maintain predevelopment recharge as per CTC Source Protection Plan Water Balance Requirements within York Region WHPA-Q2. The TRCA is the review and approval authority for lands within the WHPA-Q. The TRCA has conducted a technical review of the Hydrogeological and Geotechnical Report and has no objection to the Applications.

York Region has issued exemption from Regional Approval and has no objection to the proposal

York Region on July 3, 2018, issued an exemption from Regional Approval which allows the Official Plan Amendment application to be exempt from Regional Council approval. York Region has determined that the proposed amendment is a matter of local significance and does not adversely affect Regional Planning policies or interests. This allows the amendment to come into full force and effect following its adoption by Vaughan Council and the expiration of the required appeal period, should the Applications be approved. The Community Planning & Development Services Division has also reviewed the related Site Development Application and has no comments or objection to its approval.

Conclusion

The Development Planning Department has reviewed Official Plan and Zoning By-law Amendment Files OP.18.010 and Z.18.017 and Site Development File DA.18.031 in consideration of the statutory Provincial Policies/Plan, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies and the surrounding area context.

The Development Planning Department is satisfied that the Applications to permit a self-storage facility is consistent with the policies of the PPS, conforms to the Growth Plan and the York Region Official Plan. The Applications will facilitate a use which will service the immediate neighbourhood and is compatible with the existing permitted mixed-uses in the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications to permit self-storage facility, subject to the Recommendations of this report.

For more information, please contact: Natalie Wong, Planner, Development Planning Department, at extension 8866.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan and Rezoning
4. Landscape Plan
5. Building Elevations – East and South
6. Building Elevations – North and West
7. Perspective Rendering
8. Draft Official Plan Amendment No. 35

Prepared by

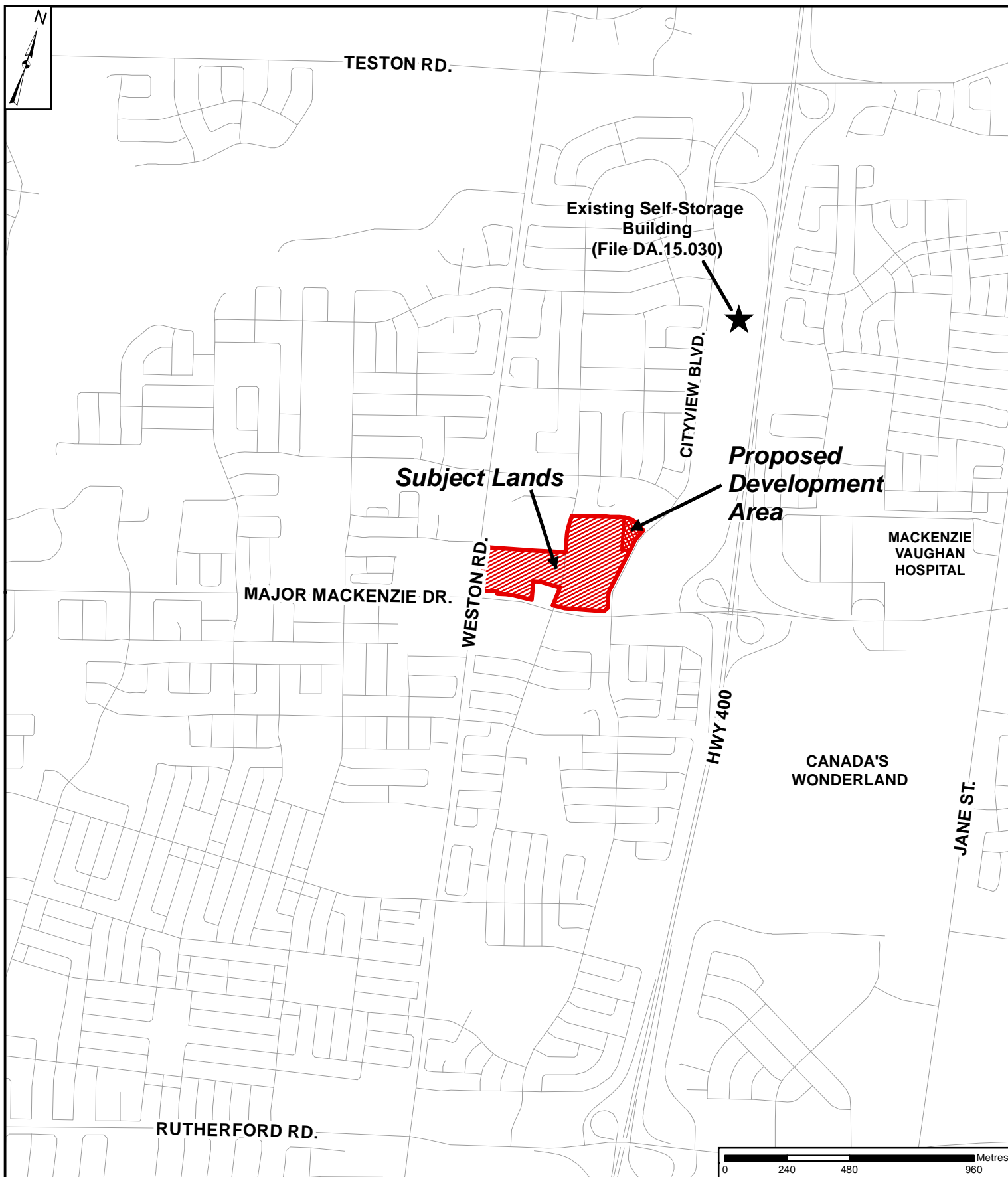
Natalie Wong, Planner, ext. 8866

Clement Messere, Senior Planner, ext. 8409

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

Mauro Peverini, Director of Development Planning ext. 8407

/LG



Context Location Map

LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Major Weston Centres Limited

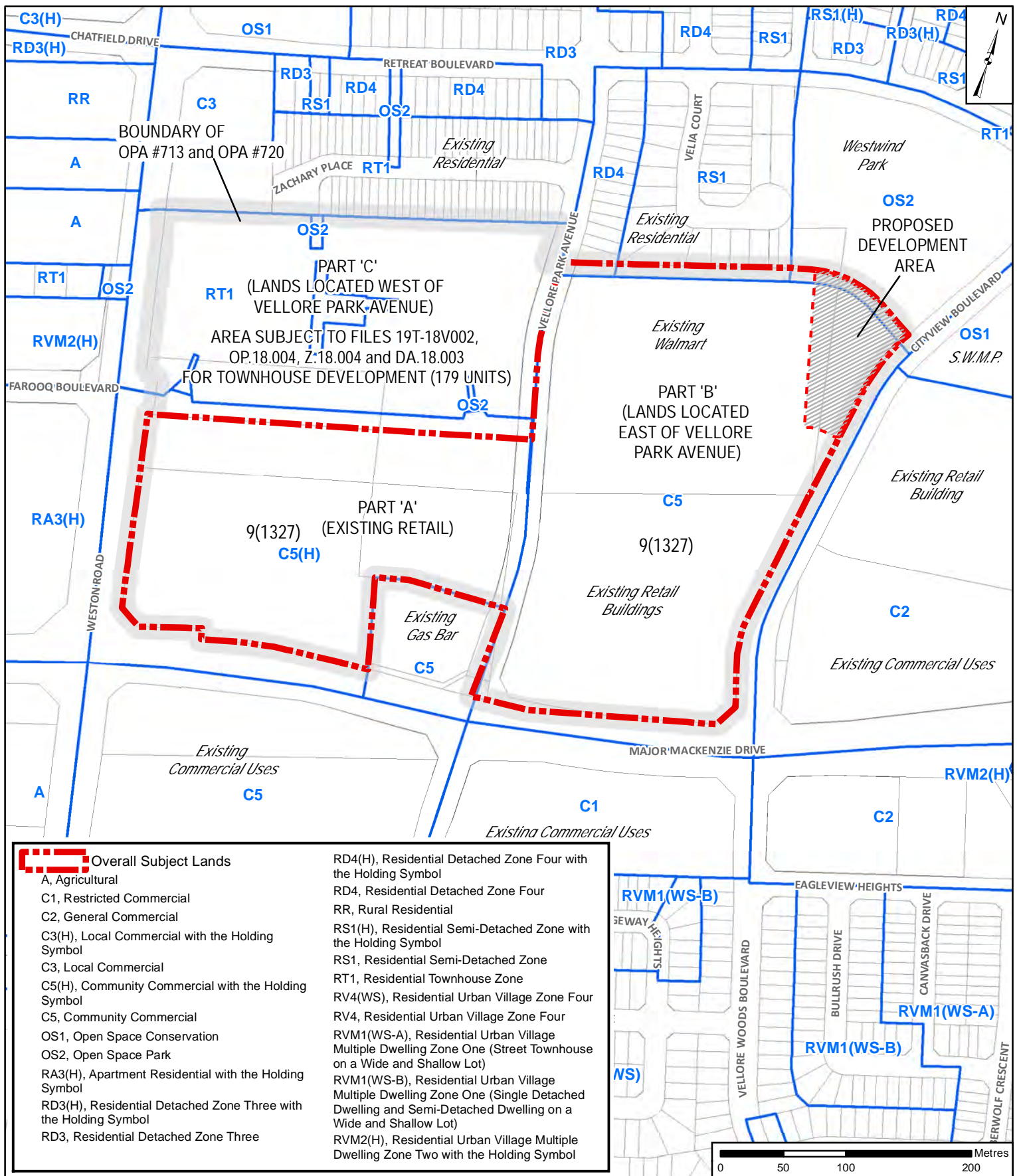


Attachment

FILES: OP.18.010, Z.18.017
and DA.18.031

DATE:
February 5, 2019

1



Location Map

LOCATION:
Part of Lot 21, Concession 5

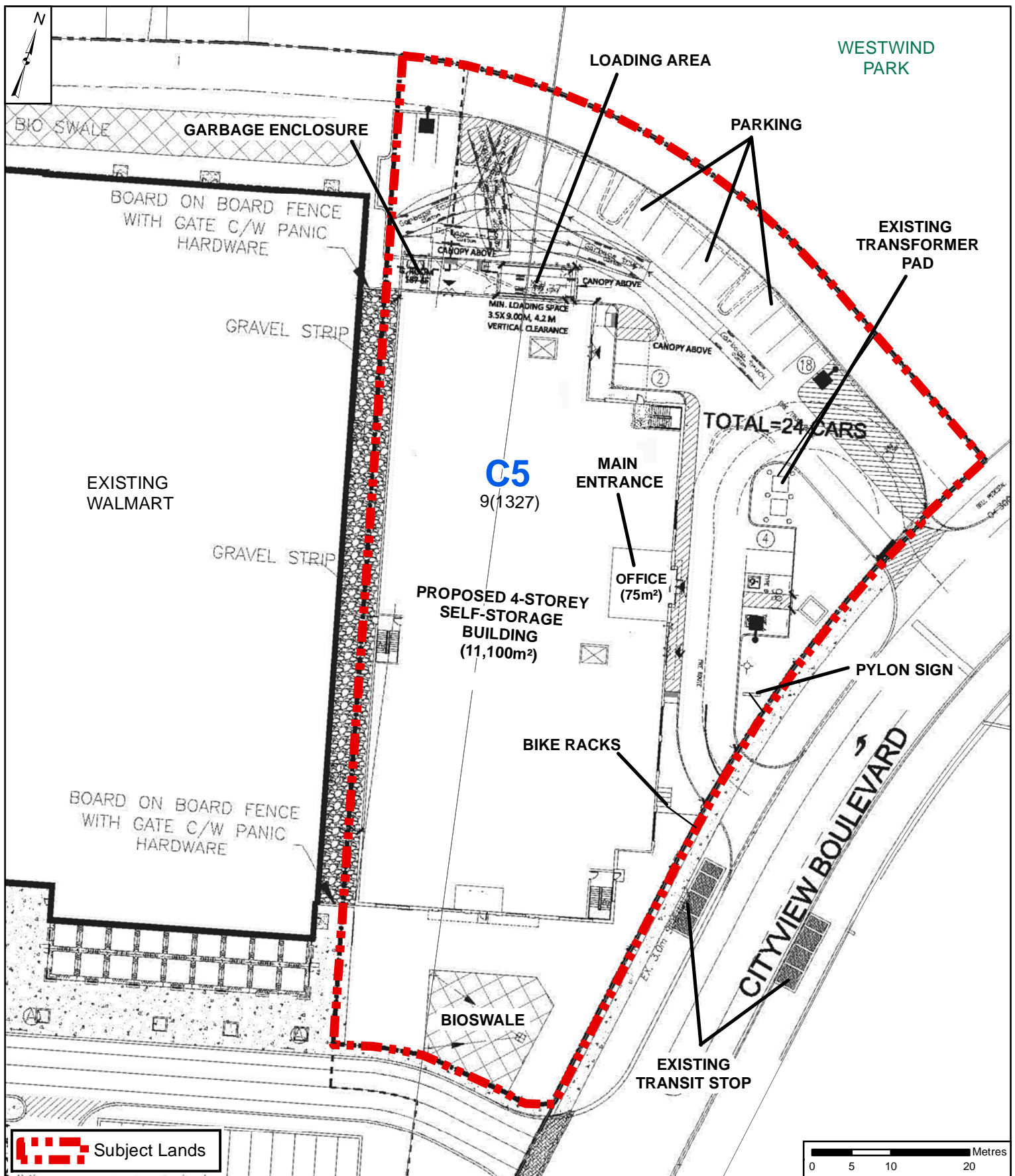
APPLICANT:
Major Weston Centres Limited

Attachment

FILES: OP.18.010, Z.18.017
and DA.18.031

DATE:
February 5, 2019

2



Proposed Site Plan and Rezoning

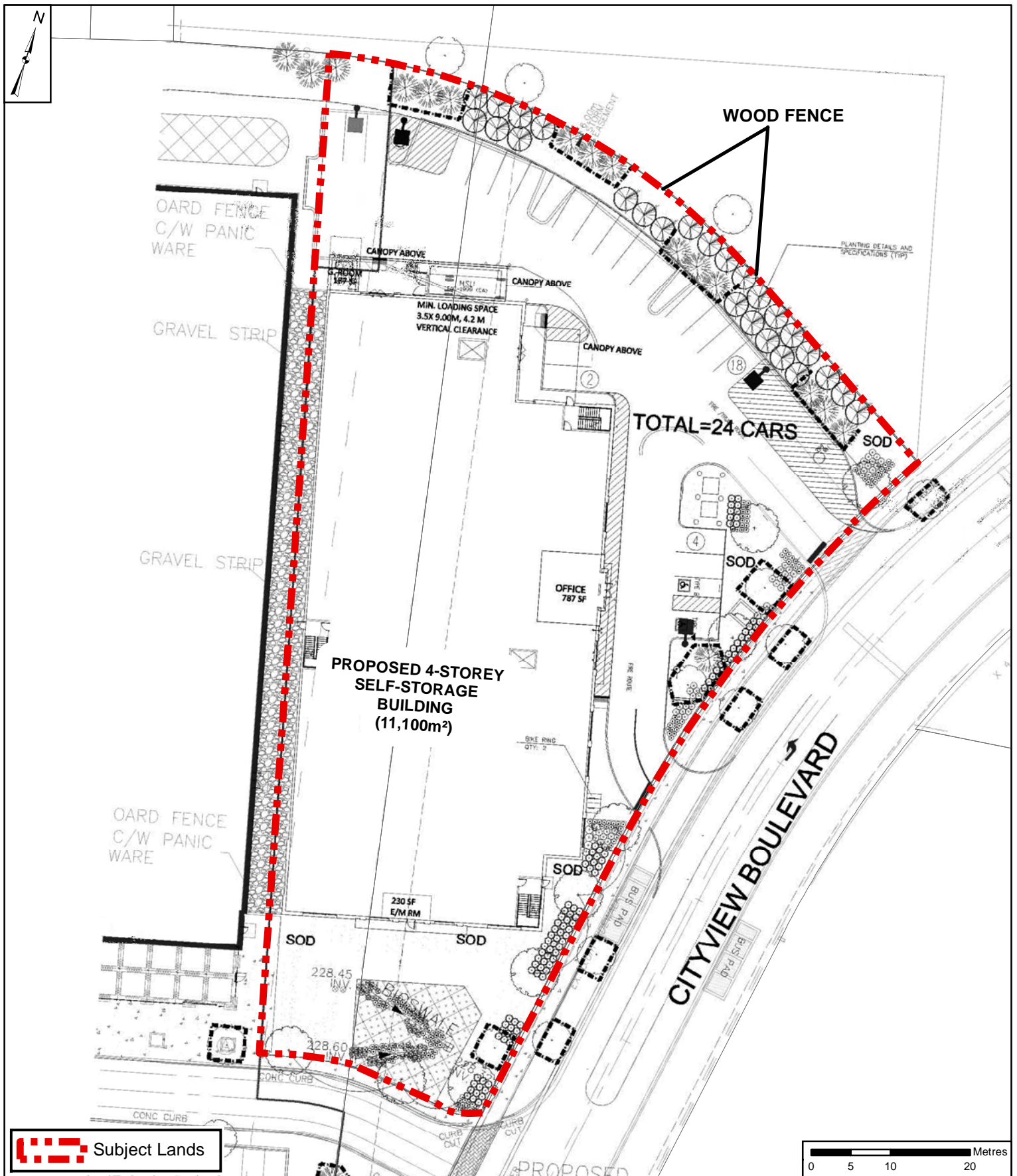
LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Major Weston Centres Limited

FILES: OP.18.010, Z.18.017
and DA.18.031

DATE:
February 5, 2019

3



Landscape Plan

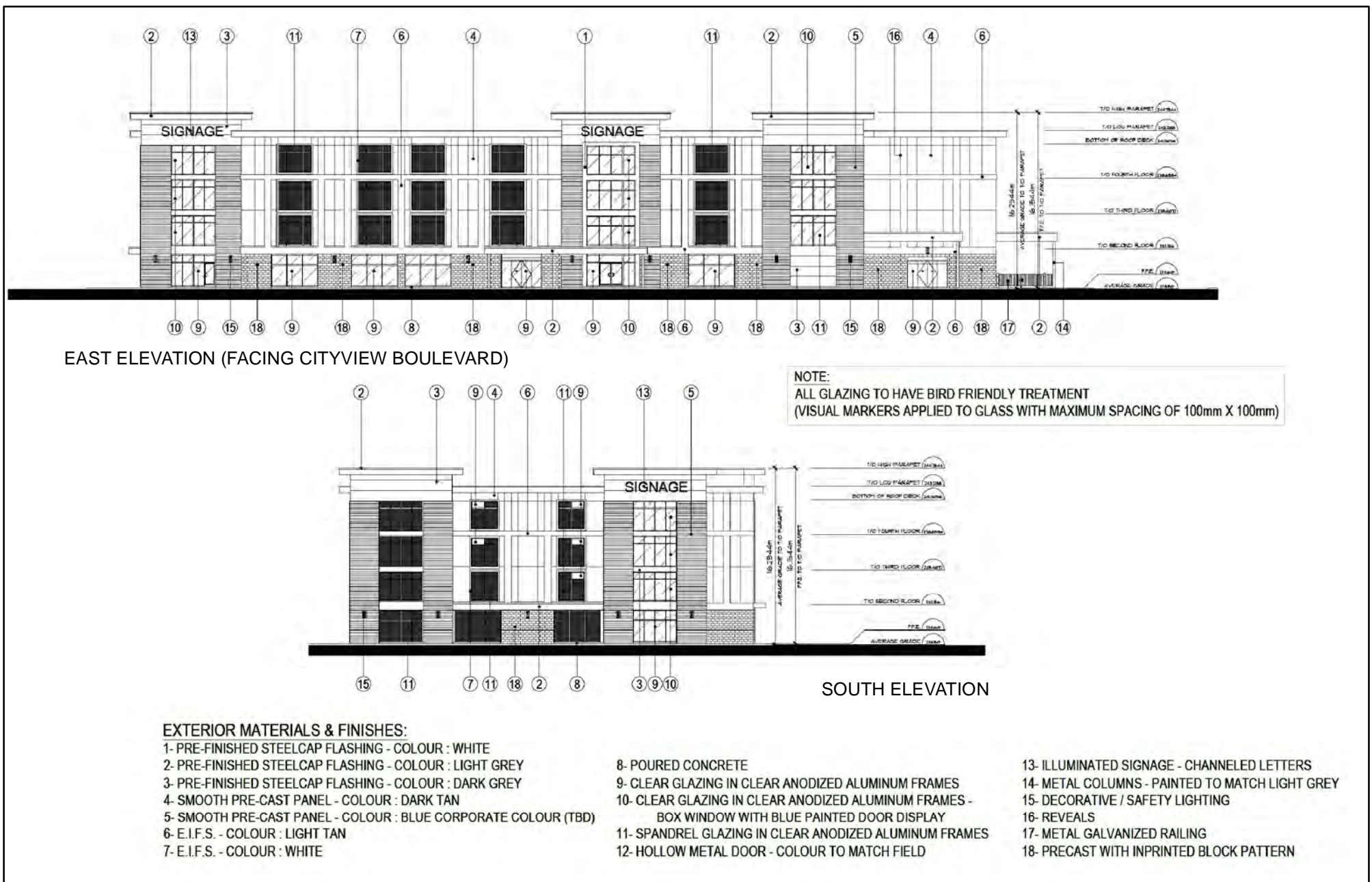
LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Major Weston Centres Limited

FILES: OP.18.010, Z.18.017
and DA.18.031

DATE:
February 5, 2019

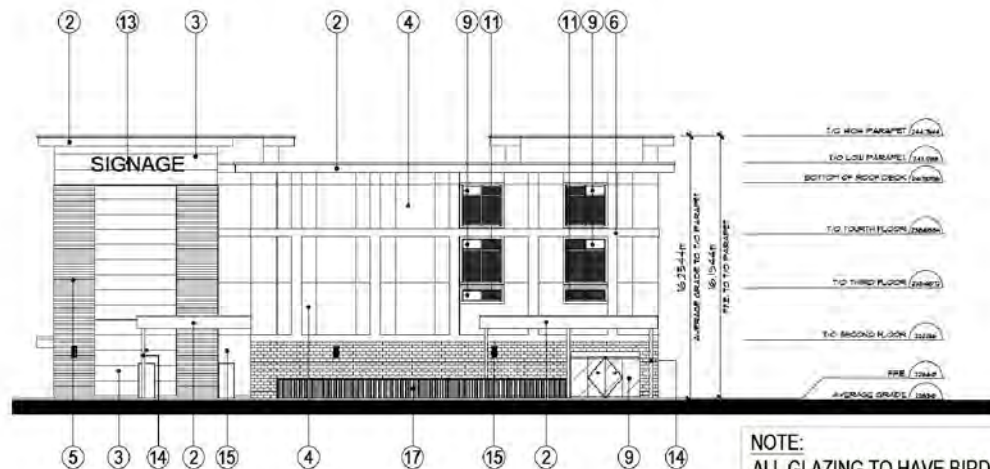
4



Building Elevations - East and South

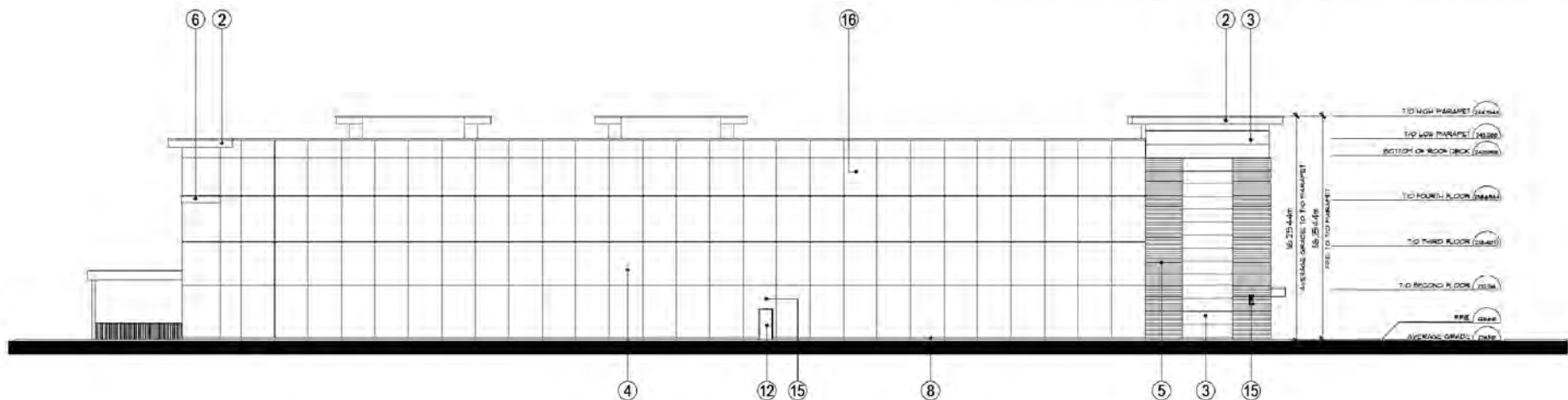
LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Major Weston Centres Limited



NORTH ELEVATION (ABUTTING OPEN SPACE PARK ZONE)

NOTE:
ALL GLAZING TO HAVE BIRD FRIENDLY TREATMENT
(VISUAL MARKERS APPLIED TO GLASS WITH MAXIMUM SPACING OF 100mm X 100mm)



WEST ELEVATION (ABUTTING EXISTING RETAIL BUILDING)

EXTERIOR MATERIALS & FINISHES:

- 1- PRE-FINISHED STEELCAP FLASHING - COLOUR : WHITE
- 2- PRE-FINISHED STEELCAP FLASHING - COLOUR : LIGHT GREY
- 3- PRE-FINISHED STEELCAP FLASHING - COLOUR : DARK GREY
- 4- SMOOTH PRE-CAST PANEL - COLOUR : DARK TAN
- 5- SMOOTH PRE-CAST PANEL - COLOUR : BLUE CORPORATE COLOUR (TBD)
- 6- E.I.F.S. - COLOUR : LIGHT TAN
- 7- E.I.F.S. - COLOUR : WHITE

- 8- POURED CONCRETE
- 9- CLEAR GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES
- 10- CLEAR GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES - BOX WINDOW WITH BLUE PAINTED DOOR DISPLAY
- 11- SPANDREL GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES
- 12- HOLLOW METAL DOOR - COLOUR TO MATCH FIELD

- 13- ILLUMINATED SIGNAGE - CHANNELED LETTERS
- 14- METAL COLUMNS - PAINTED TO MATCH LIGHT GREY
- 15- DECORATIVE / SAFETY LIGHTING
- 16- REVEALS
- 17- METAL GALVANIZED RAILING
- 18- PRECAST WITH INPRINTED BLOCK PATTERN

Building Elevations - North and West

LOCATION:
Part of Lot 21, Concession 5

APPLICANT:
Major Weston Centres Limited



Perspective Rendering

LOCATION:

Part of Lot 21, Concession 5

APPLICANT:

Major Weston Centres Limited

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.010\OP.18.010_PerspectiveRendering.mxd

Attachment

FILES: OP.18.010, Z.18.017
and DA.18.031

DATE:

February 5, 2019

7

Printed on: 12/14/2018

ATTACHMENT 8

**AMENDMENT NUMBER 35
TO THE VAUGHAN OFFICIAL PLAN 2010
OF THE VAUGHAN PLANNING AREA**

The following text and Schedules "1" and "2" constitute Amendment Number 35 to the Official Plan of the Vaughan Planning Area.

Also attached hereto but not constituting part of the Amendment are Appendices "I" and "II".

Authorized by Item No.XX of Report No. XX
of the xx, xx 2019 Committee of the Whole
Adopted by Vaughan City Council on
Xx xx, 2019

I PURPOSE

The purpose of this Amendment to the Vaughan Official Plan 2010 (VOP 2010) is to amend the provisions of the Official Plan of the Vaughan Planning Area, specifically, Volume 2, Section 12.6 Northeast Quadrant of Major Mackenzie Drive and Weston Road Area to permit the development of a Self-Storage Facility on the Subject Lands. This Amendment will facilitate the following with respect to the Subject Lands identified as "Area Subject to Amendment No. 35" on Schedule "1" attached hereto:

1. Permit a 4-storey, 11,100 m² Self-Storage Facility with accessory office and retail sales uses for the lands east of Vellore Park Avenue within the "Commercial District" designation;
2. Permit a maximum gross floor area (GFA) of 32,500 m² for the lands east of Vellore Park Avenue and remove 11,000 m² of gross floor area (GFA) for the lands west of Vellore Park Avenue within the "Commercial District" designation.

II LOCATION

The lands subject to this Amendment, hereinafter referred to as the "Subject Lands" are located at the northeast corner of Weston Road and Major Mackenzie Drive, municipally known as 3600 Major Mackenzie Drive, City of Vaughan, as shown on Schedule "1" attached hereto as "Area Subject to Amendment No. 35".

III BASIS

The decision to amend City of Vaughan Official Plan 2010 (VOP 2010) is based on the following considerations:

1. The Provincial Policy Statement, 2014 (PPS) provides the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth to urban areas, complete communities, and promotes efficient, cost effective development and land use patterns. The development intensifies the existing underutilized site in a designated settlement area. It utilizes the Subject Lands efficiently, takes advantage of existing infrastructure within the built-up area, and reduces land consumption and servicing costs. The Development is compact in built-form and promotes the efficient use of land to support a healthy community and economic development and competitiveness. The Development supports the projected employment and economic activity needs towards a liveable and resilient community.

2. The Provincial Growth Plan for the Greater Golden Horseshoe ("Growth Plan") is intended to guide development of land; encourage compact built-form, transit-supportive communities, diverse land uses, and direct growth to settlement areas. The Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas as well as creating complete communities. The Development utilizes vacant lands within the "Commercial District" designation and will provide a use to serve the community in the immediate area and is easily accessible. The Development has regard for the provision for complete communities and economic competitiveness of settlement areas identified by the Growth Plan.
3. The York Region Official Plan ("YROP") designates the Subject Lands as "Urban Area", which permits a range of residential, commercial, employment and institutional uses. The 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 Development conforms to the YROP as it is located within proximity to multiple existing public transportation, offers a mixed-use pedestrian oriented environment within the "Commercial District", promotes walkability and is transit-supportive, and makes efficient use of the Subject Lands. The Development includes a high-quality built-form that is compact, multi-storey and supports pedestrian-oriented uses at the street level.
4. On July 3, 2018, York Region exempted this Amendment from Regional approval in accordance with Regional Official Plan Policy 8.3.8, as it does not adversely affect Regional planning policies or interests.
5. The statutory Public Hearing was held on September 17, 2018. The recommendation of the Committee of the Whole to receive the Public Hearing report September 17, 2018 and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 27, 2018. Vaughan Council, on xx xx, 2019 ratified the xx xx, 2019 Committee of the Whole recommendation, to approve Official Plan and Zoning By-law Amendment Files OP.18.010, Z.18.017, and Site Development Application File DA.18.031 (Major Weston Centres Limited).

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

The Vaughan Official Plan 2010 (VOP 2010) Volume 2, "Area Specific Policies", Section 12.6 – Northeast Quadrant of Major Mackenzie Drive and Weston Road is hereby amended as follows:

1. Adding the following to Section 12.6.4 Policies Applicable to the Commercial District, Policy Sub-Section 12.6.4.2:

“d. One (1) Self-Storage Facility with accessory office and retail sales is permitted within the Commercial District lands east of Vellore Park Avenue.”

2. Deleting Sub-Section 12.6.4.4 and replacing it with the following:

“12.6.4.4 The lands within the Commercial District may accommodate non-residential development up to a maximum Gross Floor Area (GFA) of 32,500 square metres east of Vellore Park Avenue.”

V IMPLEMENTATION

It is intended that the policies of the Official Plan of the Vaughan Planning Area pertaining to the Subject Lands shall be implemented by way of an amendment to the City of Vaughan Comprehensive Zoning By-law 1-88, and Site Development Approval, pursuant to the *Planning Act*.

VI INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding the interpretation of that Plan shall apply with respect to this Amendment.

APPENDIX I

The Subject Lands are located on the northeast corner of Weston Road and Major Mackenzie Drive and are municipally known as 3600 Major Mackenzie Drive, City of Vaughan.

The purpose of this Amendment is to amend the policies of Vaughan Official Plan 2010 ("VOP 2010") Volume 2 of Section 12.6 Northeast Quadrant of Major Mackenzie Drive and Weston Road to permit a Self-Storage Facility with accessory office and retail sales, and to permit an increase to the gross floor area (GFA) for the lands within the Commercial District, east of Vellore Park Avenue.

(Note: Chronology of events to be added upon final decision)

DRAFT



LOCATION MAP TO AMENDMENT NO. 35

FILE: OP.18.010

RELATED FILES: Z.18.017 AND DA.18.031

LOCATION: PART OF LOT 21, CONCESSION 5

APPLICANT: MAJOR WESTON CENTRES LIMITED

CITY OF VAUGHAN



LANDS SUBJECT TO
AMENDMENT NO. 35

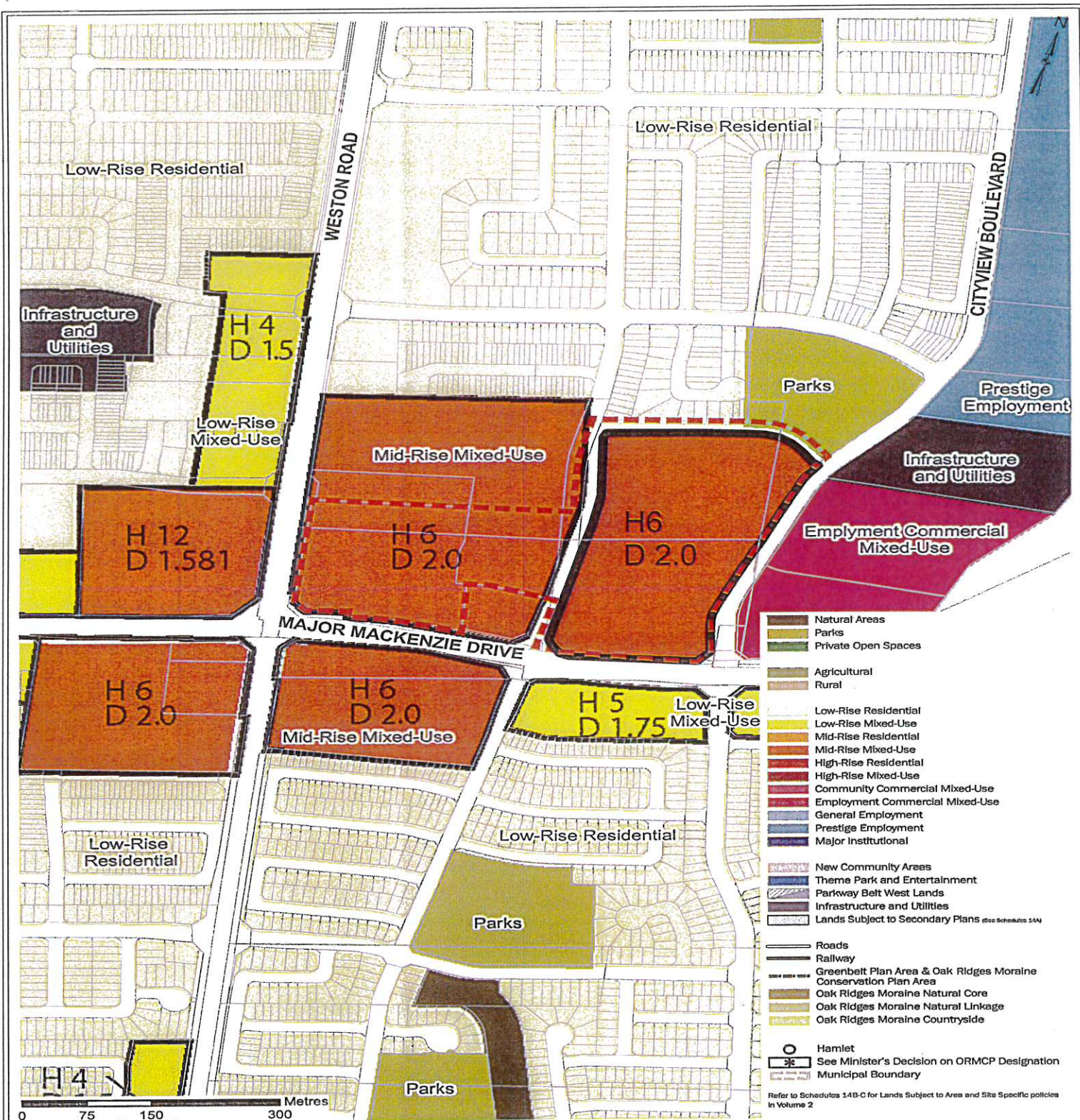


THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT NO. 35
ADOPTED THE ____ DAY OF ____, 2018

FILE: OP.18.010
RELATED FILES: Z.18.017 AND DA.18.031
LOCATION: PART OF LOT 21, CONCESSION 5
APPLICANT: MAJOR WESTON CENTRES LIMITED
CITY OF VAUGHAN



AREA SUBJECT TO
AMENDMENT NO. 35



APPENDIX II EXISTING LAND USES OFFICIAL PLAN AMENDMENT NO. 35

FILE: OP.18.010
RELATED FILES: Z.18.017 AND DA.18.031
LOCATION: PART OF LOT 21, CONCESSION 5
APPLICANT: MAJOR WESTON CENTRES LIMITED
CITY OF VAUGHAN


LANDS SUBJECT TO
AMENDMENT NO. 35

Item:



Committee of the Whole Report

DATE: Tuesday, February 05, 2019

WARD(S): ALL

TITLE: 2019 EARTH HOUR

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To advise Council that the 2019 Earth Hour event will take place on March 30, 2019 and will require in-kind support from City staff. The support will consist primarily of Facility Services staff and may also include additional City Departments to support the Earth Hour Vaughan Committee.

Report Highlights

- The 2019 Earth Hour global awareness campaign takes place on March 30, 2019 and staff are recommending that the City of Vaughan, in partnership with the Earth Hour Vaughan Committee, host a community celebration at City Hall
- Staff anticipate that the event will attract over 500 Vaughan residents, thereby providing an opportunity for raising awareness on energy efficiency and climate change issues as it relates to Green Directions Vaughan and the City's Municipal Energy Plan
- Staff from various City Departments will assist in supporting the event, which will mark its 12th consecutive year of City staff support by providing in-kind services
- In 2018, Vaughan residents and businesses reduced energy consumption by over 12 megawatts during Earth Hour (8:30 p.m. – 9:30 p.m.)

Recommendations

1. That the City of Vaughan support and participate in the 2019 Earth Hour event on March 30, 2019 by partnering with the Earth Hour Vaughan Committee to host a community celebration at City Hall; and
2. That City staff, including but not limited to, Corporate and Strategic Communications, Economic and Cultural Development, Recreation Services, Policy Planning and Environmental Sustainability, Facility Services, Transportation Services, Parks and Forestry Operations, and By-Law and Compliance, Licensing and Permit Services be directed to provide in-kind support, as needed, to deliver the 2019 Earth Hour Vaughan event.

Background

Earth Hour is a global initiative of the World Wildlife Fund that targets energy reduction and climate action. The City of Vaughan has supported Earth Hour for 11 years by partnering with the Earth Hour Vaughan Committee, which is made up of resident volunteers, to host an annual celebration at Vaughan City Hall. By participating in Earth Hour, the City continues to demonstrate environmental leadership by providing education and awareness to the Vaughan community in an effort to encourage behavioural changes and reduce greenhouse gas emissions.

On March 31, 2007 residents, businesses and local governments in Sydney, Australia turned off their lights for one hour to bring attention to the issue of energy conservation and climate change. More than 2 million individuals and 2,000 businesses participated. One year later, on March 29, 2008, Earth Hour had become a global sustainability movement with more than 50 million people across 35 countries participating. The World Wildlife Fund (WWF), a global environmental non-profit organization, assists with coordinating the Earth Hour program.

Highlights from WWF's Earth Hour 2018 include:

- 188 countries and territories across all seven continents participated globally with over 18,000 landmarks and monuments switching off their lights
- Over 3.5 billion impressions of official campaign hashtags leading up to and on Earth Hour and over 250 ambassadors and influencers joined the movement

Previous Reports/Authority

Previous staff reports dealing with Earth Hour can be found at the following links:

[Earth Hour 2018 Report](#)

[Earth Hour 2017 Report](#)

Analysis and Options

Alectra Utilities reported that the Vaughan community reduced its energy consumption by 3.6 percent in 2018 for the Earth Hour event, which was greater than the 1.5 percent

reduction achieved by the entire Alectra Utilities service area. By turning off the lights between 8:30 p.m. and 9:30 p.m., City residents and businesses reduced energy use by 12 megawatts.

Earth Hour Vaughan is organized by the Earth Hour Vaughan Committee, a citizen-led volunteer group. In 2018, the 11th annual Earth Hour Vaughan event held at City Hall attracted an estimated 500 people. A lantern walk, night-cycle ride, electric vehicle roadshow, energy exhibit, candlelit yoga class, citizen awards, children's activities and live entertainment were part of the 2018 event. Preliminary event planning for the 2019 Earth Hour has identified a residential energy exhibit, lantern making, night-cycle ride, candlelit yoga class, elementary school science experiment showcase, smoothie bike, social media engagement strategies, and local performers as potential components of this event.

Earth Hour aligns with actions in the City's Community Sustainability and Environmental Master Plan, *Green Directions Vaughan*, to reduce and promote the reduction of greenhouse gas emissions and to advocate and inform residents about environmental issues.

By participating in Earth Hour, the City continues to demonstrate environmental leadership by encouraging behavioural change in the business and residential communities, thereby reducing greenhouse gas emissions.

Financial Impact

The Earth Hour Vaughan Committee coordinates all aspects of the event in consultation with City of Vaughan representatives. As in past years, the City will provide access to the following City Hall amenity spaces: Atrium, Multi-Purpose Room, Cafeteria and adjacent outdoor space. Tables for the exhibit portion of the event, an indoor stage and related sound equipment will also be provided by the City. Any other activities will be supported through existing budget allocations that have been approved by Council.

The Earth Hour Vaughan Committee will be tasked with securing the necessary financial contribution or in-kind support from other community partners to execute the event.

Broader Regional Impacts/Considerations

The latest report from the Intergovernmental Panel on Climate Change (IPCC) (<http://ipcc.ch/report/sr15/>) identifies that within the next twelve years global efforts to limit warming to well below 2 degrees Celsius must dramatically increase in order to avoid dangerous and potentially irreversible climate change impacts.

While the Earth Hour event is focused on awareness, rather than climate mitigation action, community engagement and building on environmental sustainability and climate

change are foundational efforts needed to meet the challenge laid out in the IPCC report. Collaboration between City, resident, and business efforts will be needed, and events such as Earth Hour contribute to broader engagement goals.

Conclusion

Participating in the 2019 Earth Hour initiative on March 30, 2019 will demonstrate the City of Vaughan's ongoing commitment to promoting and practicing environmentally responsible behaviour. Vaughan will be joining a growing number of Canadian municipalities and international cities that have expressed their interest in participating in this global awareness event.

Working with the Earth Hour Vaughan Committee will provide both administrative and promotional support. Alectra Utilities will monitor the impact on electrical demand, which will provide the public with an indication of the potential benefits of a minor behavioural change on their energy usage. Hosting the 2019 Earth Hour celebration at City Hall will enable more people from across all the communities in Vaughan to participate.

For more information, please contact: Alanna MacKenzie, Sustainability Coordinator, Policy Planning and Environmental Sustainability, ext. 8941.

Attachments

N/A

Prepared by

Tony Iacobelli, Manager of Environmental Sustainability, ext. 8630

Alanna MacKenzie, Sustainability Coordinator, ext. 8941

Bill Kiru, Director of Policy Planning and Environmental Sustainability, ext. 8633

Item:



Committee of the Whole Report

DATE: Wednesday, February 06, 2019

WARD(S): 2 5

**TITLE: 407ETR FUTURE INTERCHANGE OPTIONS STUDY
COMPLETION**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To inform Council that the Ministry of Transportation (MTO) and 407ETR have completed their assessment of the future interchange options that were identified at Kipling Avenue/Martin Grove Road and Centre Street, the assessment has concluded that neither interchange is warranted at this time. They have further recommended that the interchange at Centre Street should be removed from further consideration and that the decision for a partial interchange at Martin Grove Road be deferred to a future date.

Report Highlights

The 407ETR Interchange Study was released in September 2018 and concluded that the Centre Street location be removed for consideration as a future Highway 407 interchange.

- The Study also concluded that a decision to move forward with a partial interchange at Kipling/Martin Grove should be deferred.
- The conclusions are consistent with previous Council direction from 2008 and 2009 which supported a potential partial interchange at Martin Grove Road and opposed any interchange at Centre Street which had impacts beyond Parkway Belt lands.
- Policy Planning and Environmental Sustainability staff will be providing an update on the status of the Dufferin and Centre Street Intersection Study/Plan in a future report to Committee of the Whole.

Recommendations

1. That Council reaffirm their endorsement for a partial interchange of Highway 407 at Martin Grove Road.
2. That a copy of this report be forwarded to York Region, the Ministry of Transportation and 407ETR.
3. That Policy Planning and Environmental Sustainability staff provide an update on the status of the Dufferin and Centre Street Intersection Study/Plan, including an overview of the implications of the new Provincial Plans and the policy impacts on the intersection study, in a future report to Committee of the Whole.

Background

Previous Council decisions regarding the potential interchanges of Highway 407 and Kipling Avenue/Martin Grove Road and at Centre Street were endorsed in 2008 and 2009 respectively

In June 2006, York Region initiated a traffic and financial study for potential interchange improvements along the Highway 407 corridor. The study identified Centre Street, and Martin Grove Road / Kipling Avenue / Islington Avenue as locations of interest. This report was completed in June 2008.

On November 24, 2008, Council endorsed a partial interchange of Highway 407 at Martin Grove Road. Based on Council's resolution of August 23, 2003, which opposed the construction of an interchange at Centre Street, staff were directed to provide a further detailed report on this potential interchange location.

On February 27, 2009, Council considered the staff report and a presentation from York Region detailing the potential options for the Centre Street interchange. Council directed staff to complete a feasibility study of a partial interchange at Centre Street, and also reaffirmed its opposition to a full interchange.

Staff brought forward the Dufferin Street and Centre Street Intersection Land Use Study and Amendment to the Vaughan Official Plan on June 27, 2017

Schedule 14-A of the Vaughan Official Plan, Volume 1 identifies these lands as a “Required Secondary Plan Area”. In April 2013, Council directed staff to conduct the Dufferin Street and Centre Street Intersection Land Use Study (“Study Report”) which included the participation of both MTO and 407ETR. The southwest and southeast quadrants of the intersection are owned by the Province, thereby protecting these lands for a potential full interchange at Centre Street.

On June 20, 2017 Policy Planning and Environmental Sustainability staff brought forward the draft Study Report and Amendment to the Vaughan Official Plan 2010 (VOP 2010) to Committee of the Whole for consideration. On June 27, 2017, Council deferred the Study Report and amendment to VOP 2010 until such time as the 407ETR Centre Street Interchange feasibility study was completed.

The 407ETR-led Interchange Study recommended that the Centre Street interchange be removed from future consideration and that consideration of a partial interchange at Martin Grove Road be deferred

In November 2017, Council and the Corporate Management Team were advised via memorandum that staff from Infrastructure Planning and Corporate Asset Management and Policy Planning and Environmental Sustainability represented the City’s interests at a stakeholder meeting for the then recently commenced 407ETR Interchange Study.

The 407ETR Interchange Study was released in September 2018 and recommended that the Centre Street interchange be removed from future consideration, and that consideration of a partial interchange at Martin Grove Road be deferred to a later date.

Previous Reports/Authority

The previous staff report dated November 2008 (Report No. 57, Item 7) can be accessed via the following link:

http://meetingarchives.v Vaughan.ca/extracts_2008/pdf/57cw1117ex-08.pdf

The February 2009 Staff Report can be found at the following link:

[http://meetingarchives.vaughan.ca/extracts_2009/pdf/10spcw\(Ws\)0227ex-09.pdf](http://meetingarchives.vaughan.ca/extracts_2009/pdf/10spcw(Ws)0227ex-09.pdf)

The April 2013 Committee of the Whole Dufferin Street and Centre Street Intersection Land Use Study and Amendment to the Vaughan Official Plan 2010 can be found at the following link:

https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0620_17_11.pdf

Analysis and Options

407ETR completed their Interchange Study in July 2018, and MTO agreed to release the report in September 2018

The Study evaluated three interchange alternatives for each of the identified locations. At least one alternative at each location, representing the partial interchange option, was presented to Council in 2008 and 2009.

The Interchange Study evaluated the interchange alternatives using specific evaluation criteria, which were matched to the following six categories:

1. Design Standards and Policy Implications
2. Traffic and Safety Implications
3. Natural Environmental Implications
4. Utility and Transportation Corridor Implications
5. Property and Land Use Implications
6. Cost and Revenue Implications

The key findings of the Kipling/Martin Grove interchange review identified the following matters that resulted in the decision to defer consideration of this interchange. These include:

- All three alternatives require a redesign of the approved alignment for the 407 Transitway.
- None of the alternatives provide a revenue gain for 407ETR.
- Two of the three alternatives propose full interchanges which require significant land; have impacts on environmentally sensitive land and have significant capital costs.
- The partial interchange alternative at Martin Grove requires the least land, has the lowest impact on environmentally sensitive land and has moderate capital costs.

The key findings of the Centre Street interchange review identified the following matters that resulted in the decision to remove this interchange from further consideration.

These include:

- Each of the three proposed alternatives has a critical flaw; the first has significant impact on Viva BRT operations, the second requires extensive use of environmentally sensitive land, and the last alternative utilizes lands on the south side of Centre Street on both sides of Dufferin Street, which Vaughan Council has repeatedly opposed.
- While the second and third alternatives provide modest revenue gains for 407ETR, this may not offset operational costs, and these alternatives also have significant capital costs. The first option has the lowest capital costs but also projects as a revenue loss for 407ETR.

Staff will review the Dufferin Street and Centre Street Intersection Land Use Study and will provide an update at a future Committee of the Whole meeting

The release of the subject lands provides the opportunity for the City to reinitiate the Dufferin – Centre Intersection Land Use Study. However, a number of new influences have been introduced which will need to be considered before proceeding. These include the need for a Tertiary Plan as well as the new Provincial policy regime.

The subject lands are currently identified as “Area 2” with a “Further Study Area” overlay in the draft Study Report and draft Official Plan Amendment. Section 1 of the Study Report “Implications of the Potential Interchange on Policy Development” and policy 12.X.X.3 of the draft OPA requires the preparation of a Tertiary Plan to guide the development of the lands by providing more detailed planning policies once these lands were released.

The Tertiary Plan will analyze traffic impacts, identify appropriate land use designations, building heights and densities, built form, urban design and public realm, park and open space requirements, active transportation networks, servicing requirements, Natural Heritage, community service, sustainable development measures, and phasing.

Since the June 27, 2017 meeting of Council, the Province introduced a series of updates to the Provincial planning policies, including the Growth Plan, which came into effect in July 2017. York Region has reinitiated its Municipal Comprehensive Review, and the City is underway with the VOP 2010 Official Plan Review. The implications of the new emerging policies will need to be taken into consideration before staff can proceed with the Secondary Plan. One of the key provincial policy issues includes this intersection’s potential role as a Major Transit Station Area.

Policy Planning and Environmental Sustainability staff will provide an update on the status of the Secondary Plan, including an overview of the implications of the new Provincial policy regime, in a future report to Committee of the Whole.

The 407ETR Study provides recommendations for the potential of future Highway 407 interchanges at Centre Street and Kipling Avenue/Martin Grove Road

The Study concluded that the Centre Street location should be removed from consideration as a future Highway 407 interchange, and that a full interchange at Kipling Avenue/Martin Grove Road be removed for consideration as a future interchange. However, the Study recommends deferring the decision for a partial interchange at Martin Grove Road to a later date.

Financial Impact

There are no financial impacts of this report.

Broader Regional Impacts/Considerations

The reaffirmation of Council's endorsement of a partial interchange at Highway 407 at Martin Grove Road will encourage 407ETR to continue to monitor the feasibility of this interchange, which in previous studies was shown to have net positive benefits for the road network in the area.

Conclusion

The conclusions of the 407ETR Interchange Study are consistent with previous Council direction which opposed an interchange at Centre Street, with any impacts beyond the designated Parkway Belt lands, and the endorsement a future partial interchange at Martin Grove Road.

Policy Planning and Environmental Sustainability staff will provide an update on the status of the Secondary Plan, including an overview of the implications of the new Provincial Plans and the policy impacts on the intersection study, in a future report to Committee of the Whole.

For more information, please contact:

Vince Musacchio, Director, Infrastructure Planning and Corporate Asset Management, x8311

Bill Kiru, Director, Policy Planning and Environmental Sustainability, x8633

Prepared by

Christopher Tam, Transportation Project Manager, x8702

Selma Hubjer, Manager, Transportation Planning, x8674

In consultation with

Melissa Rossi, Manager, Policy Planning, x8320

Item:



Committee of the Whole Report

DATE: Tuesday, February 05, 2019

WARD(S): 1

**TITLE: KLEINBURG BUSINESS IMPROVEMENT AREA (KBIA), BY-LAW AMENDMENT, APPOINTMENTS, BUDGET AND LEVY
WARD 1**

FROM:

Michael Coroneos, Chief Financial Officer and City Treasurer
Todd Coles, City Clerk

ACTION: DECISION

Purpose

The purpose of this report is to amend the KBIA By-law, approve the KBIA Board of Management and budget request of \$47,500

To bring forward for Council's consideration and approval the Kleinburg Business Improvement Area (KBIA) Board of Management's request, that the minimum and maximum amounts that are currently being used for 2018, continue to be utilized going forward until there is another request from the KBIA Board of Management for a change, as follows:

- \$575 minimum/\$5,750 maximum

To also bring forward the appointment of the KBIA Management Board members submitted by the KBIA Chair, to approve the KBIA budget as requested and to authorize staff to remit, levy, and collect the special charge related to the KBIA. The budget will provide funds for promotion and visual enhancement of the area, advertising and special events. The source of funding is not from the City's general levy, but is collected on behalf of the KBIA by the City from each member of KBIA.

Report Highlights

- Council's consideration and approval to amend By-law 169-84, as amended, to reflect a new minimum and maximum amount
- To approve the appointment of KBIA Board of Management members
- To approve 2019 KBIA budget \$47,500
- The source of funding for KBIA budget is not from the City's general levy, but collected by the City on behalf of KBIA from each business member, supporting the strategic priorities established by the Service Excellence Strategy Map, in particular, initiatives that support Citizen Experience and Service Delivery.

Recommendations

The Chief Financial Officer & City Treasurer, City Clerk and the Director of Financial Services/Deputy Treasurer, in consultation with the Manager of Property Tax & Assessment recommend:

1. That the Kleinburg Business Improvement Area (KBIA) Board of Management's request to amend By-Law 169-84, as amended, to reflect a new minimum and maximum amount, as follows:
 - \$575 minimum/\$5,750 maximum
2. That the appointments to the Kleinburg Business Improvement Association (KBIA) Management Board members for the term as submitted in Attachment 1 by the KBIA Chair, be approved; and
3. That in accordance with the request from the Board of Management, the 2019 KBIA budget in the amount of \$47,500, be approved and these funds be forwarded accordingly.

Background

The purpose of this report is to amend City By-law #169-84 to fulfill the request received from the Board of Management of the Kleinburg Business Improvement Area (KBIA) to reflect a new minimum and maximum amount that is levied to each applicable property within the Kleinburg Business Improvement Area (KBIA) boundary. This is in accordance to Section 210(1) of the Act and the minimum/maximum amount will remain in place until there is a request from the KBIA Board of Management to change it. In order for the City to approve the revision, notice requirements as set out in section 210(1) of the Act, required that notices of the proposed by-law be sent to the KBIA

Board of Management and to every person assessed for rateable property in the prescribed business or commercial class within the improvement area. Notices were issued in November 2018.

As insufficient objections to the proposed change were received following the Notice and Objection period as set out in subsections 210(1) and (3) of the Municipal Act, Council may now pass an amendment to the By-law to reflect the change.

This report also brings forward for Council's consideration the appointment of the KBIA Management Board members submitted by the KBIA Chair, approval of the 2019 KBIA budget and authorization for staff to remit, levy, and collect the special charge related to the KBIA. The budget will provide funds for promotion and visual enhancement of the area, advertising and special events. The source of funding is not from the City's general levy, but is collected on behalf of the KBIA by the City from each member of KBIA.

Previous Reports/Authority

N/A

Analysis and Options

Each year the KBIA submits a budget for Council's approval (as per Attachment 2). The 2019 budget amount of \$47,500 was approved by the Board of Management and accepted by the KBIA membership at the AGM in October 2018. The 2018 budget amount was \$46,000. The amount is levied to all commercial property within the BIA boundary, utilizing the taxable commercial assessment of each property. The levy will still be charged to each commercial owner utilizing the 2019 Final tax billing as in the past.

The minimum and maximum special charge to pay for the 2019 budget amount is \$575 minimum and \$5,750 maximum per By-law 169-84, as amended.

Financial Impact

N/A

Broader Regional Impacts/Considerations

N/A

Conclusion

Council's consideration of the recommendations set out in this report is requested. Council approval of the amendment to the By-law and the proposed budget provides funds to the KBIA and authorizes staff to remit, levy, and collect the funds. The source of funding is not from the City's general levy, but is collected on behalf of the KBIA by the City from each member of KBIA.

For more information, please contact: Dean Ferraro, Director of Financial Services/Deputy Treasurer, Ext. 8272 and Maureen Zabiuk, A.I.M.A., CMRP, Manager Property Tax & Assessment Ext. 8268

Attachments

1. *Attachment 1 – KBIA Board of Management and Executive*
2. *Attachment 2 – KBIA Proposed 2019 Budget*

Prepared by

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

Kleinburg BIA Mission Statement

To lead and advocate for the KBIA members and act as the catalyst for building strong and unified community partnerships and collaborations; to promote the businesses in the Village of Kleinburg and leverage all of our cultural, artistic, historical and natural assets; to create an energetic, vibrant and unique commercial district that is dynamic from dawn 'til dusk.

Kleinburg BIA Annual General Meeting

October 10, 2018

Welcome and Introductions: L. Zembal introduced the members of the Board; noted that this is an election year and that they have all committed their time for the last four years. Also thanked A. Poletta, K. Angus and R. Costa for their ongoing work throughout the year. Reminded everyone that the Board meetings are open and anyone is invited to attend.

Year in Review: L. Zembal read a list of 2018 accomplishments, the full list is attached.

Marketing Update: P. Hayes gave the relevant data concerning the website and social media, please see the attached document for more detailed data.

She also noted that a sub committee for Marketing is being formed and asked everyone if they would consider joining.

Christmas Event Update: C. Recine stated that a Christmas in Kleinburg committee has been formed. The date this year will be November 30th commencing at 6:30 p.m. Noted that a flyer has been created and it is being sent to all the businesses and property owners indicating that there will be a competition for the best storefront and exterior, the winner to be announced by Ian Dejardin the night of the Tree Lighting. Also stated that the Kline House is to be professionally decorated this year. Please see attached flyer.

Budget Presentation: S. Singh presented the Board approved 2018 budget, please see the attached document. The minimum/maximum levy was set at the 2018 levels. They will remain at these levels on a go-forward basis and will remain until such time as this issue is addressed again. Through this AGM, the KBIA is requesting that the City amend their bylaw to reflect this change.

Guest Speaker: C. Farias of Unicorn Rebellion did a 20 minute presentation on the benefits of social media for your business. There were a few questions taken from the audience. Chris will be providing a

more thorough social media hands-on training session on November 1 at the Kleinburg Library. The link to registration will be sent in a future email.

BIA Board Election: P. Hayes explained the election of officers process and called for any nominations from the floor. Noted that there are in theory seven positions available. At present those serving, or have submitted nomination papers in order to serve, are as follows: L. Zembal, E. Laichter, A. Guido, A. Poletta, C. Recine, and S. Singh. F. Greco indicated that he would also like to be considered for a Board position.

Asked if there were any questions or objections: none were raised hence the Board as noted above is adopted. P. Hayes stated that the current Board stands until such time as the paperwork is submitted to Council, Committee of a Whole, and upon their approval the new Board will then be in place.

What's Coming Up: L. Zembal noted that the following initiatives are underway:

Parking – the City is presently amassing data and early in the new year will be reaching out to the BIA, KARA and residents for more input.

Bollards – some are being removed or relocated in order to facilitate more parking spaces. This initiative has been undertaken after ensuring that safety issues have been addressed.

Social Media Training – this is to take place November 1st at the Pierre Berton Centre in the evening, being put on by C. Farias.

Vaughan Small Business Week – October 16-18, an initiative by the City of Vaughan in order for small businesses to receive practical advice regarding their businesses. (A flyer was at the door.)

Vaughan Business to Business Expo – being hosted by the City of Vaughan February 6, 2019. An initiative to connect, build and generate businesses.

Questions:

The issue of safety regarding the removal of bollards was questioned: Marilyn lafrate assured everyone that all safety issues were addressed and an extensive review performed before any decisions were made.

2019 budget funding issues regarding Kleinburg

Not sure here what was being noted – had to do with BIA, KARA and residents.

Meeting adjourned at 7:45 p.m.

**WE WOULD LOVE TO HELP
YOU PROMOTE YOUR BUSINESS!**



Please send us your promos, sales, specials, your posts and your photos for social media. We will add them to our feed!

NEED IDEAS? We love photos of new stock, sale announcements, store specials, images of your store, a story about a great client interaction, testimonials, staff member of the month, etc.

Send all items to info@mielemedia.com



October 17, 2018

Mr. Todd Coles, City of Vaughan Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Dear Mr. Coles:

Re: Kleinburg BIA 2019 Budget

Please be advised that the Kleinburg BIA approved its budget for 2019 at its October 2, 2018, monthly Board meeting. The approved Kleinburg BIA budget for 2019 is attached.

The BIA approved the following resolution: The Recommendation for the BIA budget for 2019, as presented at its Annual General Meeting on October 9, 2018, be approved. The BIA approves its 2019 budget of \$47,500. Further the approved BIA budget for 2019 be forwarded to the City of Vaughan Council for approval.

The 2019 budget was subsequently presented at the Annual General Meeting on October 9, 2018.

Regards

Louise Zembal, KBIA Chair
louisezembal@rogers.com
Tel.: 905 893 1059

Attach.

Kleinburg BIA
BIA Budget 2019

Revenue

BIA Levy	\$	47,500.00
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Total Revenue	\$	47,500.00
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Expenses

Insurance	\$	1,550.00
Office Supplies	\$	500.00
Bank Fees	\$	300.00
Marketing/AdvertisingWebsite	\$	6,400.00
OBIAA membership	\$	150.00
OBIAA Conference	\$	1,500.00
Consulting Fees/BIA Staff/ED	\$	22,500.00
Contingency	\$	1,000.00
Summer Student/Ambassador	\$	2,000.00
Events	\$	10,000.00
Bookkeeping	\$	600.00
BIA Office	\$	1,000.00

Total Expenses	\$	47,500.00
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Item:



Committee of the Whole Report

DATE: Tuesday, February 05, 2019

WARD(S): ALL

**TITLE: APPOINTMENT OF MEMBERS TO THE EMERGENCY
MANAGEMENT TEAM**

FROM:

Tim Simmonds, Interim City Manager

ACTION: DECISION

Purpose

Council appoint members to the emergency management team in accordance with the *Emergency Management and Civil Protect Act* and its Regulation 380/04.

Report Highlights

- There have been recent changes to staff on the emergency management team.
- The Regulation requires Council to appoint members to the emergency management team.
- Members are appointed to positions on the emergency management team by corporate job title.

Recommendation

1. That Council appoint staff who hold the title of Manager in the Community Services Portfolio to the position of Section Chief in the Operations Community Services Section of the emergency management team; and
2. That Council appoint staff who hold the title of Director in the Office of the Chief Financial Officer/City Treasurer Portfolio to the position of Section Chief in the Logistics Section of the emergency management team.

Background

The Regulation mandates that every municipality have a municipal emergency control group (emergency management team) and the members must attend annual training and participate in the annual exercise. The emergency management team is comprised of the Members of Council, staff and external partner representatives who are tasked with managing emergency situations and recovery operations as established by the Emergency Response Plan. Personnel are selected and recruited to the emergency management team based on their knowledge and expertise in their chosen professional field that may be needed to aid in mitigating, responding to and recovering from an emergency affecting the community.

The Office of the Fire Marshall and Emergency Management Ontario issued a directive to designated municipal community emergency management coordinators that the language in the Regulation of

“12 (2) The emergency control group shall be composed of,

- (a) such officials or employees of the municipality as may be appointed by the council; and
- (b) such members of council as may be appointed by the council. O. Reg. 380/04, s. 12 (2).”

be now interpreted as “shall be appointed by Council”. To meet compliance requirements, the recent changes in membership of the emergency management team, requires a Council appointment.

Previous Reports/Authority

[Committee of the Whole Report 29, Item 4, Communication #6.](#)

Analysis and Options

The following are the changes to the composition of the emergency management team:

Emergency Management Team Position	Job Titles Assigned to Position
Operations Community Services Section Chief	Directors from the Community Services Portfolio Managers from the Community Services Portfolio
Logistics Section Chief	Chief Financial Officer/City Treasurer Chief Corporate Initiatives and Intergovernmental Relations Director of Procurement Director from the Office of the Chief Financial Officer/City Treasurer Portfolio

Financial Impact

There are no financial impacts.

Broader Regional Impacts/Considerations

There are no broader regional impacts.

Conclusion

Appointment of members to the emergency management team by Council is necessary for the City to be in compliance with provincial legislation and regulations.

For more information, please contact: Sharon Walker, Manager of Emergency Planning, extension 6322.

Attachments

Not Applicable

Prepared by

Sharon Walker, Manager of Emergency Planning, extension 6322.