

**COMMITTEE OF THE WHOLE (1) – MARCH 4, 2025****COMMUNICATIONS****Distributed February 28, 2025****Item No.**

C1. Memorandum from the Interim Deputy City Manager, Planning,  
Growth Management and Housing Delivery, dated February 28, 2025.

3

**Received at the meeting**

C2. Presentation material titled “*Procurement Strategies: Response to  
Tariffs*”

10

C3. Presentation material titled “*Everest Academy*”

Presentation 1

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**Please note there may be further Communications.**



**C 1**

**Communication**

**CW(1) – March 4, 2025**

**Item No. 3**

**DATE:** February 28, 2025

**TO:** Mayor and Members of Council

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

**RE:** **COMMUNICATION – COMMITTEE OF THE WHOLE (1), MARCH 4, 2025**

**Item #3, Report #8**  
**E. STAR INTERNATIONAL INC.**  
**ZONING BY-LAW AMENDMENT FILE NO. Z.21.021**  
**1 MEMORIAL DRIVE AND 56 WALLACE STREET**  
**VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE**

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## **Recommendation**

1. THAT Recommendation 1 to Item #3, Report #8 of the March 4, 2025, Committee of the Whole be replaced with the following:

“THAT Zoning By-law Amendment File Z.21.021 (E. Star International Inc.) BE APPROVED, to amend Zoning By-law 001-2021 to rezone the Subject Lands shown on Attachment 1 from “R3 – Third Density Residential Zone” (‘R3 Zone’) to “R5 – Fifth Density Residential Zone” with the Holding Symbol “(H)” (‘R5(H) Zone’), “EP – Environmental Protection Zone” (‘EP Zone’), and “OS1 – Open Space Zone” (‘OS1 Zone’) in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 6;”

2. THAT the following bullet be added under “Amendments to Zoning By-law 001-2021 are required to permit the Development” to Item #3, Report #8 of the March 4, 2025, Committee of the Whole:
  - “The Owner proposes to rezone part of the Subject Lands to the EP Zone, as shown on Attachment 2, to recognize the slopes on the Subject Lands in a protective zoning category.”

## **Background**

Recommendation 1 to Item #3, Report #8 of the March 4, 2025, Committee of the Whole inadvertently omits that a portion of the Subject Lands (being 1 Memorial Hill Drive and 56 Wallace) will be rezoned “EP – Environmental Protection Zone” (‘EP Zone’) in addition to the “R5(H) Zone” and “OS1 Zone”. In consultation with the Toronto and Region Conservation Authority, the EP Zone is appropriate for part of the Subject

Lands to appropriately delineate the development limits, and recognize the slopes on the Subject Lands in a protective zoning category. Attachment 2 to Item 6, Report No. 3 of the March 4, 2025, Committee of the Whole appropriately delineates the EP Zone; this Communication updates Recommendation 1 to reflect the appropriate rezoning of the Subject Lands.

In addition to the above, an additional bullet point under the talking header ***“Amendments to Zoning By-law 001-2021 are required to permit the Development”*** is recommended to clarify that the Subject Lands are, in part, being rezoned to the EP Zone, as follows:

- “The Owner proposes to rezone part of the Subject Lands to the EP Zone, as shown on Attachment 2, to recognize the slopes on the Subject Lands in a protective zoning category.”

For more information, contact Casandra Krysko, Senior Planner, Development and Parks Planning Department, at ext. 8003.

Respectfully submitted by

A handwritten signature in black ink, appearing to read 'V. Musacchio', written in a cursive style.

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

# Procurement Strategies: Response to Tariffs –

Prepared by: Pooja Nagra, Director of Procurement Services and  
Louise Vrebosch, Deputy City Solicitor

March 4, 2025

VAUGHAN CITY HALL

# Quick Recap

- **February 1, 2025** – US Executive Order 14193
  - 25% tariff on “products of Canada”, as defined by the *Federal Register* notice (to be determined by the Secretary of Homeland Security)”
  - 10% tariff on “energy or energy resources”, as defined in Executive Order 14156
- **February 4, 2025** – Further to discussions between US and Canada, tariffs under EO 14193 paused until March 4, 2025
- **February 5, 2025** – Council directed staff to “explore all options” and bring forward a procurement strategy that would “prioritize buying Canadian goods and services in response to US tariffs”
- **February 10, 2025** – Proclamation ending tariff exemptions for steel and aluminum imports effective March 12th
  - 25% tariff on aluminum and steel

# Legal Landscape

- Procurement Principles: **Open, Fair** and **Transparent**
  - **Open = No Discrimination Based on Source of Origin or Geographical Location**
- Municipal Procurement is governed by legislation, trade agreements, caselaw and municipal by-laws, policies and procedures
- Comprehensive Economic and Trade Agreement (“**CETA**”) – Canada – European Union
- Canadian Free Trade Agreement (“**CFTA**”)
  - Prohibits providing preference to goods or services based on source of origin
  - Applies to procurements above a \$ threshold

# Proposed Approach

Utilize CFTA Thresholds as follows:

Procurements Valued Below CFTA Thresholds	Procurements Valued Above CFTA Thresholds
Increased Low Dollar Purchase Value to \$25,000 <ul style="list-style-type: none"><li>• Low-cost, low-risk procurements</li><li>• Direct purchase</li><li>• Preference given to Canadian goods and services</li></ul>	Open, Competitive Procurements, using Evaluation Methods that favour suppliers outside of the United States
Increased threshold for Invitational Procurements up to \$133,800 for Goods & Services, and up to \$334,400 for construction <ul style="list-style-type: none"><li>• Limited number of potential vendors are solicited based on defined requirements (e.g., source of supply)</li><li>• Competitive process ensures Best Value</li><li>• Preference given to Canadian goods and services</li></ul>	
Continued use of Collaborative Procurement Organizations who list Canadian suppliers and suppliers outside of the United States	

# Ongoing Work

## Identifying High Risk Procurements

- i. Limited alternative sources of goods due to nature of the goods i.e., vehicles
- ii. Required to maintain the operations in the City i.e., salt, steel, etc.
- iii. Price increases due to the scarcity of the goods

**Require flexibility to determine which procurements will require American goods or services, despite tariffs (i.e., software, Fire equipment, etc.)**



C 3

Communication

CW(1) – March 4, 2025

Item No. Pres1

# EVEREST ACADEMY



# WHO WE ARE!

## Location & Facility

Everest Academy is based in Vaughan, operating out of the Sports Village.

## Private Educational Institution

We offer a balanced academic and athletic program.

## Academic & Athletic Excellence

We provides a curriculum designed to prepare students-athletes for post-secondary education and competitive sports.

## Experienced Staff

Our staff ensures high-quality instruction in both academics and athletics.

## Diverse Sports Programs

We supports hockey, lacrosse, and other athletic disciplines alongside rigorous academics.



# WHAT WE DO!

## EVEREST ACADEMY

15 YEARS OF ACHIEVEMENTS



**20**

Average Graduating Class Size

**150+**



NCAA Commitments



**2**

MLB Draft Picks



CLIMB **HIGHER** TODAY  
GO **FURTHER** TOMORROW

**25+**

NLL Draft Picks



**18**

NHL & bound athletes



# PARTNERSHIP WITH THE CITY OF VAUGHAN AND SPORTS VILLAGE

## Proven Track Record

We have been a tenant at the Sports Village for the past 4 years. Everest Academy began operations at the Sports Village in 2020 with 155 students.

## Current Enrollment

We are now serving over 200 students who are housed in portables.

## Future Growth

We expect to reach full capacity of 220 students by the 2025-26 school year.

## Maximized Space Usage

Our organization utilizes the entire Sports Village space Monday to Friday from 8 am to 4 pm, plus after-school ice-time.

## Strong Contribution

We contribute over \$700,000 annually to the City of Vaughan through ice rentals, the food program, leases, and events.

## Space Constraints

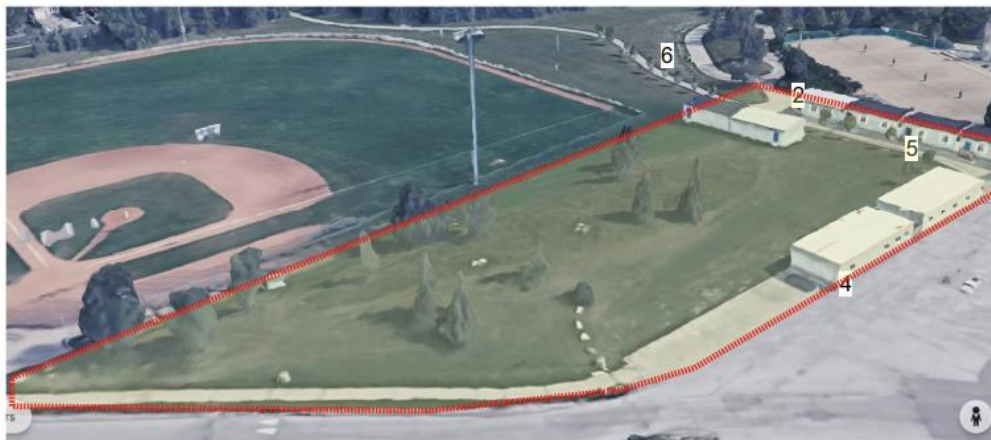
- Outgrowing current space and aging portables. Outgrowing office space. Outsourcing alternative workout spaces
- to accommodate growing needs.



EVEREST  
ACADEMY







PROJECT  
THE SPORTS  
VILLAGE

TITLE  
SITE PHOTOS

CLIENT  
EVEREST ACADEMY

DRAWN BY  
S.ZAYANDEHROODI

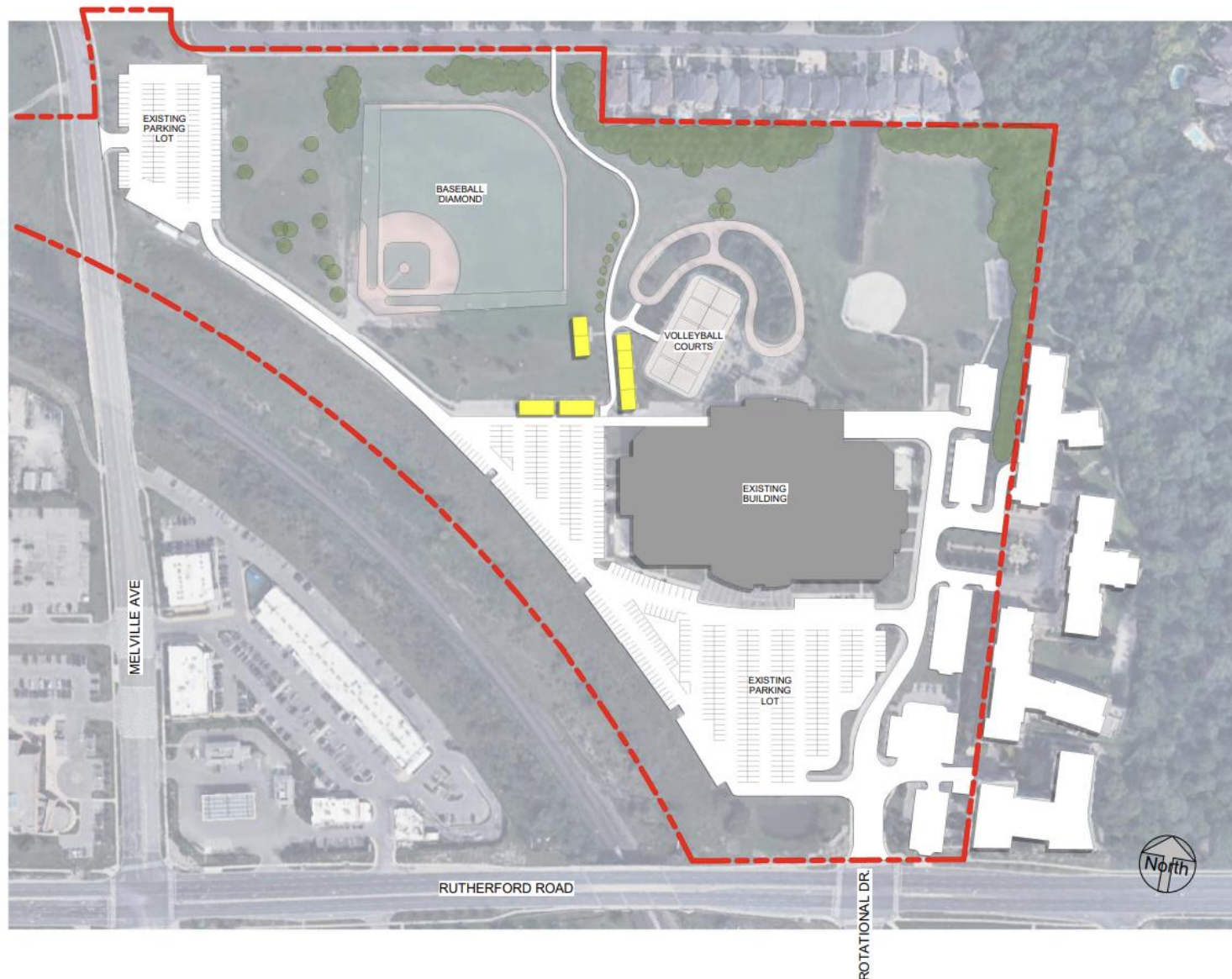
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2024-11-14

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PROJECT

THE SPORTS  
VILLAGE

TITLE

EXISTING SITE PLAN

CLIENT

EVEREST ACADEMY

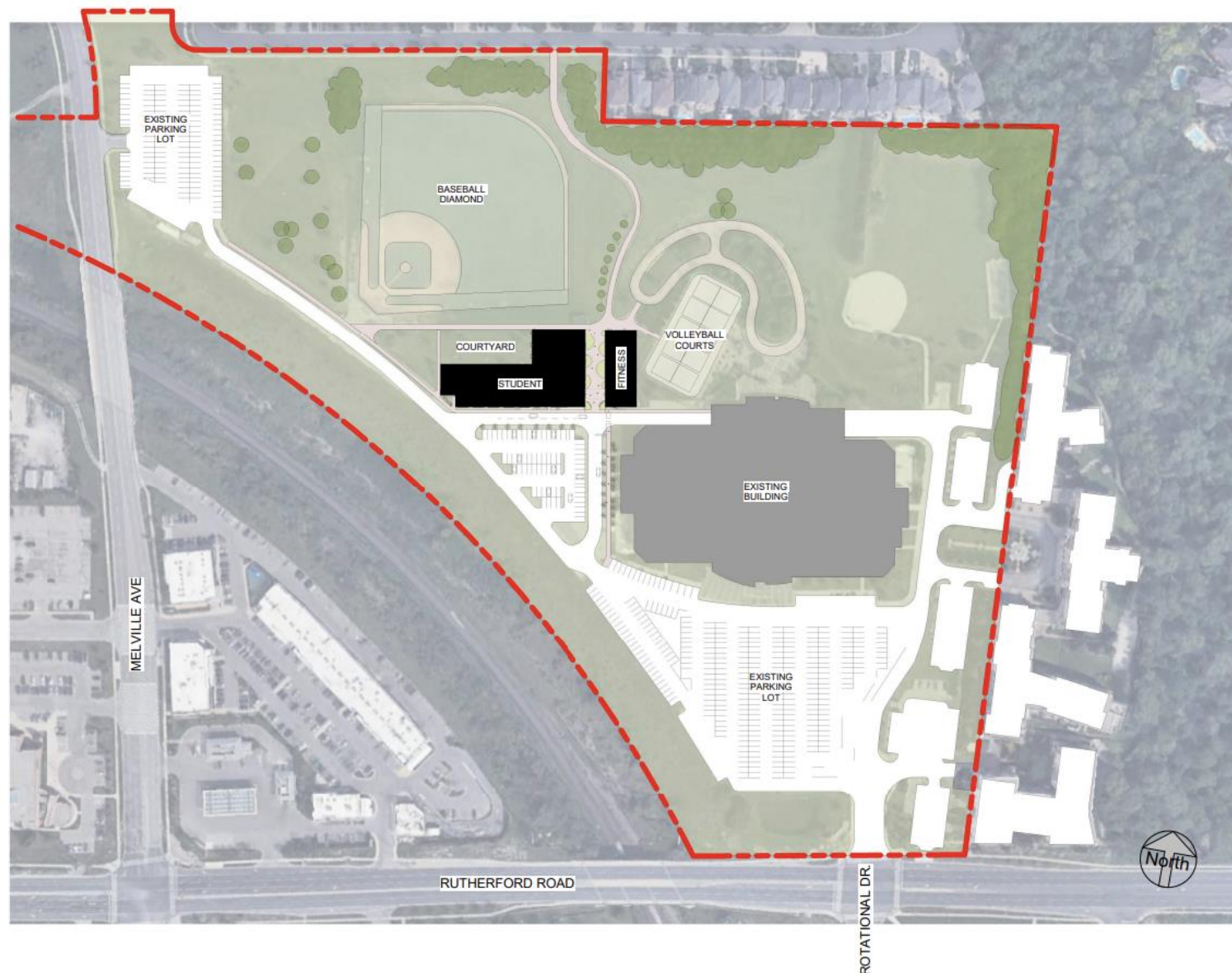
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2024-11-14

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REV





PROJECT

THE SPORTS  
VILLAGE

TITLE

PROPOSED SITE  
PLAN

CLIENT

EVEREST ACADEMY

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S.ZAYANDEHROODI

DATE  
2024-11-14

DRAWING NUMBER  
A101

REV







**EVEREST  
ACADEMY**

PROJECT

THE SPORTS  
VILLAGE

TITLE

LEVEL 1 OVERALL

CLIENT

EVEREST ACADEMY

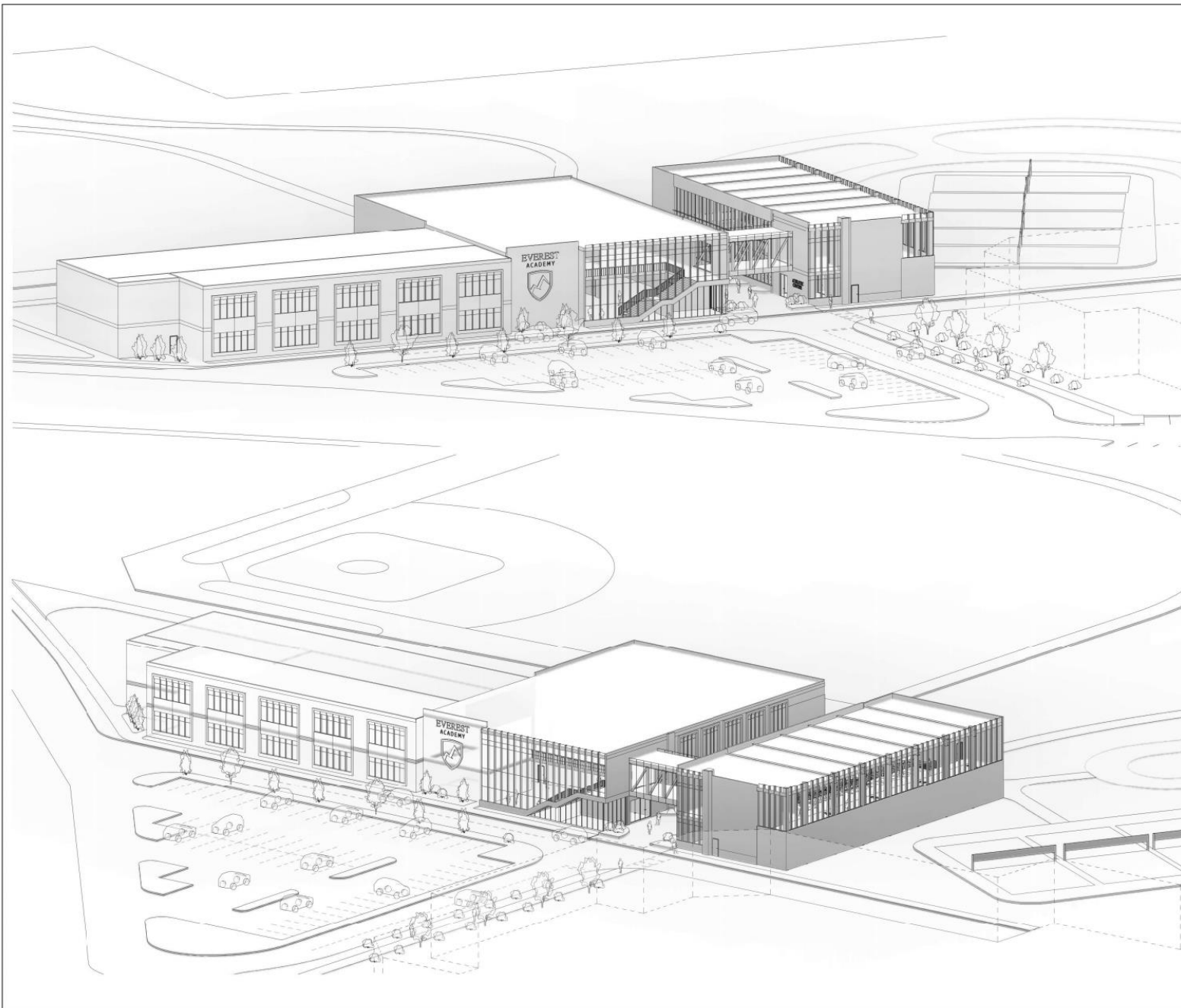
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PROJECT  
**THE SPORTS VILLAGE**

TITLE  
**DIAGRAMS**

CLIENT  
**EVEREST ACADEMY**

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# COMMUNITY IMPACT

**Value for Vaughan Students:** Highlighting the unique opportunities Vaughan-based students gain by attending Everest Academy.

**Current Challenges:** Vaughan residents currently need to travel to Thornhill, Aurora, King City, or Toronto to access a true campus experience.

**Our Goal:** To become the leading private school in the city of Vaughan, providing local students with a premier educational experience close to home.

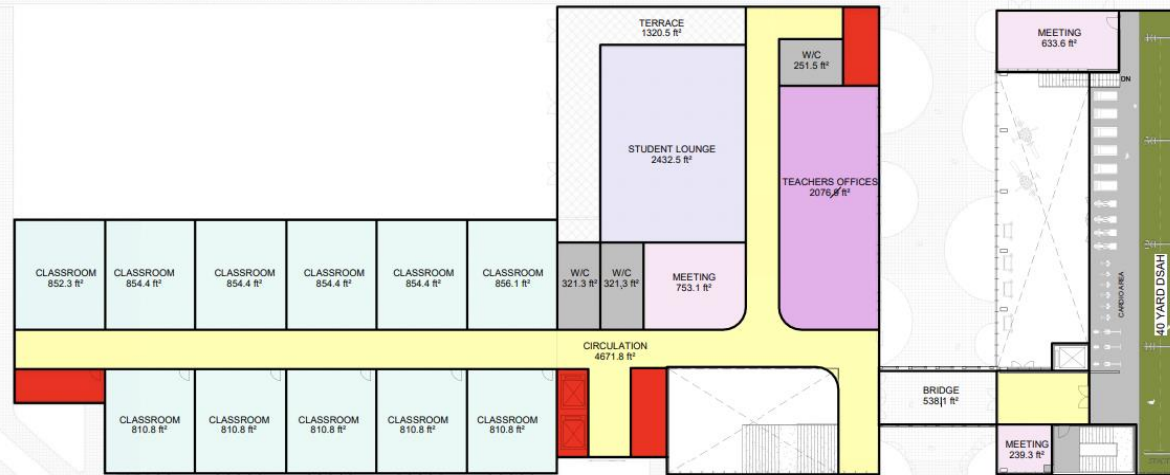
**Athletic Partnerships:** From May to August, we collaborate with current NHL players, Team Canada women's program, and Toronto FC athletes, providing a unique experience for our student-athletes.

**Vision:** We aim to be the leader in both academic and athletic development.

**Local Opportunity:** Vaughan residents currently need to travel to Thornhill, Aurora, King City, or Toronto for a true campus experience.

**Goal:** We aspire to become the leading private school in Vaughan, offering both academic excellence and athletic opportunities locally.





PROJECT  
**THE SPORTS  
VILLAGE**

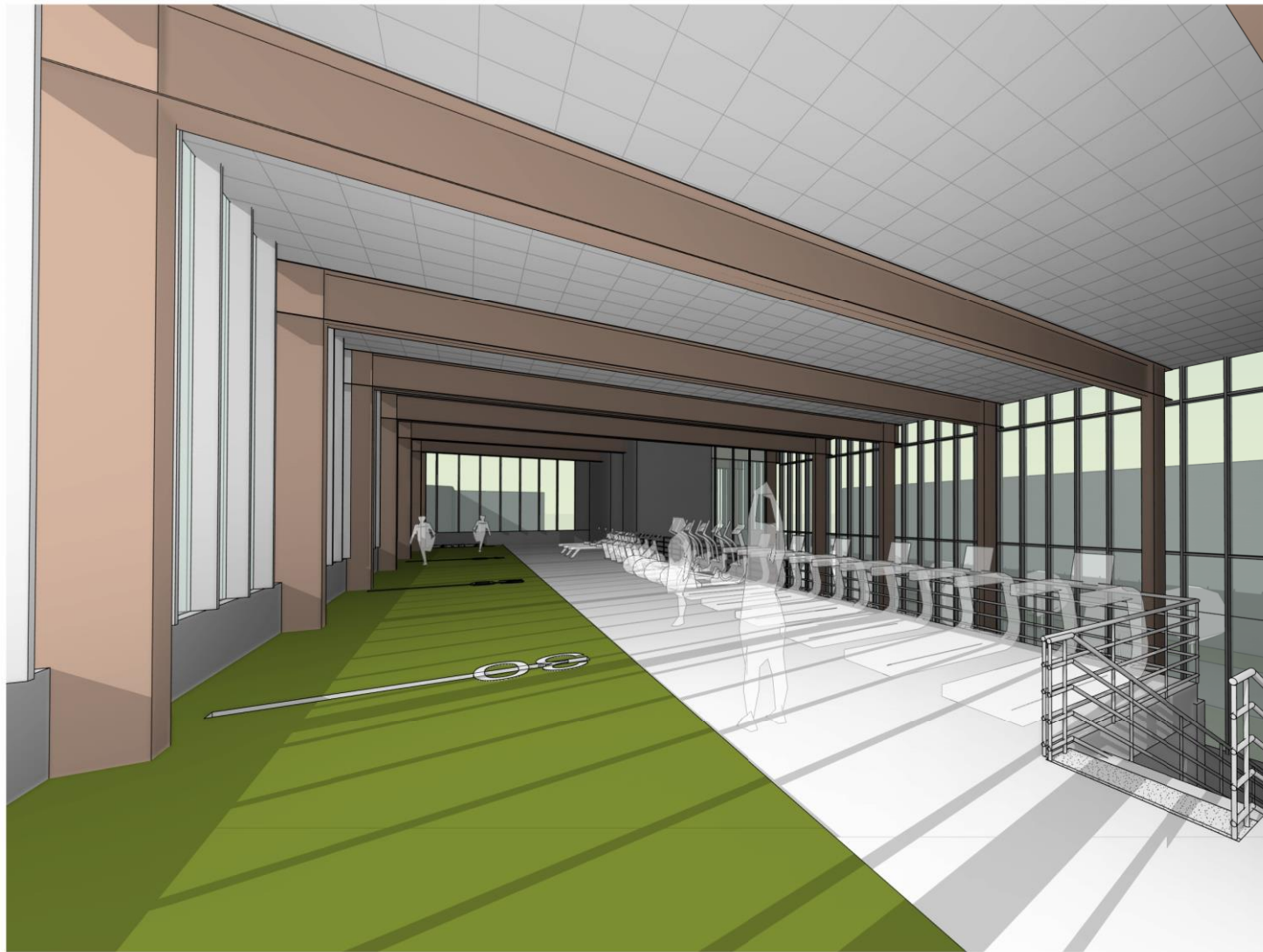
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**LEVEL 2 OVERALL**

CLIENT  
**EVEREST ACADEMY**

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PROJECT

THE SPORTS  
VILLAGE

TITLE

VIEW 1

CLIENT

EVEREST COLLEGE

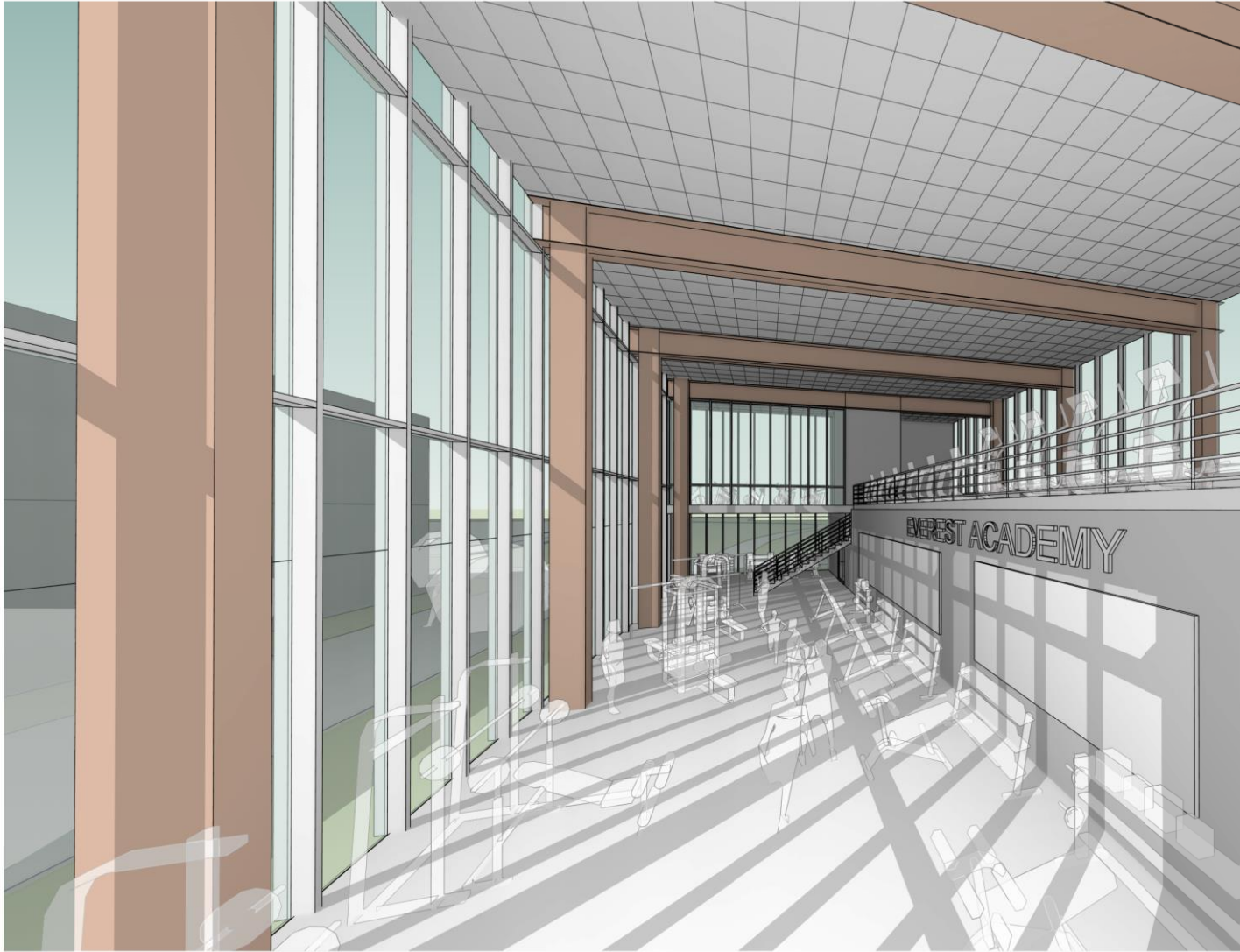
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REV





PROJECT

THE SPORTS  
VILLAGE

TITLE

VIEW 2

CLIENT

EVEREST COLLEGE

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S.ZAYANDEHROODI

DATE  
2024-10-16

DRAWING NUMBER  
A02

REV





EVEREST  
ACADEMY





EVEREST  
ACADEMY





EVEREST  
ACADEMY



# Q & A



THANK YOU!

## CONTACT INFO

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