

## Committee of the Whole (1) Report

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**DATE:** Tuesday, February 04, 2020

**WARD(S):** 4

**TITLE: VMC YMCA CENTRE OF COMMUNITY AND LIBRARY –  
BUDGET AMENDMENT - EMERGENCY PREPAREDNESS**

**FROM:**

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

Tim Simmonds, Interim City Manager

**ACTION:** DECISION

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**Purpose**

The purpose of this report is to request a budget amendment to capital project RE-9537-17 to purchase and install a backup generator at the Vaughan Metropolitan Centre (VMC) YMCA Centre of Community, Library and Recreational facility, to enable the facility to serve as a Community Resiliency Centre in the event of an emergency.

**Report Highlights**

- Currently, none of the community centres within the City of Vaughan have a back-up generator
- The City has the opportunity to leverage bundled pricing and provincial grants available through the YMCA to acquire and install a backup generator for the VMC YMCA Centre of Community and Library facility
- A budget amendment is required to proceed with procuring a generator.

**Recommendations**

1. THAT the budget in capital project RE-9537-17 be increased by \$900,000 inclusive of applicable taxes and administration recovery, funded 90% from Community Services and Library development charges and 10% from capital from taxation;

2. THAT the scope of work in the approved capital project RE-9537-17 be amended to include all works associated with the installation of a generator in the VMC YMCA Centre of Community and Library facility; and
3. THAT the inclusion of this matter on a Public Committee or Council agenda with respect to increasing the Capital Budget identified as “VMC YMCA Centre of Community and Library – Budget Amendment – emergency preparedness” is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002.

## **Background**

The VMC YMCA Community Centre and Library is a 109,000 square foot development in the VMC and will help to create a livable downtown and urban destination. The project promotes good asset management planning by integrating health and wellness with a mixed-use development, creating a truly transit-oriented development and people-first place, while capitalizing on joint partnerships.

The ability to provide emergency shelters to ensure the safety, security and well-being of our residents is a necessary component of managing any scale emergencies. All City of Vaughan community centres have been designated as emergency shelters, but they cannot be activated in the event of a community-wide power outage. At present, none of the City’s community centres have a backup generator, nor have they been wired to accommodate a generator. Equipping the VMC-YMCA site with a backup generator would also enable the facility to be used as an alternate emergency operations centre should the primary location become inaccessible.

The main driver behind moving forward to install a generator is to create a Centre of Resiliency which can be used by residents as a safe haven and/or the City as a service continuity site. The incidence of severe weather events in frequency and degree of impacts on residents supports the need for a generator.

The City has the opportunity to take advantage of a bundled generator purchase and provincial grant funding available through the YMCA that will result in significant savings to the City. The YMCA is purchasing several generators for their facilities in Toronto. The VMC generator would be included in the YMCA bundled purchase which would also benefit from a grant from the Independent Electricity System Operator (IESO) that YMCA already has approved and expires at the end of 2020.

The VMC-YMCA facility has already been pre-wired to accept a generator and all operating costs related to the generator will be covered by the YMCA as part of facility

operations. There is shared benefit in that the capacity for the number of people that could be accommodated in the space as an emergency shelter will increase.

### **Previous Reports/Authority**

1. [http://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/CW\(Ws\)0209\\_16\\_3.pdf](http://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW(Ws)0209_16_3.pdf)
2. [https://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/Finance0906\\_16\\_11.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/Finance0906_16_11.pdf)
3. [http://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/Finance0403\\_17\\_4.pdf](http://www.vaughan.ca/council/minutes_agendas/AgendaItems/Finance0403_17_4.pdf).
4. <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=11475>
5. <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=25664>

### **Analysis and Options**

A scan of municipalities in York Region was conducted to determine how many communities had at least one community centre with a back-up generator that could power the building during an outage. Richmond Hill, King Township, Georgina and Stouffville each have a facility with a back-up generator.

Foregoing the installation of a generator during construction will result in delays in opening a shelter to provide for the safety of affected residents in the event of an emergency. A contract would need to be established to have a generator ready to be delivered in the event of an outage. Delivery would be contingent on travel conditions and access to the site. A certified electrician and Electrical Safety Authority (ESA) inspector are required for the portable generator hook-up which would incur further delays in activating the shelter.

Recent high-rise fires in Toronto show the need for a shelter located within the VMC that is sustainable in most emergencies to provide necessary services to our citizens. The two closest community centres; Dufferin-Clark and Chancellor are outside of the neighbourhood area and neither has a back-up generator. The standards for emergency shelters established by the Public Health Agency of Canada requires that the temperature be maintained at 20° Celsius. A generator allows for a seamless transition in power supply and the maintenance of critical functions such as heat, air conditioning, water, sanitation, food supply and lighting.

Having at least one community centre with a backup generator ensures a safe haven for vulnerable residents who may be displaced due to a city-wide power outage

emergency. Additionally, making the VMC/YMCA Centre of Community and Library capable of operating under severe circumstances provides for a resiliency site as a back-up emergency operations centre or as a service continuity site should a City administration building be impacted.

### **Financial Impact**

This report is recommending a budget increase of \$900,000 to capital project RE-9537-17 (VMC Library, Recreation and YMCA Centre of Community), which is inclusive of contingency, applicable taxes and administration recovery, and represents approximately 25-30% savings to the City by leveraging YMCA provincial grants and bundled pricing. The budget increase is to be funded 10% from capital from taxation and 90% from development charges – community services and library. Any residual funds will be returned to the original funding source.

The total current construction-related budget for the VMC YMCA Community Centre and Library project is \$72.9M. The City's portion of this total project cost is \$55.2M, which consists of 100% of the capital costs for the City library and City recreation facilities and up to 2/3 of the capital costs for the YMCA facility.

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

York Region Community and Health Services supports emergency shelter operations.

### **Conclusion**

The City does not currently have a backup generator or the capacity to plug in a generator at any of its community centres. Installation of a backup generator during the construction of the facility gives the City the opportunity to take advantage of provincial grants and bundled purchase pricing available through the YMCA that will result in significant savings to the City. It is recommended that Council approve a budget amendment to the existing approved capital project budget to cover the additional costs associated with the generator purchase and installation.

**For more information**, please contact: Sharon Walker, Manager of Emergency Planning, ext. 6322 or Kay-Ann Brown, Project Manager, Infrastructure Financing, ext. 8354.

### **Attachments**

Not applicable.

**Prepared by**

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