

COUNCIL – DECEMBER 12, 2018

COMMUNICATIONS

Distributed December 7, 2018

		<u>Rpt No.</u>	<u>Item No.</u>	<u>Committee</u>
C1	Ms. Mary Flynn-Guglietti, McMillan LLP, Bay Street, Toronto, dated December 4, 2018	31	3	Committee of the Whole (Public Hearing)
C2	Ms. Maria Verna, Village of Woodbridge Ratepayers Association, dated December 7, 2018	29	1	Committee of the Whole
C3	Mr. Richard Lorello, dated December 7, 2018	29	1	Committee of the Whole

Distributed December 11, 2018

C4	Chief Financial Officer and City Treasurer and the Deputy City Manager, Community Services, dated December 11, 2018	29	1	Committee of the Whole
C5	Deputy City Manager, Planning & Growth Management, dated December 11, 2018	29	11	Committee of the Whole

Distributed December 12, 2018

C6	Fire Chief, dated December 7, 2018	29	4	Committee of the Whole
C7	Mr. Mario Racco, President, Brownridge Ratepayers Association, dated December 12, 2018	29	1	Committee of the Whole
C8	Confidential Memorandum from the Deputy City Manager, Corporate Services and the Deputy City Manager, Planning & Growth Management, dated December 12, 2018	30	2	Committee of the Whole (Closed Session)
C9	Vaughan Residents Alliance, dated December 12, 2018	29	1	Committee of the Whole
C10	Rose Savage, dated December 5, 2018	29	1	Committee of the Whole

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Please note there may be further Communications.

Reply to the Attention of	Mary Flynn-Guglietti
Direct Line	416.865.7256
Email Address	mary.flynn@mcmillan.ca
Our File No.	6995L-00031
Date	December 4, 2018

DELIVERED BY E-MAIL TO developmentplanning@vaughan.ca

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Todd Coles, City Clerk

Dear Chair and Members of the Committee of the Whole:

**Re: Committee of the Whole Meeting of December 5, 2018
Applicant – 2748355 Canada Inc.
File Numbers – OP.18.014, Z.18.021 and 19T-18V008
Submissions on behalf of IKEA Properties Ltd.**

We are the solicitors retained on behalf of IKEA Properties Ltd. (“IKEA”), owners of lands located at the south-west corner of Interchange Way and Exchange Avenue, municipally known as 200 Interchange Way. The IKEA lands immediately abutt lands owned by 2748355 Canada Inc. (the “Applicant”), which lands are the subject of applications for an official plan amendment, rezoning and plan of subdivision.

The Applicant has submitted applications to permit a 993-unit residential development consisting of twenty-two (22) townhouse blocks, two (2) fifteen-storey apartment buildings with 169m² of ground floor commercial uses, and a nine-storey (9) residential apartment building.

The IKEA lands have an area of 8.17 ha (20.2 acres). The IKEA store consists of a two-storey building with an existing gross floor area (“gfa”) of 29,464 square metres (317,148 sq.ft.). IKEA is a major retail anchor in the City of Vaughan and the Region of York providing employment to approximately 350 persons. The IKEA store is located within the Vaughan Metropolitan Centre Secondary Plan (“VMSCP”), which recognizes that the existing use may remain and in fact is permitted to expand up to 10 % of its existing gfa, subject to specified criteria. IKEA intends to maintain its store at this location for many years into the future.

IKEA has reviewed the Applicant’s proposal and the various reports filed in support of the application. IKEA is concerned that a predominantly residential development at the proposed density envisioned may create significant land use compatibility issues. In particular, IKEA has concerns related to land use planning issues, the adequacy of noise mitigation and the impact of the increased traffic on accessibility to its site for its customers, employees, deliveries and service vehicles. In this context IKEA retained the following experts to assist them with their review of the Applicant’s proposal:

1. R.L. Scott Penton, P. Eng. of Novus Environmental;
2. Margot Smeenk, P. Eng. of EXP; and,
3. Alan Young of A. Young Planner Ltd;

1. Peer Review of Noise Assessment:

We are attaching for review and consideration the Novus Environmental Peer Review (“Novus”) of the Noise Assessment Report prepared by HGC Engineering. Novus concludes that the HGC Engineering report does not address actual noise emission data, does not address all potential noise sources and did not take into consideration the potential expansion by 10% of the existing IKEA store, as is permitted in the VMSCP.

The HGC report makes a number of recommendations for noise mitigation, the sufficiency and feasibility of which have not been provided. For example, HGC states that the west facades of the townhouse blocks (Blocks 1 – 4) have been designed such that there are no noise sensitive spaces on the north, west and south facades and therefore mitigation is not required for these blocks. However, designing a three-storey townhouse with no windows or doors attached to noise sensitive spaces on three of the four façades is a significant design challenge, yet no floor plans have been provided to demonstrate how this is achieved. In fact, the façade views provided in the HGC report illustrates operable windows on the front (west) and north (end) elevations, facing IKEA. Further, the drawings illustrate rooftop decks on the units facing westward, which would have a full view of the IKEA operations.

The report does not provide sufficient study or information related to proposed mitigation measures and how the mitigation will be secured.

2. Peer Review of the Traffic Impact Assessment:

We are attaching for review and consideration the EXP Peer Review of the BA Group Transportation Study. The EXP Report concludes that the BA Group Report has a number of deficiencies which may understate the proposed development’s impact on the accessibility of customers, employees, deliveries and service vehicles to the IKEA store. For example, EXP states that no analysis has been conducted during the weekend peak at intersections surrounding the IKEA property. It is imperative that a traffic impact study of a dense residential development immediately abutting a major retail store such as IKEA, cannot be considered adequate if no assessment of weekend traffic has been assessed. The EXP transportation team’s site observations during weekends confirms that the roads surrounding the IKEA site are well occupied by IKEA shoppers. EXP is concerned that the addition of the new development may increase delays significantly enough that queues could extend to adjacent intersections.

In addition, EXP notes that BA has not fully reviewed the spacing of the IKEA accesses and the proposed development to ensure that conflicting turning movements do not create blockage by queue spillback and limited driveway sight distances. As well, adequate consideration of the number of delivery trucks has not been assessed, nor has consideration of safety concerns related to truck turning movements and parked cars on Street “C” been adequately assessed.

EXP concludes that a more fulsome study is required which may result in significant modifications to the proposal in order to mitigate the traffic impacts.

3. Land Use Planning Concerns:

We are attaching for review and consideration a report prepared by Alan Young, a qualified land use planner that summarizes his concerns related to the Applicant's proposal. Mr. Young states that the proposal as currently presented, is not consistent with the Provincial Policy Statement ("PPS") in that major facilities and sensitive lands uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants to minimize risk to public health and safety and to ensure the long-term viability of major facilities pursuant to s.1.2.6.1 of the PPS.

Mr. Young also states that the placement of office and commercial uses to address land use compatibility issues is already an important feature of the VMCSPP. The Applicant's proposal for almost 100% residential land uses ignores the importance of using commercial or office uses as a buffer between the proposed residential and the IKEA store. Policy 8.3.1 of the VMCSPP acknowledges that lands within the "South Precinct" are encouraged to have a mix of uses, with a high proportion of offices uses overall and retail on Interchange Way. He concludes that the provision of office uses along Exchange Avenue would assist in resolving the land use compatibility issues identified in the Novus and EXP reports.

4. Conclusions:

We respectfully submit that the Applicant's proposal, in its current form, creates significant land use compatibility issues as identified through the expert reports attached to this letter. The proposal before the Committee of Whole is not consistent with the Provincial Policy Statement, does not conform to the VMCSPP and does not represent good land use planning principles. We request the Committee of the Whole to defer consideration of the applications at this time. We further recommend that appropriate discussions take place between the City, the Applicant and IKEA in an effort to ensure that the identified issues have been appropriately addressed prior to the return of consideration of the applications. Also, please list our Associate, Kailey Sutton as a deputant with respect to this item.

Yours truly,


Mary Flynn-Guglietti

CC: Ikea Properties

Attachments: Planning Report of Alan Young of A. Young Planner Ltd, dated December 4, 2018

Peer Review of Traffic Impact Assessment prepared by EXP, dated December 3, 2018

Peer Review of Noise Assessment prepared by Novus Environmental, dated November 28, 2018

A. Young Planner Ltd.

62 Pine Crest Road
Toronto M6P 3G5
416-806-2843
alan@ayoungplanner.com

December 4, 2018

Ms. Mary Flynn-Guglietti
McMillan LLP
Brookfield Place, Suite 4400
181 Bay St.
Toronto M5J 2T3

**RE: IKEA Properties Ltd. ("IKEA")
- and -
2748355 Canada Inc. ("Applicant")
City of Vaughan Applications OP.18.014, Z.18.021, 19T-18V008
Interchange Way/Exchange Avenue**

A. Young Planner Ltd. has been retained by IKEA to provide planning advice in relation to the above applications affecting lands located immediately behind IKEA's retail store at 200 Interchange Way in the Vaughan Metropolitan Centre.

This letter will provide comments on the Applicant's proposal, and has been informed by the land use compatibility comments provided by Novus Environmental in their letter dated Nov. 28, 2018, and the transportation comments provided by EXP in their letter dated Dec. 3, 2018.

IKEA's property has an area of 8.17 ha (20.2 acres). The store, which opened in 2003, has a gross floor area of 29,464 square metres (317,148 sq.ft.) on two levels. The IKEA store is a major retail anchor in the City of Vaughan and York Region, providing employment for approximately 350 people.

With a height of two storeys and a density of 0.36 FSI, the existing development of the IKEA property is less intense than what the City envisages for this area, but the Vaughan Metropolitan Centre Secondary Plan ("VMSCP") recognizes, appropriately, that existing buildings may remain and allows for their expansion by up to 10% subject to specified criteria being met.

IKEA plans to maintain its store for many years into the future. In this context, the Applicant's proposed residential development is of concern because it would introduce sensitive uses in immediate proximity to IKEA's rear service areas. There is potential for IKEA's ability to use its loading docks and waste/recycling facilities on a 24/7 basis to be prejudiced by future complaints from residents.

As documented by Novus Environmental, the noise study submitted by the Applicant has a number of shortcomings in its approach. Its conclusions rely on noise mitigation measures that have not been fully identified, costed or

reviewed for feasibility by IKEA. The study also relies on specialized townhouse designs which have not been provided for review. In summary, it has not been established that the Applicant's residential project is feasible from a land use compatibility perspective.

As a result, the proposal as currently presented is not consistent with the Provincial Policy Statement which states: *"Major facilities and sensitive land uses should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities"* (1.2.6.1).

The proposal is also not in conformity with the following (unapproved) policy in the VMCSPP: *"Proposed residential and other sensitive land uses close to existing industrial uses shall demonstrate compatibility and, where necessary, mitigate the impact of the existing use in terms of noise, vibration, air quality, lighting, overlook and traffic generation, in general accordance with all Provincial and municipal guidelines"* (8.1.8).

The Applicant's proposal for almost 100% residential land uses is also problematic in the context of the VMCSPP's land use policies. The Applicant's lands are located within the "South Precinct" where the VMCSPP encourages *"a mix of uses ... with a high proportion of office uses overall and retail on Interchange Way"* (8.3.1). To conform with this policy, at least some office uses should be provided, along with more retail uses along Interchange Way. The provision of the office uses along Exchange Avenue (Street C) could help resolve the land use compatibility issue.

The strategic placement of office and commercial uses to address land use compatibility issues is already a feature of the VMCSPP. In the two designated Neighbourhood Precincts that are expected to have land use compatibility issues *"owing to the close proximity of Highway 400/industrial uses"* (8.4.3), office and ancillary commercial uses are permitted to provide a buffer. A similar concept would be appropriate in relation to the IKEA property, with the applicant locating office and/or commercial uses along the east side of Street C, across from IKEA's loading docks.

The Applicant's residential concept would be more appropriately located in one of the Neighbourhood Precincts which are to be developed primarily for residential uses in a mix of low-rise, mid-rise and high-rise buildings (8.4.1).

The Applicant's proposal for the conversion of Exchange Avenue into a public street (Street C) is appropriate subject to a suitable street cross-section being selected. In their letter dated Dec. 3, 2018, EXP has expressed a concern that the width of the pavement in the standard Local Street cross-section road allowance is insufficient for the turning movements of the trucks that need to access its loading docks. Accordingly, the cross-section for Street C should be modified as shown in EXP's letter. An official plan amendment would not be required since the street cross-sections are in the Appendix to the VMCSPP.

Finally, the EXP letter has identified several deficiencies in the Applicant's traffic analysis which must be addressed. In particular there should be a queue analysis to ensure that no problems are created as a result of the proposed development levels and the limitations of a partial street network which may not be improved for some time to come.

In conclusion, the Applicant's current proposal does not represent good planning because it:

1. is not consistent with the Provincial Policy Statement with respect to land use compatibility;
2. does not conform with VMCSPP policies relating to land use compatibility and land use mix;
3. prejudices the ability of IKEA to conduct its loading operations on a 24/7 basis, because the land use compatibility issue has not been adequately addressed;
4. relies on a cross-section for Street C which does not provide enough space for trucks using IKEA's loading docks; and
5. relies on a traffic impact study which requires further work to provide confidence that the accessibility of IKEA's store will not be unduly prejudiced.

It would be appropriate for discussions to take place between the City, the Applicant and IKEA in an effort to resolve the above issues prior to the return of the official plan and zoning amendment applications to the Committee of the Whole.

Yours truly,

A. Young Planner Ltd.



Alan Young, BES MSc MCIP RPP MRTPI
President



1595 Clark Blvd.
Brampton, ON L6T 4V1, CANADA
T: 1.905.793.9800 • EXP.com

December 3, 2018

Ms. Mary Flynn-Guglietti
McMillan LLP
Brookfield Place, Suite 4400
181 Bay Street
Toronto, ON M5J 2T3

mary.flynn@mcmillan.ca

Project Name: IKEA Vaughan Public Meeting Support
Project Number: BRM-00606072-A0
Subject: **Proposed 30 Interchange Way Development**
Vaughan File Nos. OPA.18.014, ZBA Z.18.021 and 19T-18V008
Peer Review of Traffic Impact Assessment

Dear Mary:

EXP Services Inc. has been retained by IKEA Canada to provide professional transportation engineering services to conduct a peer review of the traffic impact assessment for, and evaluate the impact of, a new development at 30 Interchange Way in the Vaughan Metropolitan Centre (VMC Block 2). The site is located next to IKEA Vaughan at the southeast corner of Interchange Way and Exchange Avenue in the City of Vaughan as illustrated in **Figure 1**.

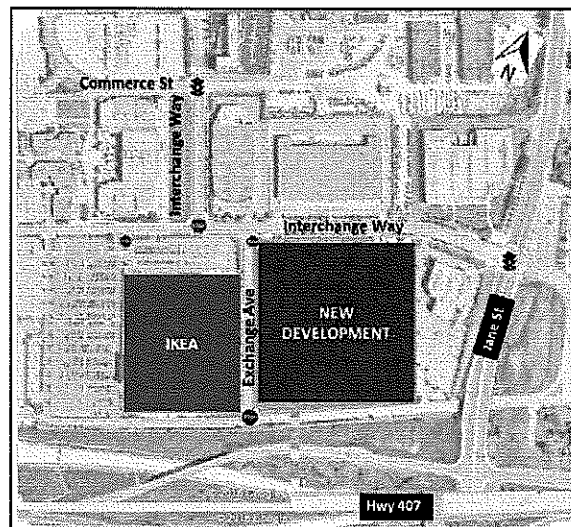


Figure 1 - Environs of 30 Interchange Way and IKEA Vaughan

The following documents were considered:

- City of Vaughan Transportation Master Plan, 2012, Appendix J – Review of Transportation Policies, Road Classification System, and Design Standards and Criteria
- Vaughan Metropolitan Centre (VMC) Secondary Plan
- Vaughan Metropolitan Centre 30 Interchange Way (Block 2) Transportation Study, BA Group, July 2018
- Interchange Way & Exchange Avenue, Vaughan, Site Plan (Ground), Turner Fleischer, July 2018
- Transportation Mobility Plan Guidelines for Development Applications, York Region, 2016

1. Peer Review of BA Group Transportation Study

We have the following concerns regarding the development's transportation study and its ability to fully describe the impact of the proposed development on road users in the area:

- No analysis has been conducted during the weekend peak at intersections surrounding IKEA property. Saturdays and Sundays are very busy shopping days at IKEA and staff report congestion on adjacent roadways. EXP transportation team's site observations during weekends confirms the roads surrounding the site are busy with IKEA shoppers. With the new development, delays may increase significantly with the addition of residential traffic, and queues could extend to adjacent intersections.
- The Site Trip Distribution is based on 2016 TTS data. After opening the new subway station at Jane and Hwy 7 in December 2017, it is expected to include the effect of new station in the trip distribution. In addition, site traffic has been distributed solely eastbound at the Interchange Way/ Street "C" intersection, in contrast to the high proportion turning westbound from background traffic.
- The following intersections have been excluded from the analysis. The first two intersections play an important role in comparing existing condition versus future condition with the development in place especially after the opening of subway station at Jane and Hwy 7:
 - Interchange Way at Commerce
 - Interchange Way at Hwy 7
 - IKEA access west of Interchange Way at Interchange Way
- According to the York Region's "Mobility Plan Guideline for Development Applications", the study should evaluate traffic condition for existing, opening day, 5-year after, and 10-year after. The BA group's report has considered analysis for existing, 2023 and 2031.
- It is not clear how the Active Transportation components have been included in the future analysis and how the additional pedestrian/bike/transit volumes will affect intersection operations. (Note that there is 10% existing active transportation and a future increase has been assumed.)
- No queue analysis has been provided for horizon year forecast. Due to proximity of intersections, extended queues may cause serious problems in the study area.

- No traffic signal warrant analysis has been conducted at the existing all-way stop controlled intersections
- Future background volumes were derived by applying maximum volumes by road classification. Only one additional background development has been included up to 2031. More investigation is required to determine the potential impact of other planned developments and to ensure consistency with the VMC plans.

Overall, the BA Group study has some deficiencies which may understate the proposed development's impact on easy accessibility of customers, employees, deliveries and service vehicles to the IKEA Vaughan store.

2. Additional Transportation Concerns

The current site plan shows Street "C" adjacent to the IKEA Vaughan loading area, as a Local Road with parking on both sides of the roadway and 22 m ROW. This designation is also an alternative provided in the VMC Secondary Plan.

This classification of roadway and cross-section is incompatible with the adjacent commercial usage. Truck movements will be constricted by parking and may pose safety concerns, as shown on the attached turning movement diagram.

Typically, a road with established truck movements would have wider lane widths and limited driveway access and parking. The City of Vaughan's Transportation Master Plan reviewed the road classification system and eliminated the previous 23.0m Industrial Road cross-section (which appears to be in place on Street "C") in favour of general 23.0m Minor Collector cross-section. Both standards are attached.

It may be most appropriate to retain Street "C" as a 22m ROW Local Street, with modifications as permitted by the VMC Secondary Plan without amendment. As shown in Figure 2 (with modifications shown in red), this cross-section should incorporate wider through lanes to accommodate heavy vehicles and at most one side parking.

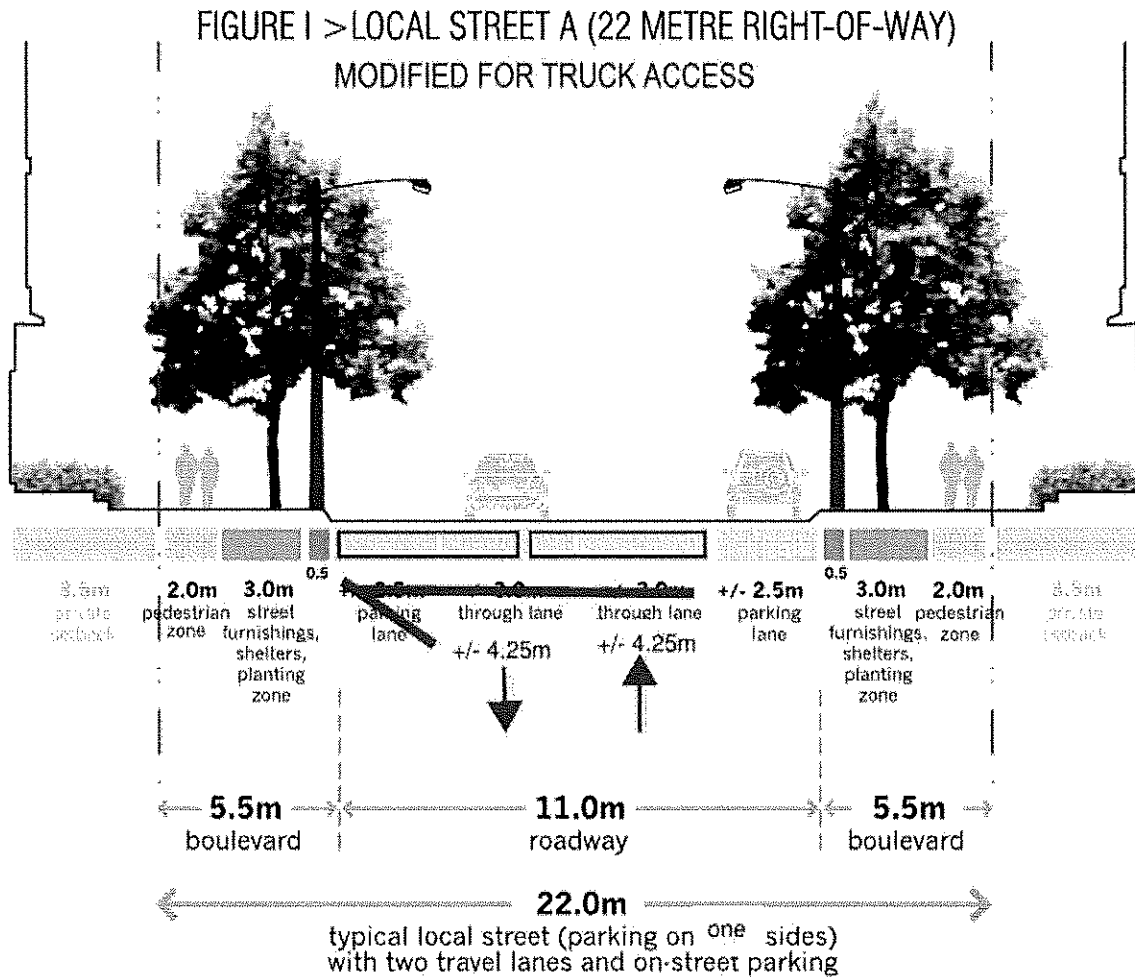


Figure 2 - Proposed Street "C" Modified Local Street Cross-Section

Spacing of IKEA accesses and proposed development private driveways need to be carefully considered. Potential conflicting turning movements, blockage by queue spillback and limited driveway sight distance of all conflicted vehicles are of concern. The current number of delivery trucks are provided as following:

- During off peak times: on average 3-4 trailers per day
- During peak times: on average 5-7 trailers per day

In addition, shunting, cascade arrivals and XPO truck movements occur daily at these accesses.

3. Conclusion

In summary, the proposed development at 30 Interchange Way poses the following potential traffic impacts to the IKEA Vaughan store customers, employees and operations which must be resolved:

1. Additional vehicular traffic volumes on adjacent streets on weekends, which has been observed to be an already congested time period. Additional traffic to the network expected to have significant effect on IKEA customers and their accessibility to the store.
2. Queuing back from congested intersections, impacting movements into and out of the IKEA Vaughan site.
3. Requirements for changes in traffic control which have not been explored.
4. Safety concerns regarding truck turning movements and parked cars on Street "C".
5. Significant increases in pedestrian and bicycle traffic requiring changes in traffic operations and potential safety concerns.

In conclusion, the BA Group study has some deficiencies which may understate the proposed development's impact on easy accessibility of customers, employees, deliveries and service vehicles to the IKEA Vaughan store. Changes to the development's site plan, including Street "C" cross-section and land use designation may be required to mitigate impact.

Best Regards,



Margot Smeenk, P.Eng., PTOE
Practice Lead, Transportation

c.c.: Kristina Preece (IKEA); Alan Young (A. Young Planner Ltd)

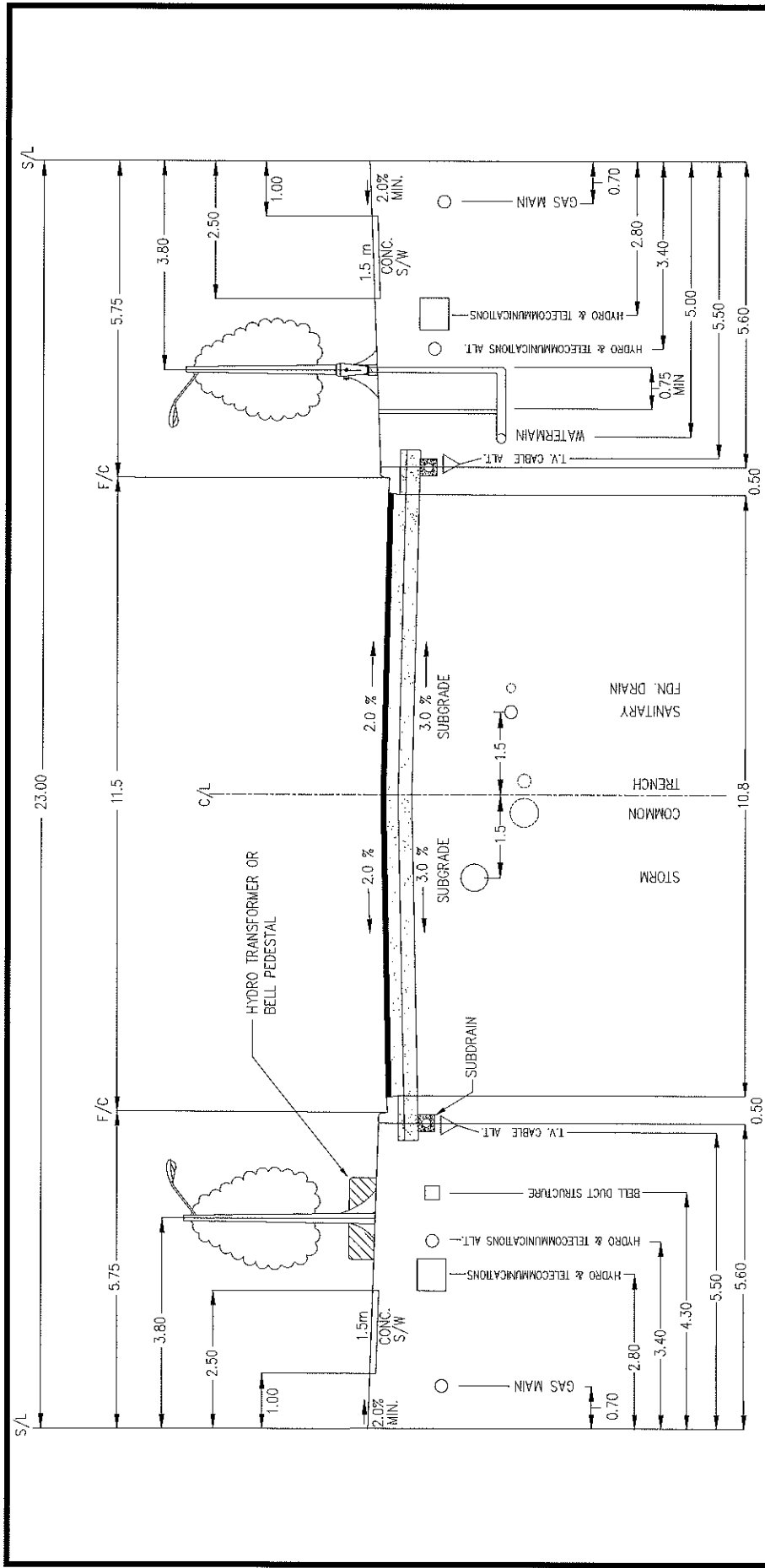


APPENDICES:

TRUCK TURNING MOVEMENTS ON STREET “C” WITH ON-STREET PARKING

CITY OF VAUGHAN INDUSTRIAL ROAD CROSS-SECTION (PRIOR TO 2012)

VAUGHAN METROPOLITAN CENTRE ROAD CROSS-SECTIONS (COLLECTOR AND LOCAL
ROADS)



NOTES

1. PAVEMENT WIDTH IS DESIGNED TO ACCOMMODATE 2 TRAVEL LANES WITH 1 PARKING LANE.
2. PAVEMENT DESIGN SHALL CONFORM TO MINIMUM CITY STANDARDS AND/OR APPROVED GEOTECHNICAL REPORT.
3. ACTIVELY GROWING No. 1 NURSERY SOD TO BE LAID ON 150mm OF TOPSOIL, PROPERLY GRADED AND ROLLED.
4. DEPTH OF COVER ON ALL MUNICIPAL INFRASTRUCTURE SHALL CONFORM TO MINIMUM CITY STANDARDS.

m DIMENSIONS IN METRES
EXCEPT AS NOTED

4.			
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1.			
REVISIONS		DATE	
CITY OF VAUGHAN		ENGINEERING DEPARTMENT	
CITY OF VAUGHAN ENGINEERING STANDARD		INDUSTRIAL ROAD	
23m R.O.W.		STD. DWG.	
NOT TO SCALE	DESIGNED: ENG. DEPT.	DATE: MARCH 2004	B - 4

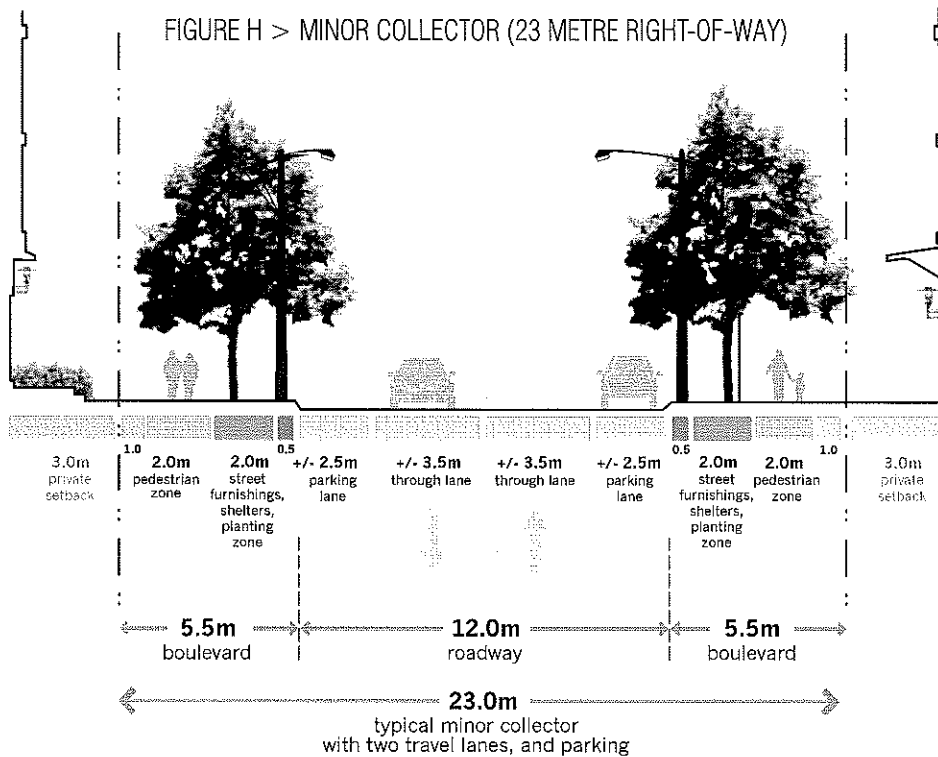
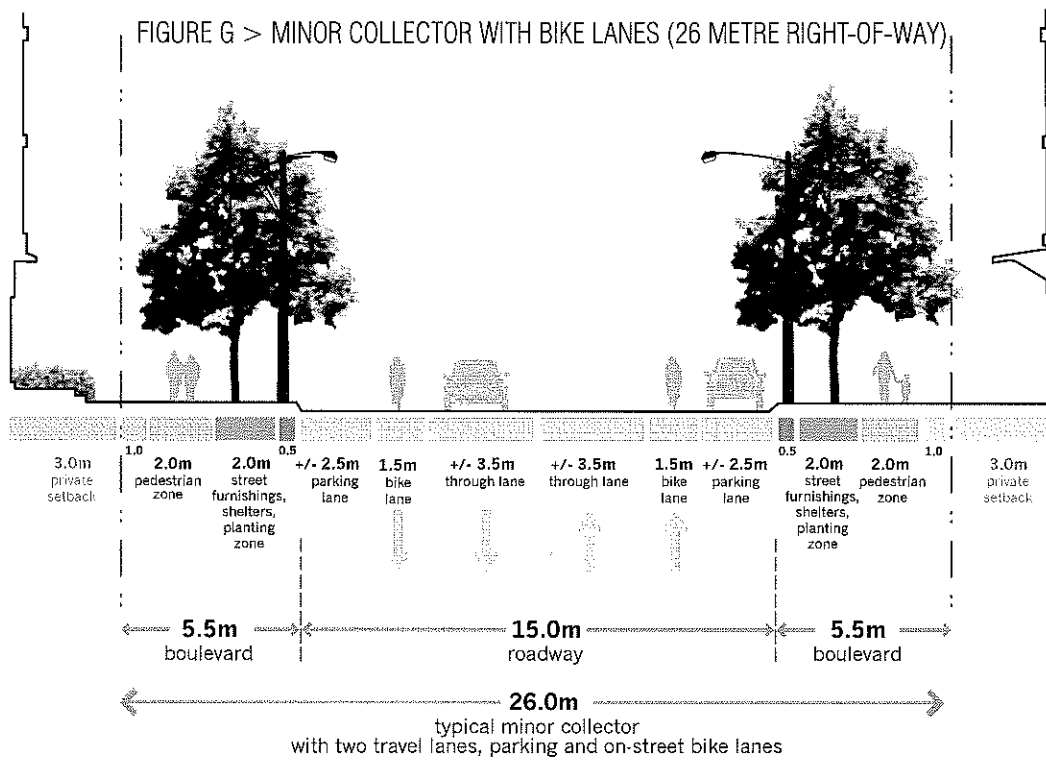


FIGURE I > LOCAL STREET A (22 METRE RIGHT-OF-WAY)

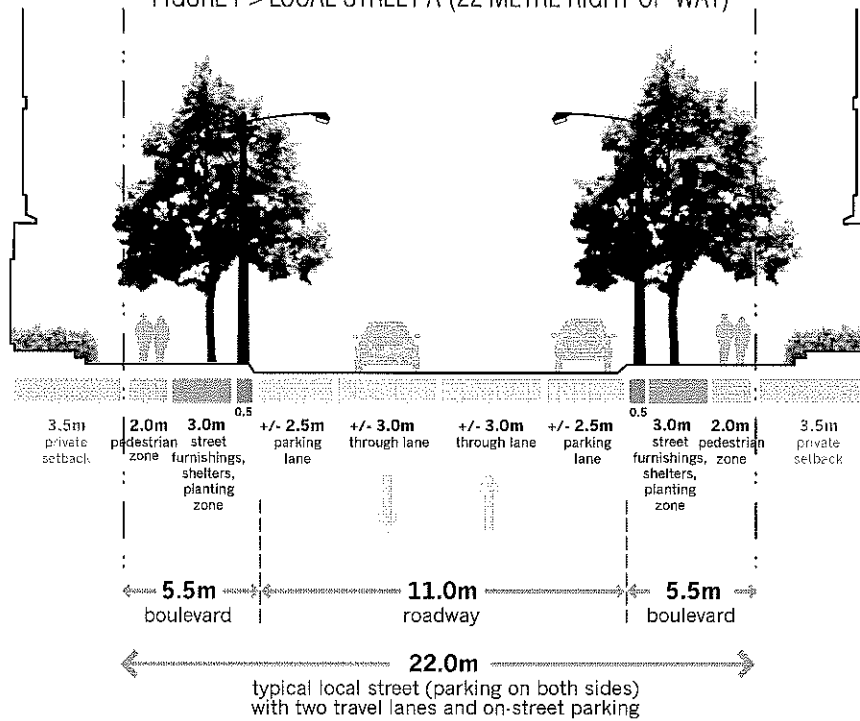
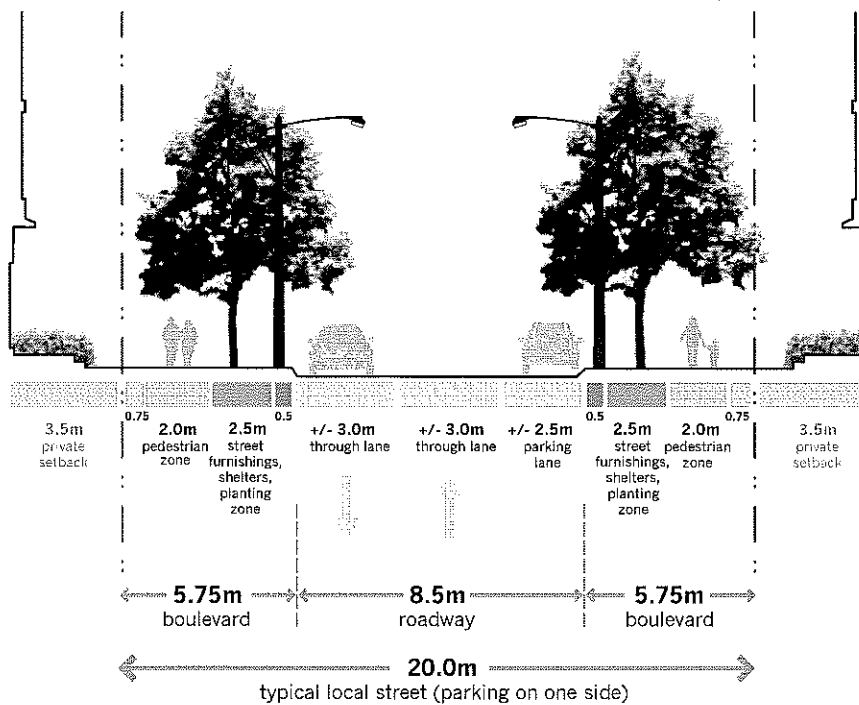


FIGURE J > LOCAL STREET B (20 METRE RIGHT-OF-WAY)





November 28, 2018

Ms. Mary Flynn-Guglietti
McMillan LLP
Brookfield Place, Suite 4400
181 Bay Street
Toronto, Ontario
Canada M5J 2T3

**Re: Proposed 30 Interchange Way Development
Vaughan File Nos. OPA.18.014, ZBA Z.18.021, and 19T-18V008
Peer Review of Noise Assessment
Novus File No. 18.0368**

Novus Environmental Inc. (Novus) was retained by IKEA Properties Ltd. ("IKEA") to conduct a peer review of the noise assessment conducted in support of the proposed residential development to be located at 30 Interchange Way, in Vaughan, Ontario. This report presents the results of our findings.

The following documents were considered:

- Ministry of the Environment, Conservation & Parks ("MECP") noise guideline Publication NPC-300;
- MECP Guideline D-6 - Compatibility Between Industrial Facilities And Sensitive Land Uses;
- City of Vaughan Noise By-law 062-2018;
- The Vaughan Metropolitan Centre (VMC) Secondary Plan;
- Site Plan RZ-2.03; and
- HGC Engineering ("HGC") report entitled "Noise and Vibration Feasibility Study, Proposed Residential Development, 30 Interchange Way, Block 2, City of Vaughan, Ontario", dated July 24, 2018 (the "Noise Report").

This peer review only considers the "stationary" industrial / commercial noise assessment which was completed in the Noise Report. It does not consider the transportation noise or transportation vibration assessment work.

1.0 Proposed Development

The proposed development is located between Interchange Way to the north, and Exchange Avenue to the south, with IKEA forming the western boundary and Teledyne Digital Imaging, Inc (“Optech”) the eastern boundary. South of Exchange Way lies Highway 407, with Highway 400 located approximately 800 m to the west.

The proposed development will consist of 3 mid-rise buildings located along the north and east corner of the property (9 to 15 storeys, totalling 574 units) and 22 blocks of townhomes (totalling 419 units) covering the remainder of the property (993 units in total).

2.0 Scope of the Noise Report

The only “stationary” industrial / commercial source of sound considered in the assessment is IKEA. The proposed development site is surrounded by other industrial uses, including Optech to the east, and Mircon, ND Graphics, Toromont CAT, and Mobile Climate Control Corp., to the north, across Interchange Way. Regardless, only noise impacts from IKEA are considered in the Noise Report.

Section 8 of the Noise Report presents an assessment under MECP Guideline D-6. Although they note the presence of the Optech facility, no noise assessment is included in the Noise Report. Optech would be a Class I Light industry under Guideline D-6, with a 20 m Recommended Minimum Separation Distance, and a 70 m Area of Influence. As residences will lie within 70 of the Optech site, a noise assessment is required under Guideline D-6. As well as mechanical equipment, there are loading and unloading docks on the south façade of this building, which specifically have the potential to affect the eastern side of the development.

3.0 Assessment of Noise Impacts From IKEA

HGC classifies IKEA as a Class I Light industry under Guideline D-6, with a 20 m Recommended Minimum Separation Distance, and a 70 m Area of Influence. However, based on the frequent movements of heavy trucks, including during the overnight-period, and the use of refrigeration units (“reefers”) for outside storage, IKEA is better described as a Class II Medium industry, with a Recommended Minimum Separation Distance of 70 m, and an Area of Influence of 300 m. As such portions of the western side of the development lie within the Recommended Minimum Separation Distance of IKEA.

Development within the Recommended Minimum Separation Distance is allowed under Guideline D-6, in accordance with Section 4.10 of the guideline, provided that a detailed noise study is conducted, and appropriate noise mitigation measures are identified and secured. As will be outlined below, we do not believe that this is currently the case.

3.1 MECP Guidelines and Limits

We agree that the NPC-300 “Class 1 area” noise limits are the applicable guidelines for the proposed development. The traffic data used in Tables VI to predict ambient sound levels appears to be reasonable.

However, as shown in the Noise Report Figure 6, Only a limited number of receptor locations (6) were chosen. These locations do not necessarily represent the locations with the potential for worst-case impacts from IKEA (which would result from the highest predicted sound levels from IKEA versus lowest predicted ambient sound levels/resulting guideline limits). Consider Receptor R2, which is on the south façade of Block 9. The south façade of Block 9 has a relatively high ambient sound levels due to its exposure to noise from Highway 407 to the south, which result in guideline limits of 60 dBA during the daytime, and 52 dBA at night. The north façade of Block 11 (immediately to the south) would have lower ambient sound levels and lower resulting guideline limits, since it faces away from Highway 407. However, both locations would have similar noise levels from IKEA, as both have a similar view of the loading docks. As a result it is highly likely that predicted steady source sound levels (see Table IX), which are shown to be in compliance at Receptor R2/Block 9, are not in compliance at Block 11.

The Cadna/A noise model used by HGC in the assessment allows for the prediction of sound levels at all locations on the facades of the proposed development, using the “Building Evaluation” feature of the model. HGC should redo the analysis, using a Building Evaluation approach to predict both ambient and IKEA sound levels, and to determine the actual extent of guideline excesses at all proposed development buildings.

Given the issues identified above, it is likely that the HGC Noise Report overestimates the ambient sound levels and resulting guideline limits, and therefore underestimates the potential noise impacts on the proposed development.

Section 81.9 of the VMC Secondary Plan (not yet approved) would allow for the use of a “Class 4” designation for the development site, if recommended by “a qualified acoustic professional”. HGC did not make a recommendation for the use of a Class 4 area in the Noise Report.

The Class 4 criteria allows for slightly higher noise guideline limits (+10 DB at facades and +5 dB at outdoor amenity areas). However, predicted ambient sound levels in some affected locations are already above the elevated Class 4 guideline minimums, and in the absence of a more fulsome study using Building Evaluations, it is uncertain if the use of a Class 4 designation would alter the noise mitigation requirements.

3.2 Assessment Scenarios

The Noise Report considered both impulsive noise (from tractor trailer coupling and uncoupling as well as unloading); and non-impulsive “steady state” noise (from truck movements, HVAC systems, reefers, etc.), which is appropriate. The general methodologies used are appropriate. However, some key modelling parameters which have significant potential to affect predicted sound levels are not provided, including ground attenuation, air temperature, relative humidity, and order of reflection. As discussed above, a Building Evaluation approach should be used.

Per Section 9 of the Noise Report, the noise modelling is based on assumed sound power levels (i.e., noise emission rates) rather than on measurements of specific IKEA equipment/ activities. Given that noise mitigation is shown to be required, it would have been appropriate to use actual data. The assumed sound levels shown in Table VIII truck activity, reefers and compactors are much lower than those measured by Novus for similar projects.

The assessment of impulsive noise is based on a blended sound power level of 108 dBAI, consisting of an average of impulsive noise from tractor trailer coupling/uncoupling and forklift noise from unloading. No detail is provided on how this number was obtained (e.g., how many forklift events versus uncoupling events).

The assessment does not include an assessment of noise from the emergency electrical generator located at IKEA.

The noise assessment makes a number of assumptions on IKEA activities. We understand from IKEA that HGC has only recently approached them, after the issuance of their report, asking to confirm facility activities.

The assessment assumes three compactors operate for 20 minutes during a worst-case hour, and only during daytime hours. In fact, there are 5 compactors, and the compactors do run overnight.

Given the issues identified above, it is likely that the HGC Noise Report underestimates the potential noise levels from IKEA operations, and therefore the potential noise impacts on the proposed development.

3.3 Required Noise Mitigation Measures

To address the predicted noise impacts, the HGC Noise Report makes a number of recommendations for noise mitigation, the sufficiency and feasibility of which have not been shown. From Section 9.2:

- “The west facades of the townhouse blocks (Blocks 1 – 4) have been designed such that there are no noise sensitive spaces on the north, west and south facades. Further mitigation is not required for these blocks.”

Noise sensitive spaces under Publication NPC-300 include bedrooms, dens, living rooms, and kitchens. Façade points of reception under the guideline include windows and doors. Non-sensitive points of reception include corridors, staircases, bathrooms, utility and laundry rooms, but only if they are “fully partitioned” from noise sensitive spaces (e.g., by a door). In addition, sealed, inoperable windows cannot be used as a noise control measure for stationary noise.

Designing a three storey townhouse with no windows or doors attached to noise sensitive spaces on three of the four facades is a significant design challenge. In fact, the HGC Noise Report does not provide floor plans for the “Type C” blocks in question, showing that the above requirements are met, and the façade views provided in Appendix B of their report show operable windows on the front (west) and north (end) elevations, facing IKEA.

The drawings also show the presence of rooftop decks on these units, facing westward, which would have a full view of IKEA operations. The HGC Report is silent on potential noise impacts on these locations, and on any required mitigation measures.

The requirement that the developer use such special floor plans cannot typically be included in a zoning by-law. As IKEA is not a party to Site Plan or Building Permit Applications, they would have no ability to oppose or appeal in the Land Use Planning process should the developer decide to change the design at a later stage. In addition, under the NPC-300 noise guidelines, points of reception include “noise sensitive zoned lots”. Therefore, IKEA’s obligations for compliance start immediately once the zoning is set, and absent assurance that the future development will include appropriate special designs, IKEA would be placed out of compliance with MECP requirements.

For this reason, where they have been used in the past, the requirements to use specialty designs have been documented in two- or three-party agreements, between the developer and the industry; or preferably between the developer, industry and municipality. This places legal and contractual obligations to ensure that the on-site mitigation measures are completed. In the absence of such agreements, the rezoning is premature.

- “The southwest corner of Building 1 may be designed such that there are windows to sensitive spaces on the impacted southwest corners.”

Similar to the above, the HGC report identified potential noise impacts at the southwest corner of the 15-storey mid-rise tower Building 1. However, because only a single point of reception (rather than Building Evaluation) approach was used in the assessment, the true extent of

potential noise impacts along the building façade is not known, and very likely extends further eastward on the building. Therefore, much more than the southwest corner of the building may be affected.

Tower designs with no noise sensitive spaces along facades are even more difficult to design than townhouses. Again, no design has been provided for review, and the façade views provided in Appendix B of their report show operable windows on the south and west elevations, facing IKEA.

The use of enclosed noise buffer balconies (as defined in NPC-300) along the exposed/affected facades of the tower may be noise mitigation design option; however, that would require a Class 4 designation for the development.

- “To reduce sounds from decoupling/coupling of cabs from their trailers at the loading area, a wing wall 4 m in height extending approximately 10 m northward as indicated in Figure 8 may be implemented in co-operation with IKEA at the IKEA loading area. The details of the height and extent should be refined during the SPA process.”

There has been no discussion or review with IKEA to determine if such a noise measure is feasible from a traffic / turning radius perspective.

A key concept in noise assessments for land use planning is that if source-based noise mitigation measures are required, then the developer should pay them. Again, this is typically done through two- or three-party agreements, between the developer, industry and municipality. Absent such an agreement, the rezoning is premature.

- “Other property line acoustic barriers of sufficient height should also be considered along the easterly IKEA property line to reduce line of sight to the compactors, trucking routes and other areas where coupling/decoupling of cabs from their trailers may occur. This should be refined through discussion with IKEA personnel regarding their operations.”

“Other property line acoustic barriers” are going to be required. Under NPC-300 noise guidelines, the daytime criteria must be met all outdoor locations on the residential property within 30 m of the residential façade, including front, side and rear yards. As such, the yards of the townhouse are points of reception, and will require noise mitigation, either located on the IKEA property line, and/or at the development. The required locations should be specific at zoning stage, and in the absence of this information, the rezoning is premature.

3.4 Future Expansions

In noise assessments for land use planning, planned future expansions of the industries should be considered. IKEA should be consulted to ensure that any planned expansions are considered, as well as existing operations.

4.0 Vaughan Noise By-law

The HGC Noise Report does not address the City's Noise By-law. Section 4 of the noise by-law includes a number of prohibitions, as outlined below:

4. PROHIBITIONS

(1) No person shall emit or cause to permit the emission of Sound resulting:

- (a) from a Stationary Source such that the level of resultant Sound at a Point of Reception located in a Residential Area or Quiet Zone exceeds the applicable Sound level limits prescribed in the applicable NPC Publications listed in Schedule 3;
- (b) from any act listed in Schedule 1 - General Prohibitions for which the Sound can be heard at a Point of Reception;
- (c) from any act listed in Schedule 2 - Prohibitions by Time and Place, if it can be heard at a Point of Reception in a Residential Area or Quiet Zone at a prohibited time, unless the Sound is generated in an Exempted Employment Area and can be heard in a Class 4 Area, and the act(s) in the Exempted Employment Area are subject to a valid Ministry-issued Environmental Compliance Approval that states that the specific act(s) of Schedule 2 are permitted, and the act(s) being conducted are in compliance with the Environmental Compliance Approval.

Item (a) requires compliance with the MECP Publication NPC-300 guidelines, which the HGC Noise Report does discuss; however, items (b) and (c) also apply. The following prohibitions would apply to IKEA activities:

Schedule 2 - Time and Place Prohibited Periods

No.	Activity	When it is prohibited in the <i>Quiet Zone</i>	When it is prohibited in a <i>Residential Zone</i>
3	Loading, unloading, delivering, packing, unpacking, or otherwise handling any containers, produce, materials, or refuse whatsoever, unless necessary for the maintenance of essential services.	19:00 hrs. of one day to 07:00 hrs. next day (09:00 hrs. on Sundays)	19:00 hrs. of one day to 07:00 hrs. next day and all day Sundays and Statutory Holidays
12	The operation of solid waste bulk lifts or <i>Refuse Compacting Equipment</i> .	17:00 hrs. of one day to 07:00 hrs. next day (09:00 hrs. on Sundays)	19:00 hrs. of one day to 07:00 hrs. next day (09:00 hrs. on Sundays)

Section 11 of the Noise By-law also specifically addresses noise from loading and unloading activities:

1 1. LOADING AND UNLOADING

(1) No person shall load or unload any transport truck, commercial Vehicle, or any other Vehicle used to transport anything whatsoever, including but not limited to goods, materials, fill, debris and waste, between 19:00 of one day and 07:00 of the next day, or at any time on Sundays and Statutory Holidays, so as to make or cause Noises that disturb, or tend to disturb the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood in a Residential Area.

Under the definitions of the Noise By-law, the proposed residential development would qualify as a *Residential Area* and would also be a *Point of Reception*. Loading and unloading activities and operation of the garbage compactors at IKEA currently occur 24-hours per day. Noise from these activities would be audible at the development. Therefore, the effect of the addition of the development would be to restrict loading and unloading at IKEA to daytime hours only or place them out of compliance with the noise by-law and therefore subject to prosecution.

Continuing the use of night-time activities may require a combination of a Class 4 designation under Publication NPC-300 for the development lands, and discussions with the City to ensure that IKEA is considered to be in an “*Exempted Employment Area*” under the by-law. This might address Section 4 of the by-law, although IKEA does not have (nor does it require) an MECP Environmental Compliance Approval. Also, such an approach may not adequately address Section 11 of the by-law. A specific exemption from the City may be required.

5.0 Conclusions and Recommendations

In our opinion, based on the issues documented above, the current HGC Noise Report does not show the feasibility of the proposed development.

- The assessment should be re-done using actual noise emission data and addressing all noise sources, and considering planned expansions, if any.
- The assessment should use a “Building Evaluation” approach to examine impacts at all of the proposed tower and townhouse facades, to ensure that the extent of potential noise impacts are properly identified.
- The required locations extent of noise barriers on IKEA and development property, to address ground level yard noise and noise on facades, should be identified and costed. IKEA should review the information to ensure that the noise barriers are feasible from an operational perspective.
- Any receptor-based noise mitigation measures, such as special housing designs or enclosed noise buffer balconies, should also be supplied for review.
- The parties should enter into multi-party agreements, restrictive covenants, etc., to ensure that the required mitigation measures at IKEA will be paid for, and that the required receptor-based mitigation measures will be installed.
- The parties should discuss the issues surrounding the noise by-law with city staff to determine their effects on IKEA operations and what can be done to address these issues.

Should you have any questions or comments, please feel free to contact me.

Sincerely,

Novus Environmental Inc.



R, L. Scott Penton, P.Eng.
Principal / Specialist

c.c.: Kristina Preece (IKEA); Alan Young (A. Young Planner Ltd.)

Subject:

FW: Vaughan Residents Alliance and Position on Cannabis in Vaughan

c 2
Communication
COUNCIL: Dec 12/18
C63 Rpt. No. 29 Item 1

----- Forwarded message -----

From: "Maria Verna" <[REDACTED]>

Date: Fri, Dec 7, 2018 at 7:13 AM -0500

Subject: Re: Vaughan Residents Alliance and Position on Cannabis in Vaughan

To: "Council" <Council@vaughan.ca>, "Bevilacqua, Maurizio" <Maurizio.Bevilacqua@vaughan.ca>, "Ferri, Mario" <Mario.Ferri@vaughan.ca>, "Rosati, Gino" <Gino.Rosati@vaughan.ca>, "Jackson, Linda" <Linda.Jackson@vaughan.ca>, "Iafrate, Marilyn" <Marilyn.Iafrate@vaughan.ca>, "Carella, Tony" <Tony.Carella@vaughan.ca>, "DeFrancesca, Rosanna" <Rosanna.DeFrancesca@vaughan.ca>, "Racco, Sandra" <Sandra.Racco@vaughan.ca>, "Shefman, Alan" <Alan.Shefman@vaughan.ca>, "Coles, Todd" <Todd.Coles@vaughan.ca>

Cc: "Mackenzie Ridge Rate Payers Association" <mackenzieridgerpa@gmail.com>, "ROTONDO"

<[REDACTED]>, "Kathryn Angus" <[REDACTED]>, "Fred Winegust"

<[REDACTED]>, "Beverley Glen Ratepayers" <beverleyglenratepayers@gmail.com>,"

"bvera.incorporated@gmail.com" <bvera.incorporated@gmail.com>, "[REDACTED]"

<[REDACTED]>, "Mario G. Racco" <LegalSPC@raccogroup.com>, "David Charezenko"

<[REDACTED]>, "cmratepayers@gmail.com" <cmratepayers@gmail.com>, "CPRA"

<carryngplaceratepayers@rogers.com>, "Furio Liberatore"

<[REDACTED]>, "Toni Lorin" <[REDACTED]>, "[REDACTED]"

<[REDACTED]>, "Richard Lorello"

<[REDACTED]>, "Bob Moroz" <BobM@rfidcanada.com>, "andre@strategicbenefits.ca"

<andre@strategicbenefits.ca>, "[REDACTED]", "Rinaldo, Laura" <[REDACTED]>

<[REDACTED]>, "[REDACTED]" <[REDACTED]>, "[REDACTED]" <[REDACTED]>

<[REDACTED]>, "info@preservethornhillwoods.com" <info@preservethornhillwoods.com>,"

"SpringFarmRatePayersAssoc" <springfarmra@gmail.com>, "Pam Taradäy (SFRA)" <[REDACTED]>

<[REDACTED]>, "[REDACTED]" <[REDACTED]>, "[REDACTED]" <[REDACTED]>

<[REDACTED]>, "[REDACTED]" <[REDACTED]>, "[REDACTED]" <[REDACTED]>

<[REDACTED]>, "[REDACTED]" <[REDACTED]>, "[REDACTED]" <[REDACTED]>

"info@villageofwoodbridge.ca" <info@villageofwoodbridge.ca>, "[REDACTED]" <[REDACTED]>

"Robert Kenedy" <[REDACTED]>

Good Morning Mayor, Regional and Local Councillors, and Todd Coles

Requesting to add Village of Woodbridge Ratepayers Association (VWRPA) to the attached notification. VWRPA as a community of residents is opposed to allowing retail stores to sell cannabis in the City of Vaughan.

Thank you,

Maria Verna

Village of Woodbridge Ratepayers Association

On Dec 5, 2018, at 9:30 AM, Robert Kenedy <[REDACTED]> wrote:

December 5, 2018

To: Mayor, Regional and Local Councillors, Todd Coles

Re: Retail Stores For The Selling of Cannabis And The Use of Cannabis in Public Spaces

On October 17th we saw recreational cannabis being legalized in Canada and Ontario now allows online purchases, however on April 1st 2019 we will be seeing private retail stores begin to sell cannabis. Leading up to this time, the province has provided the municipalities with a one-time window to opt out of retail sales.

The Vaughan Residents Alliance (VRA) is opposed to retail / wholesale cannabis sales outlets within the City of Vaughan. While we are not opposed to what people do in the privacy of their own homes, the VRA is opposed to the use of cannabis, such as the smoking of cannabis, within City of Vaughan public spaces, especially where children play. We do not believe that taxpayers should be burdened with the added social, regulatory and by-law enforcement costs incurred by allowing retail cannabis sales outlets to operate. We feel that the 150-meter distance from the property line or from a public or private school is not adequate, the hours of the retail stores are not reflective of regular store hours, and will incur added security and staff training requirements. Also noted, is the fact that municipalities have a limited authority to pass by-laws to further restrict the locations where cannabis can be used which could be a stumbling block when trying to reign in the areas available for smoking cannabis, and cigarettes. It is for the reasons above, that our Alliance is opposed to allowing retail stores to sell cannabis in the City of Vaughan.

Sincerely

Vaughan Residents Alliance
Kathryn Angus, KARA
Robert A. Kenedy, MRRA
Richard Lorello, KARA
Furio Liberatore, FGTR
Laura Rinaldi, SMRA
Bob Moroz, KVG
Tony Alati, CPRA
Gary Wan, UTCA
Elvira Caria, VWRA
Mary Mauti, VRA
Donna Rotondo, KARA

Robert Aaron Kenedy, PhD
Associate Professor
Department of Sociology
238 McLaughlin College
York University
4700 Keele Street
Toronto, Ontario M3J 1P3
CANADA
[REDACTED]
[REDACTED]

On 2018-12-04 9:46 p.m., Robert Kenedy wrote:

Good Evening,

Apologies for the short notice, but for those interested, we are submitting the attached letter to council tomorrow morning at 9am for the Committee as a Whole meeting at 1pm.

Subject:

Committee of the Whole Item 1 Retail / Recreational Cannabis

c.3
Communication
COUNCIL: Dec 12/18
CW Rpt. No. 29 Item 1

From: Richard Lorello [REDACTED]**Sent:** Friday, December 7, 2018 12:08 PM**To:** Council <Council@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>**Cc:** Robert Kenedy [REDACTED]; Kathryn Angus [REDACTED]; Laura Rinaldo [REDACTED]; Maria Verna [REDACTED]; Elvira Caria [REDACTED]; Bob Moroz [REDACTED]; Furio Liberatore [REDACTED]; Gary Wan [REDACTED]; Tony Alati [REDACTED]; Nick Pinto [REDACTED]; Richard Rodaro [REDACTED]; Tim Kelly [REDACTED]; Pam Taraday [REDACTED]**Subject:** Committee of the Whole Item 1 Retail / Recreational Cannabis

Good morning Mr. Coles. Please post this communications in advance of the next council meeting.

Good morning Mayor and Members of Council

I have viewed the committee of the whole video regarding the decision to opt in or out of corner store / retail cannabis.

In many ways the retail cannabis decision is similar and just as important a decision as was the decision to allow casinos in Vaughan. In my view both decisions have or had the ability to alter the direction, vision, perception and complexion of our City.

In the days and weeks leading up to the ground breaking decision to allow casinos within the City of Vaughan there was at least one evening public hearing scheduled to allow residents to come before council to voice their concerns to allow casinos to operate in our city.

The decision to opt in or out of retail cannabis in Vaughan has the same effect of changing the direction, vision, perception and complexion of our city. It is a ground breaking a decision that may have undetermined effects and merits at least one evening public hearing to give residents an opportunity to speak on this critical decision. This is far too important a decision for council to make on its own.

Conducting polls and resident surveys is not enough. We must allow people to voice their views directly to council in a public forum.

As I write this email I am not aware of any plans to hold such a public meeting, however I am formally requesting that one be held to involve the broader community on this crucial decision. Council has an obligation to hear directly from its residents on critical matters such as this.

It is my understanding that we have until January 22, 2019 to make our decision to opt in or out of retail cannabis stores. In my view, this allows for more than enough time to schedule an evening public hearing on this important issue, prior to rendering a decision.

Quite frankly, I cannot see any reason why we would not engage our residents in more meaningful way, such as a public hearing.

Sincerely
Richard T. Lorello



memorandum

DATE: December 11, 2018

TO: Honourable Mayor and Members of Council

FROM: Michael Coroneos, Chief Financial Officer and City Treasurer
Mary Reali, Deputy City Manager, Community Services

RE: **Municipal Implications of the Province of Ontario's Cannabis Retail Model**

C <u>4</u>
Communication
COUNCIL: <u>Dec 12/18</u>
<u>CW</u> Rpt. No. <u>29</u> Item <u>1</u>

Purpose

This report is provided as a follow-up response to the direction from the Committee of the Whole, at its meeting of December 5, 2018, to provide further information regarding the opting in or out of the Province's retail model and licensing framework.

Background

At its meeting of December 5, 2018, the Committee of the Whole considered a staff report from the Deputy City Manager, Community Services and the Chief Financial Officer & City Treasurer, that provided an overview of the impacts of both opting out and adopting the Province's cannabis retail model. As a result of the Committee's deliberations, staff were directed to respond to a series of questions to better enable Council to make an informed decision, at its meeting of December 12, 2018.

This communication was prepared in consultation with York Regional Police and York Regional Public Health, as well as a number of internal City departments, including By-law & Compliance, Licensing & Permit Services, Fire and Rescue Services, Building Standards, Policy Planning, Economic Development, Finance, Corporate & Strategic Communications and Legal Services.

Previous Reports/Authority

Item No. 1, Report 29 of Committee of the whole: [Ontario Recreational Cannabis Legislation](#) (December 5, 2018).

Communications to Committee:

- C1. Ms. Kathryn Angus, President Kleinburg & Area Ratepayers' Association, dated November 16, 2018.
- C2. Ms. Cathy Ferlisi, President, Concord West Ratepayers Association, dated November 21, 2018.
- C3. Memorandum from the Chief Financial Officer & City Treasurer and the Deputy City Manager, Community Services: Ontario Funding Model Update – Cannabis Legislation (November 30, 2018).
- C4. Mr. Robert A. Kenedy, President, Mackenzie Ridge Ratepayers' Association, dated December 5, 2018.

Communications to Council:

C2 Ms. Maria Verna, Village of Woodbridge Ratepayers Association, dated December 7, 2018.

C3 Mr. Richard Lorello, dated December 7, 2018.

Analysis and Options

Zone siting map:

- Stores may only legally locate where retail is a permitted use (represented by the blue areas in the zone siting map of Attachment 1). Although zones where retail is permitted as an accessory represent one eighth of the city (areas shaded magenta), such stores can only be established as an accessory use to a production facility, thus very few of these stores are expected.

Key features of the Province's proposed cannabis retail model and licensing framework:

- Stores are to be authorized through the AGCO and the regulatory regime will include separate licensing requirements for the operator and retail store manager;
- Strict store authorization requirements include qualification clearances (e.g. criminal background checks) for applicants, physical requirements for all stores that address security systems, storage of all products, secured store accesses, all products are not visible from exterior, established requirements for disposal of cannabis, secure transportation, store restrictions for minors (under age of 19), record keeping, advertising and promotions, hours of operation and responsible use information as prescribed by [Health Canada Consumer Information – Cannabis](#) available to patrons.
- Stores will have to meet prescribed distancing (e.g., 150m from any school – see Attachment 1 for these restricted areas), physical (e.g., ingress/egress restrictions) requirements (*O. Reg. 468/18*).
- Applications will be subject to the City's Zoning By-law (i.e., areas that permit retail), but cannot be restricted on the basis of distinguishing cannabis from other retail uses (Section 42 of the *Cannabis Licence Act, 2018*).
- Aside from regulatory requirements, the public and municipalities will be able to provide comment on individual applications in the public interest, i.e. protecting public health and safety, restricting youth access to cannabis, and preventing illicit activity (Section 7 of the *Cannabis Licence Act, 2018*).

Financial Impact to the City of Vaughan (first two years)

- The decision to opt-out would limit the City's funding from the Ontario Cannabis Legalization Implementation Fund (OCLIF).
- Furthermore, if the City decides to opt-out before January 22, 2019 and decides to opt back in at a later date, the municipality would still not be eligible for additional funding.

- If the City does not opt-out, funding from the OCLIF could be significantly greater as it relates to the second instalment and contingency payment, however the funding would be impacted by how many other municipalities opt out and forfeit their funding eligibility as well as the funding allocation model used for these payments.
- For the City of Vaughan, opting out of the provincial cannabis retail model would have little impact on the costs associated with cannabis legalization, with the minimal difference arising out of the need to manage store application municipal submissions under an opt-in scenario.
- Table 1 presents City of Vaughan's estimated funding and costs in the first two years of opting out or not, with details of the assumptions used for each scenario.

Table 1. Two-year cost-benefit analysis of opting in/opting out for the City of Vaughan¹.

	OPT IN ²	OPT OUT
FUNDING		
OCLIF: 1 st payment	\$ 124,949	\$ 124,949
2 nd payment	(minimum) \$ 124,949	(maximum) \$ 2,500
Contingency payment ³	Up to \$ 83,299	\$ 0
Federal Excise Duty ⁴	up to \$ 216,578	N / A
TOTAL	\$ 249,898 to \$ 549,775 ⁶	\$ 127,449
COSTS⁵	\$ 251,000	\$ 244,000
NET COST⁶	(\$ 1,102)	(\$ 116,551)

¹ York Region would be eligible for the same level of funding from the Province.

² Assumes that 100% of Ontario municipalities opt in and that all amounts are distributed on a per-household basis.

³ Assumes that OCLIF contingency payments are also based on the same per-household basis as the first two instalments.

⁴ Federal excise duty is based on an effective rate of 10% and was determined on Ontario sales estimates of \$700 million to \$1.68 billion (as per [Deloitte Report, 2018](#)). Municipal amounts were assumed to be determined on the same household basis used to distribute OCLIF.

⁵ Cost elements include application circulation and submission processing costs, increased enforcement costs associated with public complaints, staff training and development, public education and awareness campaigns, and policy development. The need for additional resources will be assessed after 12 months and any requirements would be addressed through the corresponding budget process.

⁶ Net cost to the City could be positive under an opt-in scenario where the OCLIF second payment and/or the federal excise duty exceed the minimum amounts. These excess funds could be used to offset future costs.

Impacts on York Region:

- Cannabis legalization will have the greatest impact on police services (e.g., impaired driving, illegal activity) and public health units (e.g., public education and outreach, enforcement of the *Smoke Free Ontario Act, 2017*).

- York Regional Police estimates the total net cost of the *Cannabis Act* to be \$10.1M for 2018-19. York Region Public Health is still in the midst of conducting its cost analysis but has advised anticipated costs will arise from application of new regulations, public education and outreach, health compliance and enforcement activities (e.g. SFOA).
- York Regional Police have provided the City with a statement of their position with respect to the legalization of cannabis, the establishment of retail stores and the anticipated resulting pressures (see Attachment 2).
- If all York Regional municipalities opt in, under the conditions established above, the Region will see total funding in the range of \$0.94M to \$1.26M from OCLIF and up to another \$0.81M from the provincially committed federal excise duty, for a potential total funding for the Region of up to \$2.1M (not including equivalent lower-tier funding).
- Municipalities can redistribute their funding as they see fit (e.g., help to further offset upper-tier policing costs) including the possibility of establishing a reserve fund (with the approval of Council) to offset future costs beyond the established two-year funding window.

Public poll results

- A public opinion survey was undertaken by Forum Research (see Attachment 3 for complete survey – questions are documented in the footnotes). The poll was conducted between November 29-December 1, 2018.
- The majority of Vaughan residents polled are concerned about the legalization of cannabis, overall. Their main fear is about how the legalization of cannabis will affect kids and young people, but they also have concerns about its effect on traffic accidents and impaired driving.
- About half of Vaughan residents polled say they oppose the operation of licensed retail cannabis stores in Vaughan, while the remainder is either supportive of licensed retail cannabis stores, is indifferent, or isn't sure.
- Introducing residents to the knowledge that the province is providing additional funding to municipalities that allow licensed retail cannabis stores didn't change many minds, and those minds that it did change were equally positive and negative.
- The locations where residents said cannabis consumption should be illegal, included schools, parks, and playgrounds.

Regulatory next steps

- If the City decides to opt in, staff will develop a municipal cannabis policy statement that articulates the public interest in not permitting licensed cannabis retailers adjacent to identified sensitive uses, such as community centres and libraries, or anywhere where children and youth are commonly found. This policy statement would form the basis for any City submission respecting a licensed cannabis retail store application.

- Irrespective of whether the City opts in or out of the Province's cannabis retail model, staff will be making amendments to several City By-laws, including but not limited to the Smoking By-law, Licensing By-law, Parks By-law and any other by-law that requirements alignment with provisions of the *Smoke Free Ontario Act, 2017* and/or any other related Act intended to address current and future anticipated public interests (e.g., regulation of edibles).

Other Jurisdictions

- As at December 11, 2018, and in addition to Guelph and Sudbury, seven municipalities had confirmed with the AGCO that they are opting in and three have confirmed that they are opting out. All are very small municipalities. At the same time, most municipalities are in the process of considering the matter (see Attachment 4 for a jurisdictional opting in/out inventory).
- For single-tier municipalities with fewer than 1,960 households (i.e., usually with populations between 4,000 and 6,000), opting out has almost no financial implications, as they are eligible to receive \$5,000 under either scenario.

Conclusions

- Cannabis is legal in Canada and is available for purchase on-line anywhere in Ontario whether the City decides to allow or not allow provincially licensed stores to operate in Vaughan.
- The advantage of allowing for provincially regulated and licensed stores is that it furthers federal and provincial objectives to ensure legal, safe and responsible access to legal cannabis and, through establishment of a competitive market, be less attractive to illicit operators.
- Most of the municipal costs associated with the legalization of cannabis will have little to do with whether provincially licensed stores are permitted, with the majority of the costs being borne by police services and public health units.
- Opting in will provide sufficient funding to off-set anticipated lower-tier costs and potentially to assist to significantly off-set upper tier costs (such as policing).
- A recent public survey revealed that almost two thirds of Vaughn residents polled have concerns with cannabis legalization and about half do not support the operation of licensed retail stores.
- Cannabis legalization, market demand, industry product and business innovation, and evolving legislation will necessitate a revision of municipal by-laws and policies, and their review on an ongoing basis.

Given the analysis undertaken by staff, including demonstrated financial pressures, and public safety and interests, staff are unable to quantify any rationale for opting out of the provincial model.



memorandum

Attachments:

1. Zone siting map
2. Complete public survey
3. Jurisdictional opting in/out inventory

Prepared by:

Gus Michaels, Director By-law & Compliance, Licensing & Permit Services, ext. 8735

Michael Genova, Director, Corporate & Strategic Communications, ext. 8027

Rudi Czekalla-Martinez, Manager, Policy & Business Planning, ext. 8782

Respectfully Submitted,

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

Michael Coroneos
Chief Financial Officer & City Treasurer

A handwritten signature in blue ink, appearing to read 'Mary Reali'.

Mary Reali
Deputy City manager, Community Services



Deeds Speak

Eric Jolliffe
Chief of Police

Thomas Carrique
Deputy Chief of Police

André Crawford
Deputy Chief of Police

Robertson Rouse
Deputy Chief of Police

December 11, 2018

VIA EMAIL: gus.michaels@vaughan.ca

Mr. Gus Michaels
Director & Chief Licensing Officer
City of Vaughan
By-Law & Compliance
Licensing & Permit Services
Main Floor, City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mr. Michaels:

Based on significant operational experience related to the illicit production, distribution and trafficking of cannabis, and researching the documented experience in US jurisdictions that have legalized cannabis for recreational use, York Regional Police communicated its concerns to the Provincial and Federal governments regarding the negative impact the legalization of cannabis will have on the long-term safety, health and well-being of our communities.

Following the legalization of cannabis, York Regional Police remains focused on mitigating the risks associated to the recreational use of cannabis, specifically:

- Impaired driving;
- Educating our youth regarding the risks and dangers associated to cannabis;
- Managing the increase in demands for service associated to the use and abuse of cannabis;
- Continuing to investigate organized crime groups, who will attempt to compete against legal suppliers in an emerging high-demand market by offering a more potent product that is more readily available at a cheaper price; and,
- Safeguarding against the infiltration and corruption of the legal framework by sophisticated criminal networks controlled by organized crime (see the attached letter to Minister of Community Safety and Correctional Services).

Currently, there are no provisions in law that permit the local police to actively participate in the approval and location of legal retail outlets.

Vision-inspired

Mission-focused

Values-driven



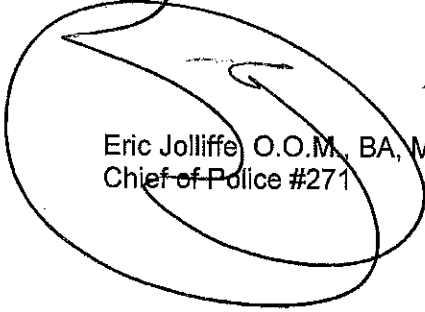
The Bill Fisch Centre for Police Excellence
47 Don Hillock Drive, Aurora, ON L4G 0S7 Tel: 1 866 876 5423 | TTY: 1 800 668 5810 | yrp.ca



Regardless whether legal retail outlets are located in our local municipalities or not, cannabis legally purchased on-line, at a legal retail outlet outside the Regional Municipality of York, or illegally from a drug trafficker, York Regional Police will be required, and is committed, to providing the best possible service to protect its communities from the above-mentioned risks associated to cannabis, which will require the necessary technology, training and staff identified in its financial forecast (see attached).

York Regional Police will work collaboratively with the Alcohol and Gaming Commission of Ontario and our municipal by-law partners to fulfill our respective mandates and responsibilities associated to the production, sale and possession of cannabis.

Yours truly,



Eric Jolliffe O.O.M., BA, MA, CMM III
Chief of Police #271

EJ/jj

Attachments (2)

180 Bloor Street West | Suite 1400 | Toronto ON | M5S 2V6

CITY OF VAUGHAN

CANNABIS SURVEY



DECEMBER 7TH, 2018

Mr. William Schatten, VP, Research and Analytics | T. 416.960.1310 F. 416.960.9602 | E. wschatten@forumresearch.com

CANNABIS ENGAGEMENT

The City of Vaughan commissioned Forum Research to undertake a survey of its residents related to cannabis.

The survey was particularly directed toward determining residents' opinion on the introduction of licensed retail cannabis stores to Vaughan.

November 29-December 1, 2018	
Method	Telephone (Computer assisted telephone interviewing, CATI), Random-digit dial (RDD)
Criteria for Participation	Resident of the City of Vaughan
Sample Size	300
Average Length	5 minutes
Margin of Error	± 5.66%, 19 times out of 20

EXECUTIVE SUMMARY

The majority of Vaughan residents are concerned about the legalization of cannabis, overall. Their main fear is about how the legalization of cannabis will affect kids and young people, but they also have concerns about its effect on traffic accidents and impaired driving.

About half of Vaughan residents say they oppose the operation of licensed retail cannabis stores in Vaughan, while the remainder is either supportive of licensed retail cannabis stores, is indifferent, or isn't sure.

Introducing residents to the knowledge that the province is providing additional funding to municipalities that allow licensed retail cannabis stores didn't change many minds, and those minds that it did change were equally positive and negative.

The locations where residents said cannabis consumption should be illegal, included schools, parks, and playgrounds.

Cannabis engagement.....	1
Executive Summary.....	1
Methodology.....	3
Residents concerned about legalization	4
Residents most concerned about children’s and traffic safety	5
Half oppose licensed retail cannabis stores in vaughan	8
Additional provincial money not changing minds	10
Using cannabis near schools, playgrounds, and near kids should be illegal.....	11
Demographics	13

METHODOLOGY

This survey was conducted by Forum Research for the City of Vaughan with the results based on a telephone survey of 300 Vaughan residents. The poll was conducted November 29-Dec 1, 2018.

Results based on the total sample are considered accurate +/- 5.66 percentage points, 19 times out of 20. Subsample results will be less accurate. Margins of error for subsample (such as age, gender) results are available at www.forumresearch.com/samplestim.asp

Where appropriate, the data has been statistically weighted by age, gender, and other variables to ensure that the sample reflects the actual population according to the latest Census data.

With offices across Canada and around the world, 100% Canadian-owned Forum Research is one of the country's leading survey research firms.

Top2/Btm2 (or 3 or 4 where applicable) refers to the combined results of the most answered positive and negative responses:

%	Total	18-34	35-44	45-54	55-64	65+	Male	Female
Sample	631	112	91	133	119	176	303	315
NET: TOP3	66	57	60	68	78	86	67	64
NET: BTM3	34	43	39	32	21	14	32	36
Very satisfied	9	9	6	6	13	20	11	8
Satisfied	28	17	29	35	32	45	25	31
Somewhat satisfied	28	31	26	28	32	20	31	25
Somewhat dissatisfied	12	11	16	14	11	8	13	12
Dissatisfied	11	15	15	9	5	3	9	13
Very dissatisfied	11	18	9	8	5	3	9	12
Don't know	0	0	1	0	1	0	1	0

Top 3 here collects very satisfied, satisfied, and somewhat satisfied into one category, and Btm 3 collects very dissatisfied, dissatisfied, and somewhat dissatisfied.

Due to rounding some numbers may not add up to 100

RESIDENTS CONCERNED ABOUT LEGALIZATION¹

Vaughan residents express concern over cannabis legalization, with about two-thirds (BTM2: 63%) saying they are concerned, and a third (35%) saying they are extremely concerned.

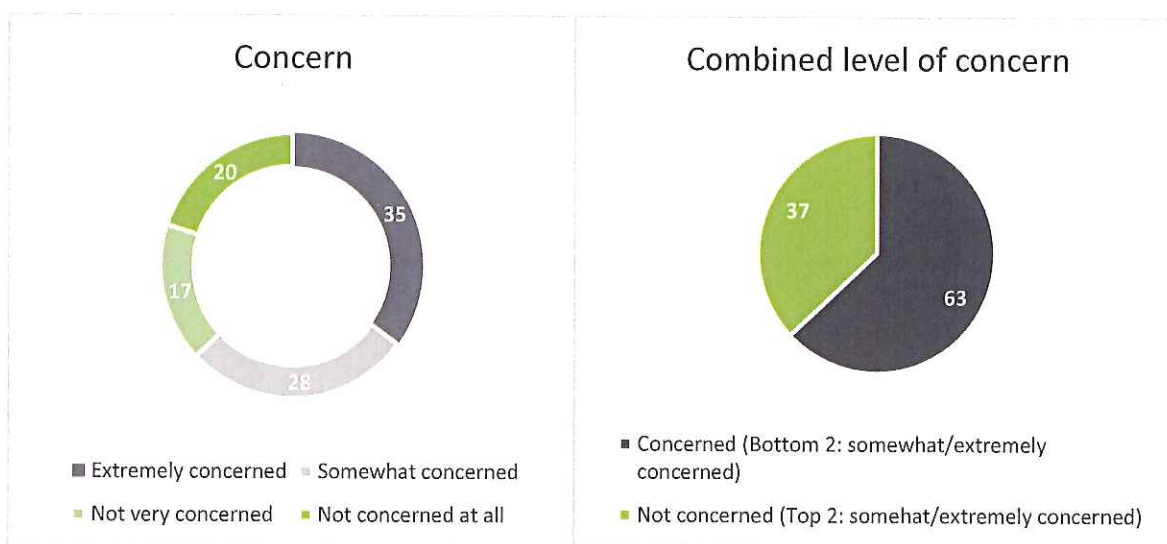
Men and women are equally likely to express concern, with about two-thirds of men (BTM2: 64%) and women (BTM2: 62%) saying they are concerned about the legalization of cannabis.

Older residents are more likely to express concern, than younger residents, with about 8 in 10 (BTM2: 79%) of those aged 55-64, and three-quarters (BTM2: 74%) of those aged 65 and older saying they are concerned about the legalization of recreational cannabis.

About 4 in 10 (TOP2: 37%) say they are not concerned, with one-fifth (20%), saying they are not concerned about legalized cannabis at all.

Men and women are equally likely to say they are not concerned, with about one-third (TOP2: 36%) of males, and 4 in 10 (TOP2: 38%) females, saying they are not concerned.

Youth are far less likely to express concern about the legalization of cannabis, with about two-thirds (TOP2: 69%) of those 18-24 saying they are not concerned.



%	Total	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 and over	Male	Female
TOTAL	300	34	42	53	62	46	54	142	158
Extremely concerned	35	9	0	37	50	50	43	36	35
Somewhat concerned	28	22	45	24	22	29	31	28	27
not very concerned	17	43	24	15	10	11	9	15	19
not at all concerned	20	26	31	24	18	10	17	21	20
(NET) TOP2 BOX	37	69	55	39	28	21	26	36	38
(NET) BTM2 BOX	63	31	45	61	72	79	74	64	62

¹ Q1: "On October 17th, 2018, recreational cannabis became legal in Canada. Are you concerned, or not, about the legalization of recreational cannabis?" Extremely concerned – somewhat concerned – not very concerned – not concerned at all

RESIDENTS MOST CONCERNED ABOUT CHILDREN'S AND TRAFFIC SAFETY²

Those that said they were concerned with legalized cannabis were asked a follow-up question that inquired what concerned them about legalization.

The question was open-ended, and offered the opportunity to capture multiple responses, if more than one response was provided.

Like responses were coded into categories (provided in tabular form below).

4 in 10 (41%) identified a concern was children; that cannabis is harmful to kids or young people.

Some of the feedback residents provided about their concern about children includes:

"MY CONCERN WOULD BE ABOUT KIDS USING IT AND EASIER ACCESS; EVEN, LIKE, THE LONG-TERM EFFECTS ON ADOLESCENTS."

-

"IT MIGHT BE A GATEWAY TO STRONGER DRUGS. I DOUBT THE 19 AND OLDER AGE...YOUNGER KIDS WILL GET THEIR HANDS ON IT."

-

"I DON'T WANT CHILDREN TO BE USING IT. IF YOU HAVE IT IN STORES, YOU WILL BE SEEING KIDS GOING TO STORES AND IT SHOULD BE BANNED; NO RETAIL."

-

"MY CONCERN IS THAT YOUNG KIDS WILL START USING CANNABIS MUCH EARLIER THAN BEFORE. THEY WILL ASK OLDER KIDS TO BUY IT FOR THEM. THEY WILL HAVE ACCESS TO IT MUCH QUICKER."

² Q2: "What concerns you about cannabis being legal?" [open ended] [multiple mentions] [asked only of those that said they were somewhat, or extremely concerned]

Another major concern identified by residents (29%) was a fear of impaired driving or an increase in traffic accidents.

Some of the feedback residents provided about their concern about impaired driving and accidents includes:

"I'M CONCERNED BECAUSE PEOPLE WILL DRIVE STONED. IT'S BAD ENOUGH PEOPLE DRIVING AND TEXTING, NOW THEY WILL DRIVE AND BE STONED TOO."

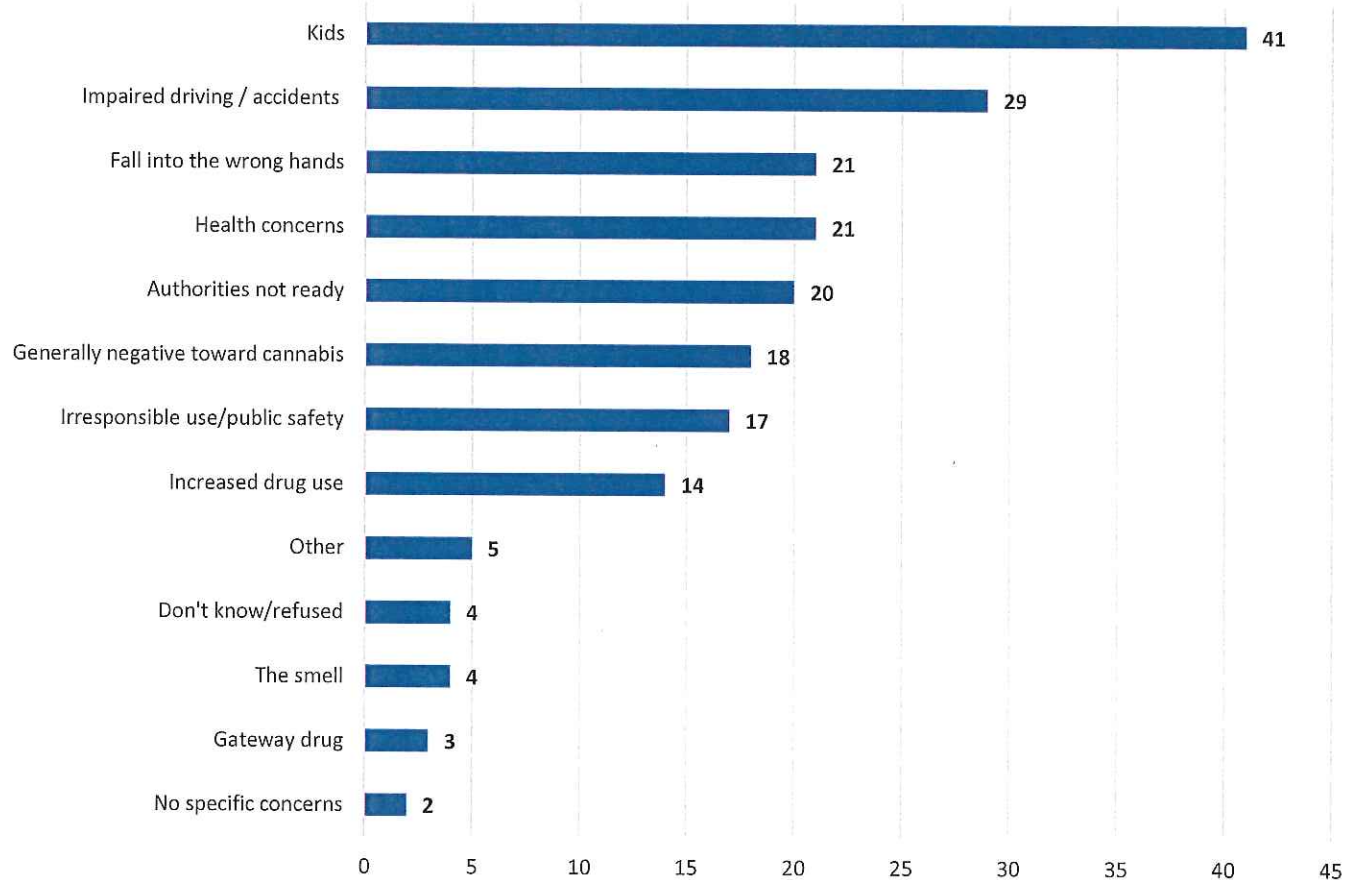
-

"SOME DRIVERS, CAN BE CAUGHT WHILE BEING HIGH ON DRUGS AND CAN CAUSE ACCIDENTS. NOT SAFE DRIVING. IT'S DANGEROUS."

-

"...THIS IS A BIG DANGER OF IMPAIRED DRIVERS. I DON'T REMEMBER HAVING CLEAR METHODS OF CONTROL IF A DRIVER SMOKES RECREATIONAL DRUGS OR NOT BEFORE HE STARTS TO DRIVE ON THE ROAD. SO IT'S A BIG CONCERN. BEFORE YOU LEGALIZE THESE RECREATIONAL DRUGS, YOU SHOULD PUT IN PLACE A SYSTEM. FOR ALCOHOL, IF POLICE STOPS YOU, THEY HAVE YOU DO A BREATHALYZER. HOW CAN YOU DETECT AN IMPAIRED DRIVER WHO DIDN'T DRINK BUT SMOKED?"

Biggest concerns about legalized cannabis (multiple mentions)
(numbers shown are percentage of responses)



HALF OPPOSE LICENSED RETAIL CANNABIS STORES IN VAUGHAN³

About half (BTM2: 54%) say they oppose the City allowing licensed retail cannabis stores to operate in Vaughan, with almost 4 in 10 (37%) saying they are strongly opposed.

Men and women are equally likely to oppose licensed retail cannabis stores, with half of men (BTM2: 53%) and women (BTM2: 55%) expressing opposition.

Middle-aged respondents are most likely to express opposition, with about two thirds (BTM2: 62%) of those 45-54, and two thirds of those 55-64 (BTM2: 62%) saying they oppose.

One-third (TOP2: 33%) say they support licensed retail cannabis stores in the city, but only one-sixth (16%) strongly support them.

Men and women are equally likely to support licensed retail cannabis stores in the city, with a third of men (TOP2: 33%) and a third of women (TOP2: 33%) saying they are supportive.

Younger residents are most likely to support retail stores, with half of those aged 18-24 (TOP2: 56%) saying they are supportive.

%	Total	Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 and over	Male	Female
TOTAL (w/t)	300	34	42	53	62	46	54	142	158
Strongly support	16	13	31	14	12	15	13	16	15
Somewhat support	17	43	7	15	17	13	17	16	18
Neither support nor oppose	11	17	7	13	9	8	8	12	9
Somewhat oppose	17	5	41	17	10	14	15	10	22
Strongly oppose	37	22	14	34	51	47	40	43	32
Don't know	3	0	0	6	1	2	6	2	4
(NET) TOP 2 BOX	33	56	38	30	28	29	30	33	33
(NET) Bottom 2 BOX	54	27	55	51	62	62	55	53	55

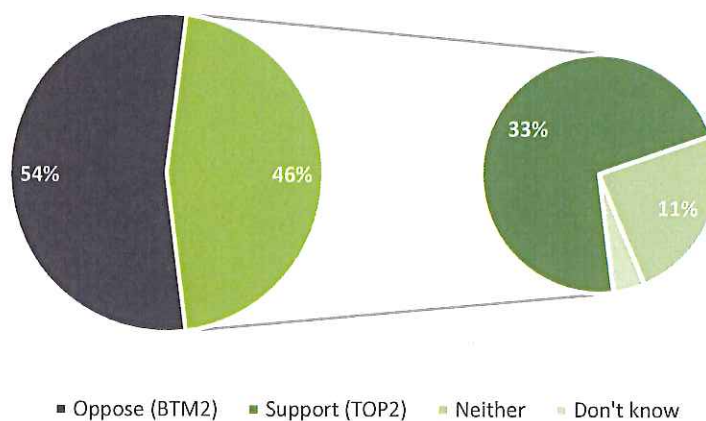
³ "Do you support or oppose the City of Vaughan allowing licensed retail cannabis stores to operate in the city?" Strongly support – somewhat support – neither support nor oppose – somewhat oppose – strongly oppose – don't know

Support/opposition for licensed retail cannabis stores in Vaughan

■ Strongly support ■ Somewhat oppose ■ Neither support nor oppose
■ Somewhat support ■ Strongly oppose ■ DK



Opposed / not opposed (left total sample) (right, unopposed breakdown)

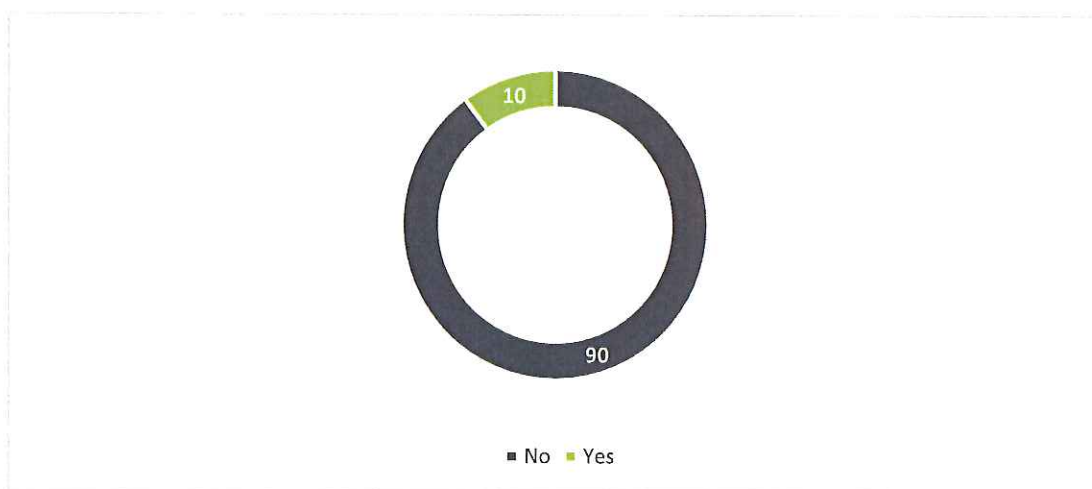


ADDITIONAL PROVINCIAL MONEY NOT CHANGING MINDS⁴

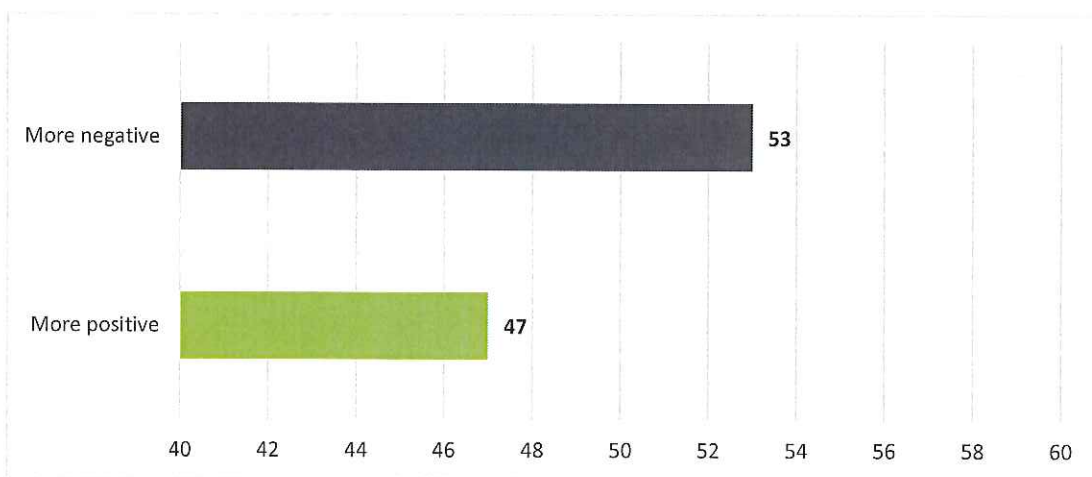
Residents were informed that the provincial government will be providing additional funding for public health and safety issues related to cannabis for those municipalities that allow licensed retail cannabis stores to operate.

They were then asked if the information about the additional funding changed their mind: it didn't.

9 in 10 (90%) said the information did not change their mind, only 1 in 10 (10%) said that it did.



Of those few who said their opinion changed, the result was evenly split: half (53%) said it made their opinion more negative, while the other half (47%) said it made their opinion more positive.⁵



⁴Q4: "As you may know, cities that allow licensed retail cannabis stores will receive additional money from the province to deal with public health and safety issues related to cannabis. Does this information change whether you support or oppose licensed retail cannabis stores in Vaughan?" Yes - no

⁵ Q5: "Does this information make your opinion toward licensed retail cannabis stores in Vaughan more positive or more negative?" More negative – more positive

USING CANNABIS NEAR SCHOOLS, PLAYGROUNDS, AND NEAR KIDS SHOULD BE ILLEGAL⁶

Residents were informed that as of October 17th, cannabis was legal for use anywhere tobacco is legal for use.

A question followed that asked if there were any locations where tobacco is currently legal, that cannabis should not be.

The question was open-ended, and offered the opportunity to capture multiple responses, if more than one response was provided.

Like responses were coded into categories (provided in tabular form below).

One-fifth said that cannabis should be illegal near parks and playgrounds (21%), and one-fifth said schools (21%):

"IN SCHOOLS WHERE LITTLE KIDS ARE. THEY SHOULD NOT BE EXPOSED TO IT."

-

"I HEARD THAT THERE ARE SOME PARKS AND PEOPLE HAVE BEEN COMPLAINING ABOUT SMELL. THAT IS VERY CONCERNING. KIDS COULD ALSO GET JOINTS."

-

"SCHOOLS. KIDS. HOSPITALS. PARKS."

One fifth (19%) were generally negative about legal cannabis:

"I CAN'T GIVE AN EXAMPLE, I JUST DON'T LIKE WHEN PEOPLE SMOKE CANNABIS."

-

"ANYWHERE."

-

"EVERYWHERE."

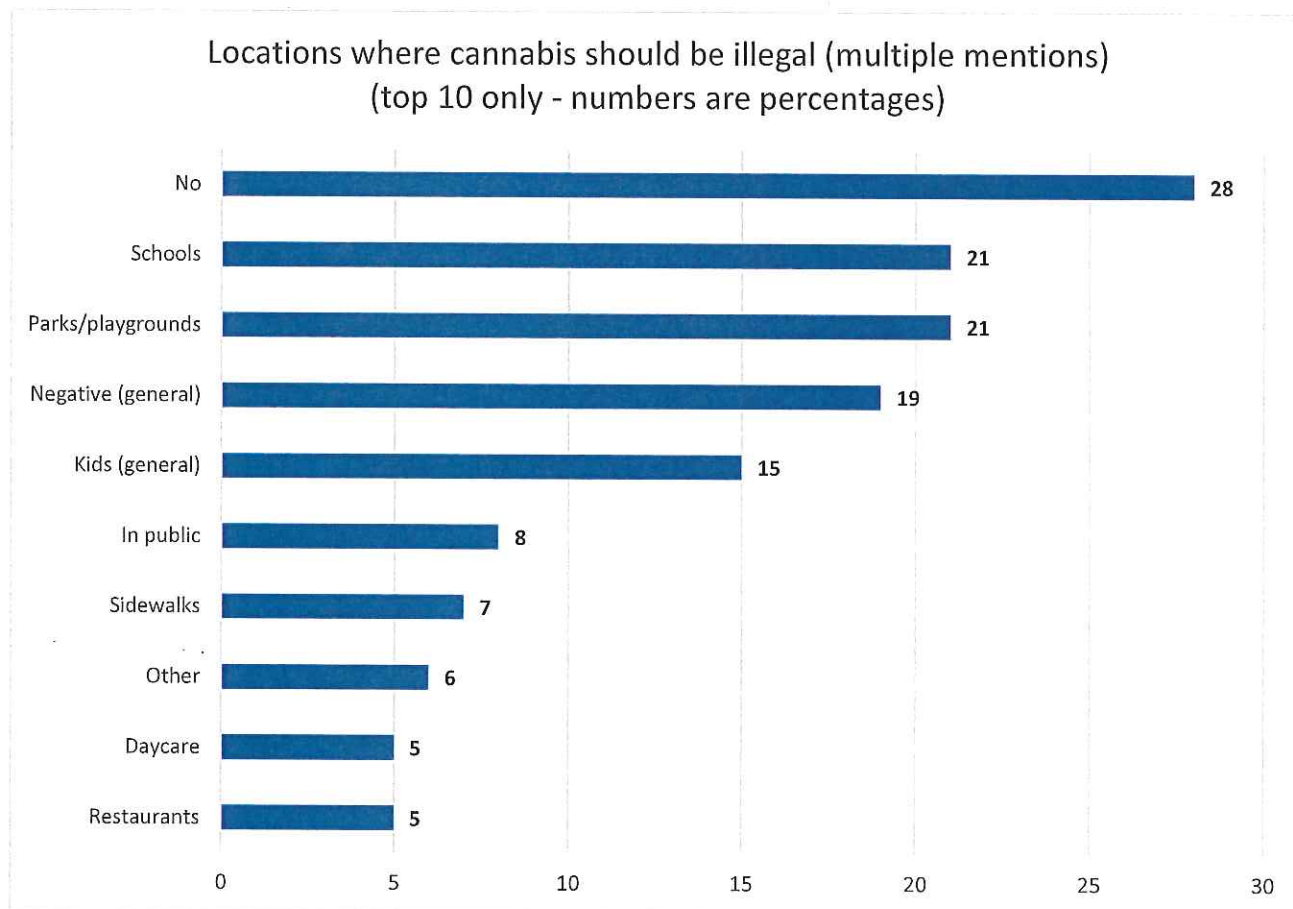
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"ALL THE PLACES."

⁶ Q6: "As of Oct. 17, the use of recreational cannabis is now legal anywhere tobacco can be used. In your opinion, are there any locations where the consumption of tobacco is currently legal, but where the consumption of cannabis should be illegal?" [open ended] [multiple mentions]

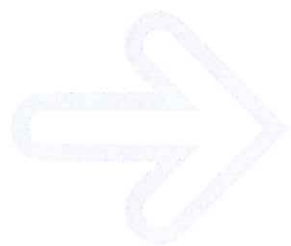
The plurality of respondents, however, (28%), said no, there were no locations where tobacco can be consumed that cannabis should not be.

“NOWHERE, BECAUSE IF IT’S LEGAL, IT SHOULD BE SMOKED ANYWHERE.”



DEMOGRAPHICS

%	Total	25 years and under	25 to 34	35 to 44	45 to 54	55 to 64	65 and over	Male	Female
TOTAL	300	34 11.33%	42 14%	53 17.67%	62 20.67%	46 15.33%	54 18%	142 47.33%	158 52.67%



FORUM RESEARCH INC.

for



City	Population ¹	First installement from OCLIF	Decision of whether to allow Cannabis retail
Ajax ²	119,677	Unknown	Not yet decided - Town is conducting a public survey (Dec. 7-14)
Barrie	141,434	Unknown	Not yet decided - issue to go before Council in December
Brampton ²	593,638	Unknown	Not yet decided - matter deferred to Special Council meeting in Jan.
Brantford	134,200	\$ 105,484	Not yet decided - matter deferred to Special Council meeting in Jan.
Burlington ²	183,314	Unknown	Not yet decided - matter to be considered on Dec. 17
Cambridge ²	129,920	Unknown	Not yet decided - issue to go before Council in December
Guelph	131,794	\$ 141,661	Opted in - will allow Cannabis retail stores
Hamilton	536,917	\$ 574,493	Staff are recommending to opt in (Dec. 18)
Kingston	123,798	Unknown	Unsure - awaiting response from municipality
Kitchener ²	233,222	Unknown	Not yet decided - issue to go before Council in December
London	383,822	\$ 450,991	Not yet decided - issue to go before Council in December
Markham ²	328,966	\$ 136,187	Committee has recommended to opt out (Dec. 10) - Council on Dec. 12
Milton ²	110,128	Unknown	Not yet decided - issue to go before Council in December
Mississauga ²	721,599	\$ 319,422	Not yet decided - issue to go before Council in December
Oakville ²	193,832	Unknown	Not yet decided - issue to go before Council in December
Oshawa ²	159,458	Unknown	Not yet decided - issue to go before Council in December
Ottawa	934,243	Unknown	Staff are recommending to not opt out (Dec. 13)
Richmond Hill ²	195,022	\$ 84,168	Not yet decided - issue to go before Council in December
Sudbury	161,531	\$ 200,000	Opted in - will allow Cannabis retail stores
Thunder Bay	107,909	\$ 129,922	Not yet decided - issue to go before Council in December
Toronto	2,731,571	\$ 3,008,705	Staff are recommending to not opt out (Dec. 13)
Town of Erin	11,439	Unknown	Opted out - will prohibit Cannabis retail stores
Township of Dawn-Euphemia	1,967	\$ 5,000	Opted in - will allow Cannabis retail stores
Township of East Ferris	4,750	\$ 5,000	Opted in - will allow Cannabis retail stores
Township of Lake of the Woods	230	\$ 5,000	Opted out - will prohibit Cannabis retail stores
Township of Nairn and Hyman	342	\$ 5,000	Opted in - will allow Cannabis retail stores
Township of Papineau-Cameron	1,016	\$ 5,000	Opted out - will prohibit Cannabis retail stores
Township of Plummer Additional	660	\$ 5,000	Opted in - will allow Cannabis retail stores
Township of Prince	1,010	\$ 5,000	Opted in - will allow Cannabis retail stores
Township of Tarbutt	534	\$ 5,000	Opted in - will allow Cannabis retail stores
Township of The North Shore	497	\$ 5,000	Opted in - will allow Cannabis retail stores
Vaughan ²	306,233	\$ 124,949	Not yet decided - issue to go before Council in December
Whitby ²	128,377	Unknown	Not yet decided - issue to go before Council in December
Windsor	217,188	\$ 253,279	Not yet decided - issue to go before Council in January

1. Based on 2016 Census from Statistics Canada.

2. Share for lower tier municipality only (subject to 50/50 split of funding with regional municipality).

c <u>5</u>		
Communication		
COUNCIL:	<u>Dec 12/18</u>	
<u>CW</u>	Rpt. No. <u>29</u>	Item <u>11</u>

DATE: DECEMBER 11, 2018

TO: HONOURABLE MAYOR BEVILACQUA AND MEMEBERS OF COUNCIL

FROM: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER, PLANNING & GROWTH MANAGEMENT

RE: **COMMUNICATION – ITEM 11, REPORT NO. 29**
REAFFIRMATION OF REQUEST FROM SMARTCENTRES FOR MINISTER'S ZONING ORDER
FOR RELOCATION OF LARGE FORMAT RETAIL STORE IN THE VAUGHAN METROPOLITAN
CENTRE
WARD 4 – VICINITY OF THE NORTH WEST QUADRANT OF THE VMC

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director, Development Engineering, in consultation with the Interim Director, Financial Planning & Development Finance, recommend:

1. THAT the words ", net of eligible Development Charge reimbursements," be inserted after the word "costs" in Recommendation No.1 of the Members Resolution contained in Item 15, Report No.6 (February 21, 2018).

Purpose

The purpose of this communication is to recommend an administrative correction to the Members Resolution contained in Item 15, Report No.6, February 21, 2018.

Background - Analysis and Options

Recommendation 1. of the Members Resolution contained in Item 15, Report No.6 commits SmartCentres to design and construct certain collector roads in the north-west quadrant in the VMC including the extensions of Applewood Crescent and Apple Mill Road, and to widen and reconstruct Portage Parkway from Jane Street to Highway 400 on behalf of the City. Components of these road works are considered growth related and are included in the 2018 Development Charge Background Study and By-law, which came into effect in September 2018. Accordingly, it is recommended that the Members Resolution be amended to acknowledge that SmartCentres is eligible to recover all or part of the cost of the road works from City-wide Development Charge funds.

Conclusion

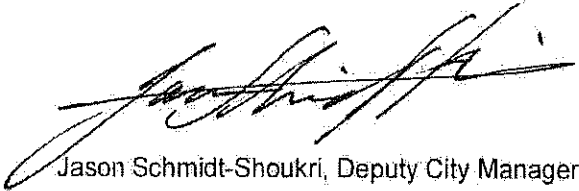
It is recommended that the words ", net of eligible Development Charge reimbursements," be inserted in Recommendation 1. after the word "costs" as highlighted below:

1. THAT the necessary by-law be enacted authorizing the Mayor and Clerk to execute a development agreement and any other necessary agreements with SmartCentres or Penguin -Calloway (Vaughan) Inc, satisfactory to the City of Vaughan that commits SmartCentres to facilitate and assume all costs, **net of eligible Development Charge reimbursements**, associated with the planning, construction and delivery of the extension of Applewood Crescent from Highway 7 to Portage Parkway, Commerce Street from Highway 7 to Apple Mill Road, Apple Mill Road from Edgeley Blvd. to Applewood Crescent and Buttermilk Avenue from Apple Mill Road to Portage Parkway and the widening of Portage Parkway from Jane Street to Highway 400; all to be completed no later than December 2021;



memorandum

Respectfully submitted



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



Andrew Pearce, Director,
Development Engineering

Copy to: Tim Simmonds, Interim City Manager
Michael Coroneos, Chief Financial Officer and City Treasurer
Rita Selvaggi, Interim Director, Financial Planning & Development Finance
Christina Bruce, Director, VMC Program
Jennifer Cappola-Logullo, Manager of Development Engineering (VMC)



memorandum

C <u>6</u>		
Communication		
COUNCIL:	<u>Dec 12/18</u>	
<u>CW</u>	Rpt. No. <u>29</u>	Item <u>4</u>

DATE: December 7, 2018

TO: Mayor and Members of Council

FROM: Deryn Rizzi, Fire Chief

RE: Committee of the Whole, December 5, 2018
Report Number 29, Item Number 4
Emergency Management Program Committee – Revised Terms of
Reference and Delegation of Authority

Purpose

To provide Council with information regarding the statutory requirements under the *Emergency Management and Civil Protection Act* and Regulation 380/04 related to the Emergency Management Program Committee and the Municipal Emergency Control Group (emergency management team).

Recommendations

Staff have reviewed the emergency management team membership and the best means to present the membership for appointment to the team; and provide the following revised recommendations:

1. That Council approve the revised Terms of Reference for the Emergency Management Program Committee (Attachment 1);
2. That Council appoint the members of the Emergency Management Program Committee as defined in the Terms of Reference (Attachment 1);
3. That Council appoint the members of the Emergency Management Team in accordance with Attachment 2; and
4. That Council approve the revised By-Law substantially in the form attached as Attachment 3.

Background

Emergency Management Program Committee

The Act mandates that every municipality must have an Emergency Management Program Committee that is responsible for oversight of day to day operations of the municipal emergency management program to ensure all prescribed elements are implemented and maintained to be in compliance as stated in the revised Terms of

Reference (Attachment 1). The committee members in accordance with the Act and Regulations are appointed by Council at the start of each new term of Council for the four-year period. The Emergency Management Program Committee membership is comprised of the City Manager, Deputy City Managers, Chief Financial Officers/City Treasurer, City Solicitor, Chief of Corporate and Strategic Communications, Fire Chief, Manager of Emergency Planning, Executive Director of Vaughan Public Libraries, a representative from York Regional Police and a representative from Alectra. Each committee member has designated alternates to ensure that there is quorum at each meeting. The City Clerk's Office provides support to the committee.

The Manager of Emergency Planning provides reports to the Committee for discussion, review and approval on proposed exercises, after action reports, training, the hazard risk assessment review, critical infrastructure listing, public education initiatives, quarterly updates on the status towards achieving compliance, renovations to the emergency operations centre, development of the dashboard and emergency alerting systems and program specific projects. Other members of the committee from external agencies and City departments have reported on their joint activities with the Emergency Planning Program. The committee conducts a review of the program activities at the last meeting of each year to verify that all elements of the Act have been addressed. The Committee will forward recommendations to Council on revising the program, emergency plan and procedures and proposed action items from after action reports on exercises and emergency responses.

Emergency Management Team

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 this year to designated municipal community emergency management coordinators that the language in the Regulation of

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

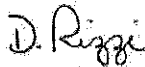
- (a) such officials or employees of the municipality as may be appointed by the council; and*

(b) *such members of council as may be appointed by the council. O.
Reg. 380/04, s. 12 (2)."*

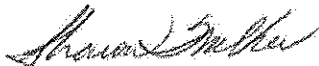
be now interpreted as "shall be appointed by Council". To meet compliance requirements, members will be appointed to the emergency management team using their position on the control group, and job title. Staff will provide updates to Council for approval and appointment; as membership to the emergency management team change.

Attachments

1. Emergency Management Program Committee Terms of Reference
2. Emergency Management Team Members by Position and Job Title
3. Revised Draft By-Law Emergency Management Program Committee Terms of Reference.



Deryn Rizzi
Fire Chief



Sharon Walker
Manager of Emergency Planning

TERMS OF REFERENCE**Emergency Management Program Committee**

Background

Provincial legislation requires that every municipality form a committee responsible for overseeing the annual emergency management program in the community. The Province sees the Emergency Management Program Committee as a critical management team that oversees the development, implementation and maintenance of a municipality's emergency management program; and ensures that the program responds to changes in the community such as new construction, installations, transportation systems, environmental conditions etc.

The Emergency Management and Civil Protection Act (R.S.O. 1990), Section 9

"(d) Establish committees and designate employees to be responsible for reviewing the emergency plan, training employees in their functions and implementing the emergency plan during an emergency," and

Regulation (380/04, Section 11) further defines the committee and mandates that:

"(1) Every municipality shall have an emergency management program Committee

(2) The committee shall be composed of,

- a) The municipality's emergency management program coordinator;*
- b) A senior municipal official appointed by council;*
- c) Such members of the council as may be appointed by council;*
- d) Such municipal employees who are responsible who are responsible for emergency management functions, as may be appointed by council; and*
- e) Such other persons as may be appointed by council.*

(3) The persons appointed under clause (2) may only be,

- a) Officials or employees of any level of government who are involved in emergency management;*
- b) Representative of organizations outside government who are involved in emergency management; or*
- c) Persons representing industries that may be involved in emergency management.*

(4) The council shall appoint one of the members of the committee to be the chair of the committee.

(5) The committee shall advise council on the development and implementation of the municipality's emergency management program.

(6) The committee shall advise the council on the development and implementation of the municipality's emergency management program and shall make recommendations to the council for its revision if necessary."

Mandate / Objectives

The committee oversees the development, implementation and maintenance of the emergency management program in accordance with Regulation 380/04 and in accordance with the Term of Council Priorities; continue to ensure the safety and well-being of citizens.

Objectives

1. Monitor and ensure the program activities are delivered in accordance with the Act and Regulations.
2. Support the program in responding and adapting to current and emerging risks that could impact the community.
3. Share expertise and knowledge to promote emergency preparedness and public safety.
4. Review and make recommendations on the City's Emergency Response Plans.
5. Review and make recommendation on program initiatives.
6. Review after action reports for exercises and emergency responses and make recommendations on emergency management enhancements and corrective actions based on lessons learned.

Attachment 1

7. Review and makes recommendations on the City's business continuity planning initiatives.
8. Conduct an annual emergency management program review to verify that the program is operating in compliance with the Act and Regulations; and
9. Make recommendations to council.

Term

Members are appointed at each new term of Council.

Membership

The membership shall be comprised of:

Primary

City Manager (Chair)
Deputy City Manager, Community Services
Deputy City Manager, Public Works
Deputy City Manager, Planning and Growth Management
Deputy City Manager, Corporate Services
Chief Financial Officer/City Treasurer
City Solicitor
Chief Corporate Initiatives and Intergovernmental Relations
Director of Corporate and Strategic Communications
Fire Chief
Manager of Emergency Planning
Executive Director, Vaughan Public Libraries
Representative from York Regional Police
Representative from Alectra

Alternate

Deputy City Manager
Director
Director
Director
Chief Officer/City Clerk
Director
Director
Director
Manager
Deputy Fire Chief

Director of Finance

Meeting Procedures

The proceedings of the Emergency Management Program Committee are to be governed by the City's Procedural By-law.

Agendas and Reporting

Agendas shall be prepared by the City Clerk's Office in consultation with the Committee Chair.

Agendas shall be issued to the committee members one week prior to the scheduled date of meeting, or as soon as practicable

The Committee Chair shall submit a report in the City's committee report format to the Committee of the Whole when recommendations made require Council approval.

Meetings

Meeting dates will be determined at the last meeting of the year for the following year by consensus of the committee. The committee shall meet quarterly and may schedule additional meetings as determined by the Chair.

Meetings are to be open to the public in accordance with the *Municipal Act*, 2001. Meetings shall be closed to the public where information being discussed meets the "confidentiality for defense" criteria stated in the *Emergency Management and Civil Protection Act*, 1990 Section 2.1 (3-8).

Attachment 1

Notice of Meetings

Meetings will be noted on the Schedule of Meetings calendar document through the Office of the City Clerk, Council Secretariat.

Quorum

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

Staff Resources

The City Clerk's Office is responsible for agenda production and distribution, the giving of procedural advice, and the recording of the proceedings of the Emergency Management Program Committee. The committee is comprised of staff from the City and external agencies.

Authority

The Emergency Management Program Committee possesses the legislated accountability to annually review the municipality's emergency management program to verify compliance with the Act and Regulations, and to make recommendations for program changes or enhancements to the Council.

The Emergency Management Program Committee may not commit expenditures save for those specifically delegated by Council.

Amendment / Expansion of Terms of Reference

The Committee Chair shall make recommendations to Council for amendments and/or expansion of the terms of reference as required.

Emergency Management Team Position	Corporate Job Title
Head of Council	Mayor Regional Councillor Ward Councillor
EOC Director	City Manager Deputy City Manager
Liaison Officer	Manager of Emergency Planning Fire Chief Deputy Fire Chief
Strategy Section Chief	City Clerk Deputy City Clerk Manager of Elections and Special Projects
Documentation Unit	Council / Committee Administrator Manager, Archives & Records Management Services & City Archivist Council / Committee Services Coordinator
Strategy Section	Project Manager GIS Technician Systems Analyst / Project Leader Senior GIS Technician Water Resource Analyst
Operations First Response Fire Section Chief	Fire Chief Deputy Fire Chief
Operations Infrastructure Section Chief	Deputy City Manager Director in the Public Works Portfolio Director, Development Engineering
Operations Infrastructure Section Response Sector Lead	Director Environmental Services Director Transportation Services, Parks and Forestry Operations Manager Parks and Roads
Operations Infrastructure Section Mitigation/Recovery Sector Lead	Deputy City Manager Planning and Growth Management Director Infrastructure Planning Manager from Development Engineering
Operations Infrastructure Section Officers and Mapping Unit	Managers from Public Works Portfolio Managers from Development Engineering Director of Building Standards Managers from Building Standards Roads Supervisor Supervisors from Public Works Portfolio Infrastructure Coordinator Program Manager Senior Engineering Assistant Supervisors from Building Standards

Emergency Management Team Position	Corporate Job Title
Administration Section Chief	Deputy City Manager Corporate Services Chief Human Resources Officer City Solicitor Senior Manager, Real Estate Manager Human Resources
Administration Section Officers	Manager of Risk Management Manager of Human Resources Director of Transformation and Strategy Chief Human Resources Officer Legal Counsel HR Specialist - Workplace Health & Safety Risk Management Analyst Claims Analyst
Logistics Section Chief	Chief Financial Officer/City Treasurer Chief Corporate Initiatives and Intergovernmental Relations Director of Procurement
Logistics Section Officers, Procurement Unit and IT Technicians	Directors from the Office of the Chief Financial Officer and City Treasurer Portfolio Managers from the Office of the Chief Financial Officer and City Treasurer Portfolio Director of Finance & Community Spaces – Vaughan Public Libraries Procurement Analyst Buyer Procurement Business Analyst Chief Information Officer Manager from the Office of the Chief Information Officer IT Security Officer Director, Economic and Cultural Development Manager, Special Projects Economic Development Economic Development Officer Manager, Small Business and Entrepreneurship Director, Fleet Management Services Fleet Supervisor Client Support Analyst Systems Analyst/Project Leader
Operations Community Services Section Chief	Directors from Community Services Portfolio
Operations Community Services Officers	Directors from the Community Services Portfolio Managers from the Community Services Portfolio Supervisors, Community Centres Supervisor, Corporate Security

Emergency Management Team Position	Corporate Job Title
	Supervisors from By-Law and Compliance Supervisor, Animal Services Executive Director, Vaughan Public Libraries Directors from Vaughan Public Libraries Area Managers from Vaughan Public Libraries
Public Information Section Chief	Director Corporate and Strategic Communications Managers from Corporate and Strategic Communications
Public Information Section Officers	Managers from Corporate and Strategic Communications Manager Access Vaughan Manager from Vaughan Public Libraries Communications Advisor Advisor Quality Assurance Supervisor

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER XXX-2018

A By-law to appoint members to the City's Emergency Management Program Committee and to update the Emergency Management Program Committee Terms of Reference and amend By-Law Number 63-2008.

WHEREAS section 11 (1 – 6) of Regulation 380/04 of the *Emergency Management and Civil Protection Act R.S.O. 1990* as amended mandates that every municipality shall have an Emergency Management Program Committee for the purposes of advising Council on the development and implementation of the municipality's program, making recommendations for revision where necessary and to conduct the annual program review or verification.

AND WHEREAS the City's organizational structure has changed necessitating changes to the Committee membership.

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

1. By-law Number 063-2008 be and it is hereby amended by deleting Section 1 and replacing it with the following:

The Emergency Management Program Committee for the City of Vaughan shall consist of the following members:

- The City Manager (the alternate member shall be a Deputy City Manager)
- The Deputy City Manager, Community Services (the alternate member shall be the Director of Recreation Services)
- The Deputy City Manager, Public Works (the alternate member shall be a Director from the Public Works portfolio)
- The Deputy City Manager, Planning and Growth Management (the alternate member shall be a Director from the Planning and Growth Management Portfolio)

Attachment 3

- The Deputy City Manager, Corporate Services (the alternate member shall be the City Clerk or a Chief Officer from this portfolio)
 - The Chief Financial Officer/City Treasurer (the alternate member shall be a Director from this portfolio)
 - The City Solicitor (the alternate member shall be the Director of Legal Services)
 - The Chief Corporate Initiatives and Intergovernmental Relations (the alternate member shall be the Director of Economic and Cultural Development)
 - The Director of Corporate and Strategic Communications (the alternate member shall be the Director of Corporate Communications)
 - The Fire Chief (the alternate member shall be a Deputy Fire Chief)
 - The Manager of Emergency Planning
 - The Executive Director, Vaughan Public Libraries (the alternate member shall be Director of Finance)
 - A senior staff representative from York Regional Police Services (YRPS), as selected by YRPS
 - A senior staff representative from Alectra, as selected by Alectra
2. By-law Number 063-2008 (as amended) be and it is hereby further amended by deleting the Schedule "A" Emergency Management Program Committee Terms of Reference and replacing it with the Schedule "A" Emergency Management Program Committee Terms of Reference attached hereto.

Enacted by City of Vaughan Council this XXth day of XXXX, 2018.

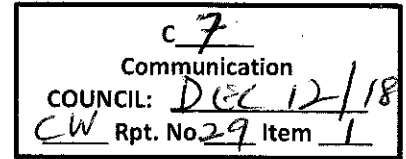
Hon. Maurizio Bevilacqua, Mayor

Todd Coles, City Clerk

Authorized by Item No. ____ of Report No. ____
of the Committee of the Whole
Adopted by Vaughan City Council on

Britto, John

From: Coles, Todd
Sent: Wednesday, December 12, 2018 11:19 AM
To: Britto, John
Cc: Magnifico, Rose
Subject: FW: Retail Stores Outlets Selling Cannabis - Today's agenda at 1 p.m. - 12 Dec. 2018



Todd Coles, BES, ACST(A), MCIP, RPP
City Clerk
905-832-8585, ext. 8281 | todd.coles@vaughan.ca

City of Vaughan | Office of the City Clerk
2141 Major Mackenzie Dr., Vaughan ON L6A 1T1
vaughan.ca



From: Mario Racco <info@brownridgera.com>
Sent: Wednesday, December 12, 2018 11:01 AM
To: Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>
Cc: Coles, Todd <Todd.Coles@vaughan.ca>
Subject: Retail Stores Outlets Selling Cannabis - Today's agenda at 1 p.m. - 12 Dec. 2018

Hello Mayor & Members of Council,

I wish to inform you, on behalf of the Brownridge Ratepayers Association "BRA", that we would like the City to opt out of the Retail Sales of Cannabis.

The BRA would like to see the City:

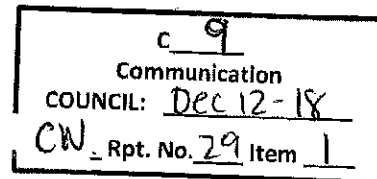
1. Exercise the option out before the 22 January 2019.
2. Organize information meetings in the community to discuss the merits, on both sides, so that there will be a much better appreciation of the consequences.
3. Provide facts: medical, legal, social, financial, etc.

Please let me know if you have a question.

Sincerely,

Mario G. Racco
President-BRA
905-760-0330

Ferrante, Assunta



From: Mackenzie Ridge Rate Payers Association <mackenzieridgerpa@gmail.com>

Sent: Wednesday, December 12, 2018 9:36 AM

To: [REDACTED]; vaughanresidentsalliance@gmail.com

Cc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED];
beverleyglenratepayers@gmail.com; [REDACTED]; [REDACTED];

[REDACTED]; [REDACTED]; cmratepayers@gmail.com;

carryingplaceratepayers@rogers.com; [REDACTED]; [REDACTED]; [REDACTED];

[REDACTED]; [REDACTED]; [REDACTED]; [REDACTED];

[REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED];

[REDACTED]; info@preservethornhillwoods.com; springfarmra@gmail.com; [REDACTED];

[REDACTED]; [REDACTED]; [REDACTED]; info@villageofwoodbridge.ca; wwha@wwha.ca; Council

<Council@vaughan.ca>; Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Ferri, Mario
<Mario.Ferri@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>;
Iafrate, Marilyn <Marilyn.Iafrate@vaughan.ca>; Carella, Tony <Tony.Carella@vaughan.ca>; DeFrancesca, Rosanna
<Rosanna.DeFrancesca@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Shefman, Alan
<Alan.Shefman@vaughan.ca>; Coles, Todd <Todd.Coles@vaughan.ca>

Subject: Re: Vaughan Residents Alliance and Position on Cannabis in Vaughan

December 12, 2018

To: Mayor, Regional and Local Councillors, Todd Coles

Re: Public Hearing Regarding Retail Stores For The Selling of Cannabis And The Use of Cannabis in Public Spaces

On October 17th we saw recreational cannabis being legalized in Canada and Ontario now allows online purchases, however on April 1st 2019 we will be seeing private retail stores begin to sell cannabis. Leading up to this time, the province has provided the municipalities with a one-time window to opt out of retail sales.

The Vaughan Residents Alliance (VRA) is opposed to retail / wholesale cannabis sales outlets within the City of Vaughan. While we are not opposed to what people do in the privacy of their own homes, the VRA is opposed to the use of cannabis, such as the smoking of cannabis, within City of Vaughan public spaces, especially where children play. We do not believe that taxpayers should be burdened with the added social, regulatory and by-law enforcement costs incurred by allowing retail cannabis sales outlets to operate. We feel that the 150-meter distance from the property line or from a public or private school is not adequate, the hours of the retail stores are not reflective of regular store hours, and will incur added security and staff training requirements. Also noted, is the fact that municipalities have a limited authority to pass by-laws to further restrict the locations where cannabis can be used which could be a stumbling block when trying to reign in the areas available for smoking cannabis, and cigarettes.

Overall, we agree with Mr. Lorello in terms of the decision to opt in or out of retail cannabis in Vaughan has the same effect of changing the direction, vision, perception and complexion of our city. It is a ground breaking a decision that may have undetermined effects and merits at least one evening public hearing to give residents an opportunity to speak on this critical decision. This is far too important a decision for council to make on its own.

We also agree that conducting polls and resident surveys is not enough. We must allow people to voice their views directly to council in a public forum.

There should be a public meeting and we also formally requesting that one be held to involve the broader community on this crucial decision. Council has an obligation to hear directly from its residents on critical matters such as this.

We understand that we have until January 22, 2019 to make our decision to opt in or out of retail cannabis stores. In our view, this allows for more than enough time to schedule an evening public hearing on this important issue, prior to rendering a decision.

Representing residents in Vaughan, we agree that a public hearing is necessary to engage the residents of Vaughan.

Sincerely

Vaughan Residents Alliance

Kathryn Angus, KARA

Robert A. Kenedy, MRRA

Richard Lorello, KARA

Furio Liberatore, FGTR

Laura Rinaldi, SMRA

Bob Moroz, KVG

Donna Rotondo, KARA

Robert A. Kenedy, PhD
President of the MacKenzie Ridge Ratepayers Association
Associate Professor
Department of Sociology
McLaughlin College
York University
Keele Street
Toronto, Ontario M3J 1P3
CANADA

On Wed, Dec 5, 2018 at 9:30 AM Robert Kenedy wrote:

December 5, 2018

To: Mayor, Regional and Local Councillors, Todd Coles

Re: Retail Stores For The Selling of Cannabis And The Use of Cannabis in Public Spaces

On October 17th we saw recreational cannabis being legalized in Canada and Ontario now allows online purchases, however on April 1st 2019 we will be seeing private retail stores begin to sell cannabis. Leading up to this time, the province has provided the municipalities with a one-time window to opt out of retail sales.

The Vaughan Residents Alliance (VRA) is opposed to retail / wholesale cannabis sales outlets within the City of Vaughan. While we are not opposed to what people do in the privacy of their own homes, the VRA is opposed to the use of cannabis, such as the smoking of cannabis, within City of Vaughan public spaces, especially where children play. We do not believe that taxpayers should be burdened with the added social, regulatory and by-law enforcement costs incurred by allowing retail cannabis sales outlets to operate. We feel that the 150-meter distance from the property line or from a public or private school is not adequate, the hours of the retail stores are not reflective of regular store

hours, and will incur added security and staff training requirements. Also noted, is the fact that municipalities have a limited authority to pass by-laws to further restrict the locations where cannabis can be used which could be a stumbling block when trying to reign in the areas available for smoking cannabis, and cigarettes.

It is for the reasons above, that our Alliance is opposed to allowing retail stores to sell cannabis in the City of Vaughan.

Sincerely

Vaughan Residents Alliance

Kathryn Angus, KARA

Robert A. Kenedy, MRRA

Richard Lorello, KARA

Furio Liberatore, FGTR

Laura Rinaldi, SMRA

Bob Moroz, KVG

Tony Alati, CPRA

Gary Wan, UTCA

Elvira Caria, VWRA

Mary Mauti, VRA

Donna Rotondo, KARA

Robert Aaron Kenedy, PhD
Associate Professor
Department of Sociology
McLaughlin College
York University
Keele Street
Toronto, Ontario M3J 1P3
CANADA

On 2018-12-04 9:46 p.m., Robert Kenedy wrote:

Good Evening,

Apologies for the short notice, but for those interested, we are submitting the attached letter to council tomorrow morning at 9am for the Committee as a Whole meeting at 1pm.

If you want to be included as a signing organization, please let us know by 8am tomorrow.

Best,

Robert Aaron Kenedy, PhD
Associate Professor
Department of Sociology
[REDACTED] McLaughlin College
York University
[REDACTED] Keele Street
Toronto, Ontario M3J 1P3
CANADA
[REDACTED]

On 2018-11-15 8:22 p.m., ROTONDO wrote:

Hello all,

It appears that municipalities have until Jan 22/19 to opt out of cannabis to be sold.

Therefore, I believe that it's vital to move on this issue quickly.

FYI,

Donna

On Nov 15, 2018, at 4:14 PM, Robert Kenedy [REDACTED] wrote:

Dear KRA members,

The Mackenzie Ridge Ratepayers Association Board also voted not have Cannabis Outlets in our area. We also support banning smoking cannabis in public areas such as parks, sidewalks, parking lots, and other areas especially around schools and where there are children.

See today's Vaughan Citizen.

Best,

Rob

Robert Aaron Kenedy, PhD
Associate Professor
Department of Sociology
[REDACTED] McLaughlin College
York University
[REDACTED] Keele Street
Toronto, Ontario M3J 1P3
CANADA
[REDACTED]

On 2018-11-15 9:48 a.m., Kathryn Angus wrote:

Good morning All: following the meeting last night, and although discussed, I am now communicating formally the position of the KARA Board regarding Cannabis Stores – the Board voted that we did NOT want them within the parameters of our Association.

Thanks Kathryn

From: Fred Winegust [REDACTED]
Sent: November 14, 2018 11:57 PM
To: Maria Verna [REDACTED]
Cc: Beverley Glen Ratepayers
<beverleyglenratepayers@gmail.com>;
[REDACTED]
[REDACTED] Mario G. Racco
[REDACTED]; David Charezenko
[REDACTED]
<cmratepayers@gmail.com>; CPRA
<carryingplaceratepayers@rogers.com>;
[REDACTED] Furio Liberatore
[REDACTED]; Toni Lorini
[REDACTED]
[REDACTED]
Kathryn Angus [REDACTED]
[REDACTED] Richard Lorello
[REDACTED]; Bob Moroz
[REDACTED];
[REDACTED]
Robert Kenedy [REDACTED]
<mackenzieridgerpa@gmail.com>; Rinaldo, Laura
[REDACTED]; [REDACTED]
[REDACTED]
<info@preservethornhillwoods.com>; SpringFarm
RatePayers Assoc <springfarmra@gmail.com>; Pam
Taraday (SFRA) [REDACTED];
[REDACTED]
[REDACTED]
Mauti, Mary [REDACTED]
[REDACTED] Elvira Caria
[REDACTED]; <info@villageofwoodbridge.ca>;
<wwha@wwha.ca>
Subject: Re: Vaughan Residents Alliance Meeting
Minutes November 15, 2018

Hello Maria. As a follow-up to tonight's meeting

As a former candidate for Local & Regional Council I received a number of communications, specific to Retail Cannabis Shops in Vaughan

As promised here are 2 examples

The first is from OPSEU and the second was one of a series of standard form e-mails I received from City of Vaughan residents who took part in the OPSEU campaign/

As each RA was requested to take a position and communicate back to the VRA, We agreed it was important to share this information with all

Fred Winegust

Keep York Moving

----- Forwarded message -----

From: **OPSEU Communications Department** <opseucommunicationsdepartment@opseu.org>

Date: Thu, Oct 11, 2018, 10:30 AM

Subject: Letter from OPSEU President Warren (Smokey) Thomas regarding cannabis options

To: [REDACTED]



[Download as a PDF](#)

October 11, 2018

Dear Municipal Candidate:

I am following up on a previous letter regarding Premier Doug Ford's flawed plan to download private cannabis shops onto municipalities. It has come to my attention that some municipal councils are unaware of their options. I also want to share the results of a Nanos poll that OPSEU commissioned so you and every municipality are equipped to make the best possible decision for the people in your community.

Once you opt into the private, for-profit cannabis retail model, you effectively relinquish all further control. The Alcohol and Gaming Commission of Ontario will issue licences. If a council objects to an applicant, the number of cannabis shops or their location, you can try writing to the AGCO. That's it.

To add insult to injury, you will be the ones picking up the hefty tab for regulatory enforcement, whether through the police or bylaw inspectors, not to mention the costs. In other words, when the Premier sends the cannabis circus into your community, your only role will be to clean up the mess.

However, Doug Ford is giving municipalities a one-time option: Opt out by July 22, 2019, or you're in. It's like the negative-billings ploy Rogers tried years ago, nothing, and you're stuck with the bill.

That's why I urge you, when elected to municipal council, to stand up for your communities and opt out of private cannabis shops now. You can always opt out after January 22, you can never opt out. The sale and consumption of cannabis will come with untold social and fiscal repercussions. There is no need to rush in your time and observe the impact on the municipalities that have opted in. Ask yourself whether this is something that will improve the quality of life for your residents.

But I suggest a third and better way: retrofitting existing LCBO outlets to dispense cannabis. Why? Because LCBO staff have a proven track record when it comes to selling responsibly. They will stock only legally sourced and tested product from approved suppliers. Your enforcement costs will be vastly diminished, and public safety and security will be better assured.

Still unconvinced? A recent Nanos poll says half of people aged 55 and up - a demographic most likely to vote - are less or somewhat less likely to vote for candidates who favour private cannabis sales. Just one in four say the opposite. One third of all voters are more or somewhat more likely to vote for candidates in favour of private cannabis. Further, Ontarians are 11 times more likely to choose LCBO over private stores to keep cannabis out of kids' hands. Visit responsibleplan.ca for more information.

I urge you to opt out of privatized cannabis now. Then tell the Premier you don't want private, for-profit outlets operating wherever the AGCO dictates. Tell the public that the responsible public option is the safest, most trusted means of selling cannabis. That you need and want that option for your residents.

Sincerely,



Warren (Smokey) Thomas

President, Ontario Public Service Employees Union

sponsibleplan.ca>

i stores
ca>

RESPONSI

Dear candidate,

On behalf of Caroline Portelli, we are forwarding this letter to you regarding private cannabis stores.

Dear Municipal Candidate:

The issue of cannabis sales is of great importance to our community and my community are shielded, to avoid the negative impacts of private, for-profit cannabis stores.

I am very concerned that private cannabis stores will look the other way when selling to underage youth and maximize profits. Enforcement is expensive and

Furthermore, the province has removed any control over private cannabis stores. How will municipalities, particularly those already struggling to enforce the regulations?

As you know, the Ontario government has given municipalities the option to opt out of private cannabis stores. If they do not, they will accept as many cannabis stores as the Alcohol and Gaming Commission of Ontario chooses – with no say in the matter.

If you're elected, I urge you to opt out of private cannabis stores. Give you time to evaluate the impact on municipalities struggling with financial and social costs, you can help spare our people from those negative impacts.

I also propose a better, safer and more responsible approach. A Nanos poll indicates that Ontarians are 11 times more likely to buy cannabis from a responsible retailer than private retailers. That's because responsible retailers have a better record when it comes to selling alcohol responsibly.

Furthermore, Ontarians are almost four times generate more public revenue from the sale of too. I want the profits from cannabis sales to go to schools and infrastructure.

That's why I ask you to do the right thing before extensively with residents and businesses. For the community. Take your time to see how private businesses that have opted in.

Furthermore, I ask that council pass a motion to require bricks and mortar. A part of the existing cannabis sales. Residents will be able to sleep at ease if cannabis has not overrun their community.

As an elected representative, your number-one priority is the health and well-being of the residents of this municipality. The for-profit cannabis retail model threatens the success of the community. The best way forward is clear: opt out of private cannabis. The government offer the proven, trusted option —

I await your early reply.

Caroline Portelli
Vaughan, City of

info@responsib.ca
OPSEL
100 Lesmill Rd. Toronto

On Wed, Nov 14, 2018 at 11:12 PM Maria Verna

[REDACTED] wrote:

Good Evening

Thank you to all that attended this evening. Please find meeting minutes for this evening's informative and collaborative discussion. Please let me know if there is anything I missed. On page 3 of the attached is a listing of all the email addresses as discussed. I have also added the most current RPA registry from the COV dated September 2018.

Please let me know if you have any issues viewing the attached.

Have a fabulous evening, Maria

Fred Winegust
[REDACTED] Tangreen Circle
Thornhill, Ontario [REDACTED]
[REDACTED]

<rkenedy.vcf>

c 10
Communication
COUNCIL: DEC 12/18
CW Rpt. No. 29 Item 1

-----Original Message-----

From: Rose Savage <[REDACTED]>

Sent: Wednesday, December 5, 2018 4:11 PM

To: Coles, Todd <Todd.Coles@vaughan.ca>

Subject: Cannabis Deputation today

Committee of the While Deputation
December 5, 2018

Agenda: Cannabis Stores

Points raised at today's meeting are as follows:

1. Requested a recorded vote on motion to opt-out; motion brought by Marilyn lafrate and seconded by Gino Rosati.
2. Survey to only 800 residents is not enough. It's too low of a sample size and I personally was not asked; hence why I am speaking today. More community discussion is required before jumping into making a decision.
3. There is already increased break-ins, crime, home invasions; this issue will intensify and makes us nervous.
4. School, daycares; etc are too close to the 150 meters and will impose issues.
5. Financials in terms of income and expenses over the long term was not done; hence requiring this data is important. Cost analysis is required as well.
6. Zoning issues with all commercial / retail everywhere and anywhere can use as storefront for cannabis. Implications are huge !
7. Policy framework was not done; time is required to do this properly.
8. The revenue to municipality and region by saying yes is known; however, the implications to Vaughan as a result for saying yes is unknown.
9. My recommendation is to OPT OUT. Say NO !

Thank you

Rose Savage

Sent from my Rose Savage iPhone [REDACTED] email [REDACTED]