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**CITY OF VAUGHAN**

**COUNCIL MEETING**

**TUESDAY, DECEMBER 18, 2001**

**MINUTES**

**1:00 P.M.**

Council convened in the Municipal Council Chambers in Vaughan, Ontario, at 1:14 p.m.

The following members were present:

Mayor L. Jackson, Chair  
Regional Councillor M. Di Biase  
Regional Councillor J. Frustaglio  
Councillor B. Di Vona  
Councillor M. Ferri  
Councillor S. Kadis  
Councillor M. G. Racco  
Councillor G. Rosati

**311. PRESENTATION**

Mayor Jackson presented mementos to Mr. Usuf Vhora and Mr. Frank Grossi in recognition of their retirement after many years of continuous and faithful service to the City of Vaughan.

**312. CONFIRMATION OF AGENDA**

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Di Biase

THAT the agenda be confirmed.

**AMENDMENT**

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Di Biase

That the following Addendums be added to the agenda:

- 1) PROPOSED APPLICATIONS OF THE CITY OF TORONTO  
TO THE MINISTRY OF THE ENVIRONMENT TO AMEND  
KEELE VALLEY LANDFILL SITE CERTIFICATE OF APPROVAL  
FILE A 230610

Report of Councillor Ferri with respect to the above.

- 2) BY-LAW NUMBER 520-2001

A By-law to amend By-law 1-96 as amended, to govern and control parking of motor vehicles in the City of Vaughan. (Winter Maintenance Update)(Item 3, Committee of the Whole (Working Session), Report No. 76)

- 3) BY-LAW NUMBER 521-2001

A By-law to amend City of Vaughan By-law 1-88. (Z.00.030 – 250623 Ontario Ltd., north side

## COUNCIL MEETING MINUTES – DECEMBER 18 2001

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of Highway #7, between Wigwoss Drive and Pine Valley Drive) (Item 23, Committee of the Whole, Report No. 77)

4) BY-LAW NUMBER 522-2001

A By-law to By-law 83-93, as amended. (Electronic Registration Disbursement Fee)(Minute No. 328, Council, December 18, 2001)

5) CITY OF VAUGHAN CAPITAL PROJECT WORK PLAN – THIRD QUARTER

Item 1, Committee of the Whole (Working Session), Report No. 80 of December 18, 2001. Report of the Director of Reserves & Investments with respect to the above.

6) THIRD QUARTER OPERATING RESULTS – 2001

Item 2, Committee of the Whole (Working Session), Report No. 80 of December 18, 2001. Report of the Director of Finance with respect to the above.

7) ASSESSMENT RATIO OPTIMIZATION STUDY  
FILE NO. 15.85

Item 3, Committee of the Whole (Working Session), Report No. 80, of December 18, 2001. Report of the Commissioner of Development Services and Public Works with respect to the above.

8) HISTORY OF COUNCIL CONSIDERATION OF A NEW CITY HALL  
FILE NO. 15.80.2

Item 4, Committee of the Whole (Working Session), Report No. 80, of December 18, 2001. Report of the Commissioner of Planning with respect to the above.

9) VELLORE VILLAGE DISTRICT CENTRE AND CIVIC CENTRE FEASIBILITY STUDY –  
STATUS REPORT

Item 5, Committee of the Whole (Working Session), Report No. 80, of December 18, 2001. Report of the Vellore Village District Centre Task Force with respect to the above.

10) FACILITY RENTAL RATES

Item 6, Committee of the Whole (Working Session), Report No. 80, of December 18, 2001. Report of the Commissioner of Community Services with respect to the above.

11) RENOVATE THE MNR BUILDING TO ACCOMODATE STAFF

Item 7, Committee of the Whole (Working Session), Report No. 80, of December 18, 2001. Report of the Commissioner of Community Services with respect to the above.

12) PRESENTATION BY THE SPORTS VILLAGE WORKING COMMITTEE  
WITH RESPECT TO THE SPORTS VILLAGE

Presentation with respect to the above. Committee of the Whole (Working Session), Report No. 80 of December 18, 2001.

13) DEPUTATION OF MR. MARSHALL DREWNOWSKY, CITY OF VAUGHAN  
HOCKEY ASSOCIATION WITH RESPECT TO SPORTS VILLAGE ICE TIME

Deputation with respect to the above. Committee of the Whole (Working Session), Report No. 80 of December 18, 2001.

Voting upon the amendment was split as follows:

Upon the question of adding Addendum No. 9, “Vellore Village District Centre and Civic Centre Feasibility Study – Status Report” to the Council agenda:

FAILED TO CARRY UNANIMOUSLY UPON A RECORDED VOTE

YEAS

Regional Councillor Di Biase  
Councillor Di Vona  
Councillor Ferri  
Regional Councillor Frustaglio  
Councillor Kadis  
Councillor Rosati

NAYS

Mayor Jackson  
Councillor Racco

Upon the question of adding Addendums No. 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, and 13 to the Council agenda:

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

**313. DISCLOSURE OF INTEREST**

Councillor Kadis declared an interest with respect to Item 19, Committee of the Whole Report No. 77, ONTARIO MUNICIPAL BOARD HEARING, VARIANCE APPLICATION FILE A240/01, AUBREY LIPMAN, and Item 3, Committee of the Whole, (Closed Session) Report No. 78, ONTARIO MUNICIPAL BOARD HEARING, AUBREY LIPMAN, 48 HIGHCLIFFE DRIVE, THORNHILL, COMMITTEE OF ADJUSTMENT, MINOR VARIANCE APPLICATION NO. A240/01, as her property abuts the subject property.

Councillor Di Vona declared an interest with respect to the Minute No.315, TAX ADJUSTMENTS PURSUANT TO SECTIONS 442 AND 443 OF THE MUNICIPAL ACT, R.S.O. 1990, AS AMENDED, tax adjustments of the York Region School Boards, as his wife is employed with one of the School Boards.

**314. ADOPTION OR CORRECTION OF MINUTES**

MOVED by Councillor Di Vona  
seconded by Regional Councillor Di Biase

THAT the Minutes of the meeting of November 26, 2001, be adopted as presented.

CARRIED

**315. TAX ADJUSTMENTS PURSUANT TO SECTIONS 442 AND 443 OF THE MUNICIPAL ACT, R.S.O. 1990, AS AMENDED**

Deputations with respect to this matter were permitted pursuant to Section 442 and 443 of the Municipal Act.

## COUNCIL MEETING MINUTES – DECEMBER 18 2001

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No one appeared either in support of or in opposition to this matter.

MOVED by Regional Councillor Di Biase  
seconded by Regional Councillor Frustaglio

That the recommendation contained in the following report of the Manager of Property Tax & Assessment, dated December 18, 2001, be approved:

CARRIED

### Recommendation

The Manager of Property Tax & Assessment recommends:

That the tax adjustments as outlined on the attached report be adopted.

### Background

Several applications for cancellation, reduction, or refund of taxes for the 1999, 2000, and 2001 tax years under Sections 442 and 443 of The Municipal Act, R.S.O. 1990, as amended have been prepared for Council-s consideration.

There are 140 applications under consideration at this time. There are various reasons for tax cancellations, such as a result of properties becoming exempt, buildings that have been demolished or razed by fire, and properties that have been over assessed by a gross or manifest clerical error.

The total cancellation, reduction, or refund of taxes, as recommended, is \$ 360,389.14. The City portion of this amount is approximately 22%, or \$ 79,285.61. Please note that the tax adjustments relating to commercial and industrial properties are prior to any Bill 79 recalculations.

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Having previously declared an interest Councillor Di Vona did not take part in the discussion or vote on the foregoing matter.

### **316. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

The following items were identified for separate discussion:

#### Referred Item

Item 1

Committee of the Whole (Working Session) Report No. 76

Item 3

Committee of the Whole Report No. 77

Items 1, 2, 11, 12, 15, 19, 21, and 22

Committee of the Whole (Closed Session) Report No. 78

Items 2 and 3

Operational Review Committee Report No. 4

Items 2, and 3

Addendum Items

Item 1

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Di Biase

THAT Items 1 to 5 of the Committee of the Whole (Working Session) Report No. 76, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 31 of the Committee of the Whole Report No. 77, with the exception of the items identified for separate discussion BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 3 of the Committee of the Whole (Closed Session) Report No. 78, with the exception of the items identified for separate discussion BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 4 of the Committee of the Whole (Public Hearing) Report No. 79, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 4 of the Operational Review Committee Report No. 4, with the exception of the items identified for separate discussion BE APPROVED and the recommendations therein be adopted; and

THAT Addendums 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, and 13, BE APPROVED and the recommendations therein be adopted. (Refer to Minute Nos. 317 to 324 for disposition.)

CARRIED

ADDENDUMS

**317. CITY OF VAUGHAN CAPITAL PROJECT WORK PLAN – THIRD QUARTER**

(Addendum No. 5) (Item 1, Committee of the Whole (Working Session), Report No. 80 of December 18, 2001.) (Adopted by Council December 18, 2001, Refer to Minute No. 316)

**The Committee of the Whole (Working Session) recommends approval of the recommendation contained in the following report of the Director of Reserves & Investments, dated December 18, 2001:**

**Recommendation**

The Director of Reserves & Investments in consultation with the Commissioner of Corporate Services/Treasurer recommends:

That this report be received for information purposes.

**Purpose**

As directed by Council, the purpose of this report is to provide an updated capital work plan for all currently approved and active capital projects.



**Background - Analysis and Options**

The attached work plan is a summary of all active capital projects as at September 30, 2001. For each project within each department, the work plan is represented by a solid bar and the hatched bar provides for status progress to September 30, 2001. The percentage at the end of the solid bar represents percentage complete. This percentage does not reflect dollars spent but reflects the status of the timing of the project from pre design to construction phase. The summary sheets by department list the projects by ward, in alphabetical order. Projects that were considered "City Wide" are designated as Ward 0.

Attachment 1 provides a summary of outstanding capital projects by department. As of September 30, 2001, there are 280 active capital projects. Work on 34 of these projects has not commenced for various reasons.

The capital project work plans, as at September 30, 2001, have been finalized and reviewed with the respective Managers, Directors or Commissioners. Attachment 2 provides capital work plans for outstanding approved capital projects with remaining funding requirements totalling \$77.0M. Of the 280 capital projects 86 have been delayed beyond the original baseline and 7 projects are ahead of schedule for various reasons.

Attachment 3 provides work plans for capital projects that have been completed during the third quarter of 2001.

During the months of October and November 2001, access to and training on Microsoft Project for reference purposes has been provided to the appropriate support staff reporting to the Mayor and Members of Council.

**Conclusion**

The information is as accurate as possible at this time. The status for these capital work plans will be continuously updated and the next report effective December 31, 2001 will be brought forward to a Working Session in April 2002.

**Attachments**

Attachment 1 – Summary of Outstanding Capital Funding by Department  
Attachment 2 – Capital Project Work Plan  
Attachment 3 – Capital Work Plan – Completed Projects Quarter 3, 2001

**Report prepared by:**

Ferruccio Castellarin, Director of Reserves & Investments, ext. 8271

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**318. THIRD QUARTER OPERATING RESULTS – 2001**

(Addendum No. 6) (Item 2, Committee of the Whole (Working Session), Report No. 80 of December 18, 2001) (Adopted by Council December 18, 2001, Refer to Minute No. 316)

**The Committee of the Whole (Working Session) recommends that the following report of the Director of Finance, dated December 18, 2001, be approved:**

**Recommendation**

The Director of Finance in consultation with the Commissioner of Corporate Services/Treasurer recommends:

That the following 2001 Third Quarter Operating report be received for information purposes.

**Purpose**

That the following 2001 Third Quarter Operating report be received for information purposes.

**Background - Analysis and Options**

The September third quarter variance analysis attached compares actual operating results for the first nine months of 2001 to the year-to-date operating budget. The year-to-date budget presented in this report was based on spending patterns of last year. This review is prepared on a partial accrual basis that is, only large revenue streams or expenditures incurred have been accrued. This report provides the current status of both departmental and corporate expenses and revenues for the nine-month period ending September 30, relative to the 2001 year-to-date operating budget.

The combined excess of revenues over expenses (balances transferred to reserves) is not directly indicative of the final year-end results.

**Third Quarter Ahead of Budget**

At the end of the third quarter, as shown below, the excess of revenues over expenses is \$2.2m. This result is made up of revenues exceeding budget by \$495,000 or 0.5% and expenses that are below budget by \$1.7m or 2.2%. This difference represents a 2.2% positive variance from the year-to-date budget and the main factors giving rise to the variance are summarized below:

Revenues	
PIL's (Payments in Lieu of Taxes)	0.3
Planning Revenues	(0.6)
Investment Income	0.7
Other	<u>0.1</u>
	0.5
Expenditures	<u>1.7</u>
Year-to-Date Revenues Net of Expenses	<u>\$2.2M</u>

**Revenue**

Actual Revenues shown below are at \$84.2m as of September 2001, \$495,000 over year-to-date budget of \$83.7m. The majority of the second quarter revenue increase is in corporate revenues and grants-in-lieu of taxes however this increase was reduced somewhat by planning revenues that are below budget at this point.

Below is a summary of the Revenues as of September 30, 2001.

(Millions)	2001 Budget	YTD Budget	2001 Actual	Variance
	\$	\$	\$	\$
Taxation / Supplemental	59.9	48.3	48.3	0.0
Reserve	8.8	6.6	6.6	(0.0)
Fees & Services	28.4	20.7	20.2	(0.5)
Corporate	7.6	5.1	5.7	0.6
Grant-in-Lieu / Other	<u>5.4</u>	<u>3.0</u>	<u>3.4</u>	<u>0.4</u>
	110.1	83.7	84.2	0.5

Taxation

Property tax revenue of \$48.3m represents the interim and final billing for residential and the interim billing for commercial & industrial properties. The final residential property tax billing was issued in July 2001. The final commercial & industrial property tax billing was issued in October 2001.

Supplemental Taxes

Supplemental taxes represent those taxes billed annually for newly constructed properties that were not placed on the roll at the beginning of the year. Supplemental taxes have not been billed as yet. These bills will be issued in the fourth quarter.

Grant-in-Lieu

The grant-in-lieu revenue is the final property tax billings for Provincial, Federal, Hydro, Railway lands and Regional properties. The majority of the Grant-in-lieu billings will be issued in the fourth quarter.

Reserves & Corporate Revenue

Reserves of \$6.5m are booked based on the year-to-date budget.

Corporate revenues are currently at \$5.6m and exceed the year-to-date budget of \$542,000. Fines and penalty charges of \$2.3m and is under budget by \$188,000. Interest income is currently at \$2.9m and exceeds the YTD budget by \$702,000. This is the result of a stronger than expected cash position. The balance of corporate revenues are close to target.

Fees and Service Charges

Fees and service charges total \$20.2m at the third quarter mark and are just under year-to-date budget by \$399,000 or 1.9%. Building Standards permit revenue exceeds the year-to-date budget. This is the result of the continued growth in residential, commercial and industrial development in the City. The City's development reflects a continued strong Provincial and GTA economy. The building permit revenue, excess over budget at year-end is placed in a new reserve established to assist in stabilizing the tax rate in future years when building permits start to decline.

Highlights of other fees and service charges are as follows: Planning revenue at \$606,000 is lower than the year-to-date budget of \$1,260,960; Engineering revenue of \$644,930 is higher than the year-to-date budget of \$448,000; Recreation revenue at \$6.7m is on target when compared to year-to-date budget of \$5.4m; By-law revenues \$596,000 is on target when compared to year-to-date budget of \$559,000. Plumbing permits revenue at \$823,000 is higher when compared to year-to-date budget of \$580,000.

Expenditures

Actual departmental expenditures as shown below total \$67.8m for the first nine months and are below when compared to the calendarized budget of \$69.3m a variance of \$1.5m or 2.1%. The majority of the departments are below budget at this point as a result of a delay in the hiring of staff. The balance of the non-salary expenditures consists of a multitude of contracts for road and building maintenance, winter control, other contracts, supplies and services.

Corporate expenditures as shown below include debenture payments, professional fees, reserve contributions, etc. and are close to target currently at \$4.5m.

**COUNCIL MEETING MINUTES – DECEMBER 18 2001**

(Millions)	2001 Budget \$	YTD Budget \$	2001 Actual \$	Variance \$	Percentage %
Departmental	94.7	69.3	67.8	1.5	2.1
Corporate	7.6	4.8	4.5	0.3	5.5
Contingency	2.3	0.2	0.2	0.0	---
Capital / Revenue	<u>5.5</u>	<u>4.1</u>	<u>4.1</u>	<u>0.0</u>	<u>---</u>
	110.1	78.4	76.6	1.8	2.2

**Conclusion**

Based on the year-to-date budget for the Third Quarter of 2001, the excess of revenue over expenses is \$2.2m. This represents a 2.2% positive variance to-date. The actual year-end variance may be different. Any year-end balance will be transferred as per the City's policy to the appropriate reserves.

**Attachments**

2001 Third Quarter Variance Analysis

**Report prepared by:**

Barry Jackson, Director of Finance, ext. 8272

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**319. ASSESSMENT RATIO OPTIMIZATION STUDY  
FILE NO. 15.85**

(Addendum No. 7) (Item 3, Committee of the Whole (Working Session), Report No. 80 of December 18, 2001) (Adopted by Council December 18, 2001, Refer to Minute No. 316)

**The Committee of the Whole (Working Session) recommends that the following report of the Commissioner of Development Services and Public Works, dated December 18, 2001, be received and referred back to staff:**

**Recommendation**

The Commissioner of Development Services and Public Works in consultation with the Commissioner of Planning and Commissioner of Corporate Services recommend:

THAT the "Assessment Ratio Optimization Study" prepared by the firm Arie Ashkenazy & Associates dated November 27, 2001, forming Attachment No. 2, BE RECEIVED.

THAT the Assessment Ratio of 75:25 residential to industrial-commercial BE ADOPTED as the target for the year 2026 on the basis of the planned land use mix in the current Official Plan approvals (existing community plans, plus OPA No. 600, OPA No. 450 and Region of York OPA No. 19);

THAT the recommendations contained in this study be taken into account by the Development Services and Planning Departments when evaluating any actions or undertakings that may affect the target assessment ratio.

THAT the Assessment Ratio Optimization Study be updated, as part of any future 5-year review(s) of the city's major growth management plans (OPA 600 and OPA

450) and that such information be taken into account in the determination of the optimal land use mix.

THAT this report BE FORWARDED to the Region of York for information purposes.

**Purpose**

To summarize the results of the Assessment Ratio Optimization Study; and, to provide recommendations as to how the results of the study should be used in guiding future decisions that may affect the planned mix of land uses and resulting assessment ratio.

**Background**

As part of its consideration of the OPA No. 400 Review, and in response to the Region of York's draft Population and Employment forecasts and Growth Management Strategy, Council at its meeting of February 28, 2000, approved the following recommendation:

“pursuant to proper growth management, the City may consider retaining consulting services to assess its growth potential in recognition of its market and locational opportunities, and to ensure that future land use designations will result in an appropriate balance in the City's assessment base.”

Upon completion of the OPA No. 400 Review, a Terms of Reference was prepared for a study, which would examine the City's long term assessment base. On April 2, 2001, Council approved the draft Terms of Reference and the retention of the firm Aire Ashkenazy & Associates to conduct the study.

This report completes the work required by the Terms of Reference. The Executive Summary of the study forms Attachment No. 1 to this report. Councillors have been provided with a full copy of the study, which is appended as Attachment No. 2.

**Analysis**

a) **Basis for the Study**

Historically, the City of Vaughan has benefited from a property assessment base characterized by a strong industrial - commercial component. The resulting assessment ratio has provided a consistent balance over the years between residential and industrial - commercial assessment. This has allowed the City to maintain competitive tax rates while providing quality services to both businesses and residents. The current assessment ratio is approximately 75% residential to 25% industrial - commercial. This ratio has been stable since 1990. The key to maintaining this ratio has been the City's ability to balance residential growth with both substantial and consistent industrial - commercial development.

The City has experienced rapid growth over the last few years and has taken steps to designate additional urban land for both employment and residential uses. The OPA No. 400 Review resulted in the adoption of OPA No. 600, which confirmed the residential growth boundaries identified in OPA No. 400. The OPA No. 450 (Employment Area) Review resulted in the adoption, by the Region of York, of OPA No. 19. It provides for an additional 2500 acres of Urban land, for employment uses, which forms the northern portion of the West Vaughan Enterprise Zone. On October 16, 2001 the Ontario Municipal Board approved this amendment.

The designation of these lands was primarily based on population and employment forecasts produced by the Province, in consultation with York Region and other GTA-wide municipalities. The forecasts do not consider the need to maintain a balance between residential and non-residential assessment. This study examines the City's long-term growth management plans (to 2026) in order to determine whether the current ratio of residential to

industrial - commercial tax assessment will be maintained.

b) Objectives of the Study

The key objective of the study is to:

- Determine the probable assessment ratio between residential and industrial - commercial uses, based on current planning approvals and to determine possible ways to achieve an appropriate residential to industrial - commercial ratio in the future.

Other supporting objectives include:

- Analyze past and current development trends and project future trends in terms of residential, commercial and industrial requirements and availability of suitable land;
- Provide a refined estimate of the assessable area in the “Vaughan Enterprise Zone”;
- Summarize the findings of the study in terms of projected assessment growth and resulting assessment ratio; and
- Recommend actions necessary to achieve the desired ratio between residential and industrial-commercial assessment.

c) Current and Projected Assessment Ratio based on approved Land Use Plans

Based on the approved land use plans, the consultant estimated the taxable land area for each type of use within the urban envelope at 2026, using the year 2000 as a base. All projections use year 2000 dollars. The table provided below summarizes the current assessment ratio, the projected additional assessment provided by current land use plans, and the resulting assessment ratio in 2026:

<u>Land Use</u>	<b>2000 (current)</b>	<b>2000 to 2026 (additional)</b>	<b>2026 (Total)</b>
<u>Residential</u> (millions \$)	\$15,800	\$13,905	\$29,705
<u>Industrial-Commercial</u> (millions \$)	\$5,100	\$5,005	\$10,105
<b>Total (millions\$)</b>	\$20,900	\$18,910	\$39,810
<u>Ratio</u>	76/24	74/26	<b>75/25</b>

Based on approved long-term land use designations, the study concludes that the City will maintain an assessment ratio in the range of 75% residential to 25% industrial - commercial.

d) Recommendations Of the Assessment Ratio Optimization Study -  
Maintaining the Planned Assessment Ratio

If the City is to maintain its current level of prosperity and its competitive position as a

destination for new residents and businesses, it will need to ensure that a healthy balance between residential and employment assessment is sustained. This study provides a number of recommendations that are designed to ensure that the City maintains its favourable assessment ratio over time. The recommendations are directed at both land use planning policies and economic development strategies. Some of the major recommendations include:

- Maintain and expand the inventory of employment land to achieve the target assessment levels;
- Discourage the conversion of existing and approved employment land to other uses;
- Diversify and intensify employment uses through redevelopment of existing employment areas;
- Phase residential development to minimize short term fluctuations in the assessment ratio;
- Protect highway corridor areas for employment uses (e.g. Highways 427 and 400);
- Aggressively pursue the development of the West Vaughan Enterprise Zone;
- Encourage and support infrastructure improvements such as the installation of universal broadband fibre optic networks in existing and planned employment areas;
- Monitor shifts in the broader economy to ascertain impacts on the local economy; and
- Conduct economic impact analyses (i.e. assessment ratio impact) as part of future five-year Official Plan reviews.

### **Conclusion**

The City's tax rates and their stability are impacted by the diversity of its assessment base. Therefore, it should be a critical strategic objective to, at minimum, maintain the current assessment ratio. The "Assessment Ratio Optimization Study" concludes that the approved long-term land use plans will maintain the current ratio between residential and industrial - commercial uses. This is provided that the West Vaughan Enterprise Zone is developed for employment uses as planned.

It is recommended that the 75:25 ratio of residential to industrial-commercial assessment be adopted as the City's land use target to the year 2026 as implemented through the City's existing Community plans and future employment (OPA 450) and residential (OPA 600) designations. If possible, opportunities to increase the amount of industrial - commercial assessment should be explored. Any changes to the current plans, especially proposals resulting in a potential shift of this assessment ratio to the residential component, should be discouraged and only considered as part of a comprehensive review of the City's long-term growth management plans. Further, the Development Services and Planning Departments when evaluating any actions or undertakings that may affect the target assessment ratio should take the recommendations of the Assessment Ratio Optimization Study into account.

Should Council concur, the recommendations contained in the "Recommendation" section of this report should be adopted.

### **Attachments**

1. Executive Summary - Assessment Ratio Optimization Study
2. Assessment Ratio Optimization Study - Councillors only

**Report prepared by:**

Robert Gibson, Planner, ext. 8409  
Roy McQuillin, Senior Planner, ext. 8211  
Wayne McEachern, Manager of Policy & Special Studies, ext. 8026

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**320. HISTORY OF COUNCIL CONSIDERATION OF A NEW CITY HALL**

**FILE NO. 15.80.2**

(Addendum No. 8) (Item 4, Committee of the Whole (Working Session), Report No. 80 of December 18, 2001.) (Adopted by Council December 18, 2001, Refer to Minute No. 316)

**The Committee of the Whole (Working Session) recommends approval of the recommendation contained in the following report of the Commissioner of Planning, dated December 18, 2001:**

**Recommendation**

The Commissioner of Planning recommends:

THAT the following report BE RECEIVED.

**Background**

On May 30, 2001 Council resolved:

“...to report to a future Committee of the Whole (Working Session) with respect to the past history for the new City Hall.”

**HISTORY OF COUNCIL CONSIDERATION OF A NEW CITY HALL**

This report summarizes previous consideration by the City, its consultants and private development interests respecting a new location for the Vaughan Civic Centre. The major milestones are presented below in chronological order, beginning in 1987. Upon review of the documents, it would appear that most of the locations that were looked at as potential sites remain undetermined.

**A. Industrial Development Advisory Board, May 1987**

In 1987, the City's Industrial Development Advisory Board passed a motion recommending that Council explore possible locations for a Town Centre, associated costs and feasibility. The range of potential uses considered appropriate to be located in a Town Centre included institutional and/or government offices, business and professional offices, recreational, commercial, and open space.

**B. Council Consideration of Future Civic Space Requirements, 1988-89**

In January 1988, Council approved a resolution providing for the Vaughan Civic Centre to remain at its present location, and that additional space requirements be addressed through expansion of existing facilities. Subsequently, in 1989, the costs of expansion were examined including the introduction of an additional portable building on-site.



**C. Vaughan Policy Review, 1989-91**

In 1989, Vaughan undertook the Vaughan Policy Review to define and evaluate alternative areas to accommodate the City's long term growth. As part of the Policy Review, Council endorsed the principal of a new "Vaughan City Centre". A number of development scenarios were evaluated, and three conceptual locations for a Vaughan City Centre were identified (see Attachments 1, 2 and 3):

- 1) the existing Maple Civic Centre
- 2) along Highway 400 generally between Major Mackenzie Drive and Rutherford Road
- 3) centred around Highway 400 and Highway 7.

**D. Vaughan Civic Centre Accommodation Study, February 1991**

The Commissioner of Public Works and Utilities completed a projection of the City's future staffing and resulting floorspace requirements to 2011 based on input from each City department. Total forecast staff requirements for 2011 were 680 persons with an estimated 2011 space requirement of 175,000 sq. ft.

**E. Vaughan City Centre: Evaluation of Potential Locations, May 1991**

Council retained Hemson Consulting, land use planning and market/economic consultants, to review the three alternative City Centre locations. The functions of a city centre were identified, together with the unique needs of a Vaughan City Centre. The consultant advised that a Vaughan City Centre should:

- Be the main focus of community activity
- Be able to pull Vaughan's communities together
- Have a diverse range of land uses and urban activities, including housing, employment, and uses oriented to the entire City including major shopping, major leisure & recreation facilities, major institutional uses and commercial uses serving the entire City
- Have diversity and intensity of land use which supports the City Centre as the focus of the City's public transit network
- Have diverse land ownership
- Have its key functions not separated by major barriers like highways or arterials
- Have market demand for planned uses and development forms in the short-to-medium term
- Have centralized concentration of community services, and major cultural and recreational facilities to draw the community together

Council's three alternative locations for a City Centre were assessed as follows:

1. The Maple location has the least potential due to:
  - Lack of access to and visibility from major highways
  - Not "location neutral" - Identified with the Maple community
  - Land use conflicts with existing low density residential areas
  - Limited short term retail opportunities partly due to lack of higher order transit
2. Canada's Wonderland/Highway 400 area(between Rutherford & Major Mackenzie):
  - A large, central, readily serviceable and highly visible location
  - Lack of existing development constraints enables integration with surroundings
  - Not perceived to be associated with any existing community
  - Location at northern edge of development is a major disadvantage limiting short term commercial and office development

- Physical separation from other planned major commercial development limits its retail opportunities
  - Difficult to attract higher order transit, and medium and high density residential, which generally follow major commercial development
  - Without higher order transit services, it would be difficult to attract a large number of jobs
3. Highway 400 and Highway 7 area:
- Area will emerge as a major commercial node
  - Limited by other planning commitments and difficulty in integrating with existing development
  - Highways provide best visibility and access to GTA and Pearson Airport
  - Best potential to attract higher order transit, major office and retail
  - Development potential supported by the market
  - Existing road pattern inhibits integration and creation of pedestrian friendly environment
  - Existing industrial character may inhibit residential development

Hemson concluded that:

1. Maple should be eliminated - too many constraints
2. The other 2 sites have constraints and opportunities and should be subject to urban design studies
3. Council and staff should develop a strategy for dealing with the City Hall locational decision

**F. Vaughan City Centre: Goals, Objectives, and Evaluation Criteria, April 1992**

Council adopted this document as the basis for evaluating private development submissions for a City Centre development. The document set out in detail the primary and secondary goals and objectives guiding development of a Vaughan City Centre. The primary goals and objectives include:

1. to develop a City Centre which will be a focal point for major urban development, and reflect the City's corporate and civic image
2. to foster cohesiveness and sense of identity for the City of Vaughan
3. to provide a physical setting providing a clear and distinctive image for the City as a great place to live
4. to provide a mix of land uses, residential and employment opportunities, commercial and community activities
5. to give the City a prominent role in the Centre's development throughout its evolution

The document articulated Council's expectation that City Hall should be located in the Vaughan City Centre:

"3.3 The City intends to ultimately establish its City Hall and related administrative offices and facilities and other higher order community facilities on the City Centre. The timing of these facilities will be in part a function of the economic and financial benefits occurring to the City."

"4.1 Vaughan City Hall and civic administration and community facilities are envisioned to provide a major presence in the City Centre."

The document also established an open process for competing private development applications. Council subsequently established a City Centre Sub-Committee to negotiate with proponents and report to Council for final approval of a selected City Centre site.

**G. Council Adoption of OPA 400, October 1992**

At the conclusion of the Vaughan Policy Review, Council adopted OPA 400 which designated three new areas for community development as well as two locations described as 'City Centre Study Area': one in the area along Highway 400 between Jane Street and Weston Road and from Rutherford Road to the north of Major Mackenzie Drive; and, the other at the Highway 400 and Highway 7 interchange. The Ministry of Municipal Affairs advised that, in view of the large scale of proposed development, additional work was required to define land use elements more specifically, prior to Provincial approval of OPA 400. The City then undertook the OPA 400 secondary planning process for the 3 residential communities.

**H. Private City Centre Development Proposals, 1992**

Proposals were received from two landowner groups:

1. Cadillac Fairview, Torstar Corporation and Wilson Century Theatres Limited proposed a City Centre on their lands at the southeast corner of Weston Road and Highway 7
2. J.D.S. Investments Ltd./Bramalea submitted a proposal encompassing all of Blocks 32 and 33 East, with a City Centre focused north of Canada's Wonderland, and civic buildings located on the northwest corner of Jane and Major Mackenzie Drive.

**I. Vaughan City Centre: Selection of Preferred Location, December 1992**

A Public Hearing was held on the two potential City Centre locations (see Attachment 4). While both the "Southerly" and "Northerly" locations were seen as viable for development of a City Centre, differences were identified in terms of the timing of development, and the economic impact of development. Full development of the northerly location would take longer to realize. Secondly, the northerly location would emphasize the focus of civic services to Vaughan's communities, whereas the southerly location would more closely associate the civic image with Vaughan's corporate and business community.

On January 18, 1993, Council resolved to modify OPA 400 to establish the northerly location as 'City Centre Secondary Plan Area', and the southerly location as 'City Corporate Centre'.

Copies of the staff report and Council resolution were forwarded to Provincial ministries and agencies for comment. In February 1993, the Ministry of Municipal Affairs expressed its support for the southerly location, and requested the City to continue to examine it as the location for the Vaughan City Centre.

**J. Withdrawal of JDS/Bramalea City Centre Proposal, 1993**

Prior to Council adoption of OPA 400, JDS/Bramalea withdrew their City Centre proposal. With the withdrawal of the JDS proposal, the landowners in Block 33 East revised their plans to a primarily low and medium density residential community.

**K. Council Adoption of OPA 400, August 1994**

Following completion of the OPA 400 secondary planning process for three new communities, OPA 400 was adopted by Council in August 1994. In this final version of OPA 400, Council modified the names of the two identified centres. The "City Corporate Centre" was renamed the "Vaughan Corporate Centre Secondary Plan Area" east and west of Highway 400 on Highway 7. The 'City Centre Secondary Plan Area' was renamed the "Vaughan Centre Secondary Plan Area" on the north side of Rutherford Road between Jane and Highway 400 (approximately 75 ha). For both centres, the intention was to initiate further study to more specifically determine their logical geographic limits and develop a planning policy framework to guide their design and development. OPA 400 was approved by the Ministry of Municipal Affairs on June 29, 1995.

**L. Development of Vaughan Corporate Centre & Vaughan Centre, 1995-2001**

OPA 500 was approved by the Ontario Municipal Board in March, 1998 as the Vaughan City Centre tertiary plan setting out policies for intensive commercial office development and high density residential development, to be served by higher order public transit. OPA 500 provides for a public/institutional site including a public square/event venue, and public building(s), Highway 7 transitway, and a Provincial Highway 407 transitway.

In Vaughan Centre, a draft plan of subdivision was approved by the Ontario Municipal Board in November 1998, providing for a predominantly medium density residential development with retail commercial blocks fronting on Rutherford Road. On the northwest corner of Rutherford Road and Jane Street, a 3.25 hectare parcel has been designated as "Mixed Use-Community Focus", providing a potential site for a future Vaughan City Hall. As a condition of draft plan approval, the owner must provide the City with 6 months notice prior to applying for the removal of the holding zone.

**M. New Vaughan Civic Centre Initiatives**

On May 30, 2001, Council directed Staff to expand the terms of reference for the Vellore Village District Centre Study to include an assessment of the lands in the vicinity of the District Centre on the north side of Major Mackenzie Drive, west of Highway 400 as a location for the Vaughan Civic Centre. This feasibility study is currently proceeding as a component of the Vellore Village District Centre Study.

Subsequently, the City has been approached by a landowner proposing a site on Major Mackenzie Drive at McNaughton Road, as a candidate location for a Vaughan Civic Centre overlooking the planned 18-hole golf course.

**Conclusion**

This report summarizes the major milestones associated with Council's past consideration of a new City Hall for Vaughan.

**Attachments**

1. Existing Vaughan Civic Centre location, Hemson study, 1991
2. Potential Civic Centre location at Hwy400 & Major Mackenzie/Rutherford, Hemson study, 1991
3. Potential Civic Centre location at Hwy 400 & Hwys 7/407, Hemson study, 1991
4. OPA 400, Schedule 1, showing Vaughan Centre Study Area and Vaughan Corporate Centre Study Area

**Report prepared by:**

Rob Gibson, Policy Planner, ext. 8409  
Paul Robinson, Senior Policy Planner, ext. 8410  
Wayne McEachern, Manager, Growth Management & Special Studies, ext. 8026

/LG

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**321. FACILITY RENTAL RATES**

(Addendum No. 10) (Item 6, Committee of the Whole (Working Session), Report No. 80 of December 18, 2001.) (Adopted by Council December 18, 2001, Refer to Minute No. 316) (Refer to Minute No. 329 of this Council meeting for further disposition regarding this matter.)

**The Committee of the Whole (Working Session) recommends that this matter be referred to the Council meeting of December 18, 2001:**

**Recommendation**

The Commissioner of Community Services respectfully requests direction on this item.

**Purpose**

The purpose of this report is to provide information regarding the City's rental rates for recreation and park facilities, as they relate to operating costs.

**Background - Analysis and Options**

At the Budget Sub-Committee meeting, on December 11, 2001, staff was directed to bring forward a proposed three year plan for rental rates. These rates were to be based on operating costs, and were to be phased in over a three year period.

Due to the large number of facility types and user categories the number of different rental rates is enormous (220). The greatest amount of revenue, about 80 percent, is received from three facilities: arenas, soccer fields and baseball diamonds. Staff has therefore reviewed these three facility types, and has provided information for those facilities in this report. The remaining facility types will be reviewed and a further report will be provided in January.

For the sports fields, the operating costs were calculated based on the costs associated with: parks maintenance, permitting, maintenance of the lights and hydro charges. The light maintenance and hydro charges were attributed to the lit time slots only. Included in the parks maintenance costs were the following budget lines: sodding, overseeding, topdressing, fertilizing, aeration, watering, cutting, repairs and materials, lining. Within these categories are included costs for staff, vehicles and equipment, contractors, supplies. Not included are capital replacement, capital projects, portable washrooms, parks patrol, and management staff. The total costs were then distributed by field, and by usual number of permitted hours on each type of facility.

On the building side, the costs were taken from the facility cost centre information, in order to obtain the average operating cost for an hour of ice time.

The cost analysis for arena, soccer fields and baseball diamonds is attached as Appendix 1.

The analysis showed a significant gap in the fees charged for the sports fields when compared to the current operating costs. The arena rates are much closer to the actual costs. In order to bring the rental rates up to the operating costs, staff has prepared a three year plan, which phases in the rate increases to bring the fees in line with today's costs. The rates for the senior fields, and in particularly the lit fields will have to increase dramatically. The high cost of electricity and the maintenance of the lights themselves, is the reason for the very high "per slot" cost of the senior lit fields and diamonds. All costs for the sports fields are for two hour time slots, whereas for arenas, they are per hour.

Appendix 2 is the proposed three year plan.

Staff has surveyed the surrounding municipalities to obtain their current rental rates for arenas, soccer fields and ball diamonds. The results are shown in Appendix 3. The proposed Vaughan rates for 2002 will be more in line with the sports field rates charged in Brampton, but higher than the other municipalities. For arenas, Vaughan's proposed rate is close to Brampton and Richmond Hill, but lower than Markham.

The impact of the proposed increase will be significant on the sports organizations. Staff will be working towards reducing the operating costs, with the assistance of the user groups, and recommend that if costs come down, rates be reduced accordingly. This would provide some incentive for the users to be more diligent in turning off lights when field are not in use, and staying off the fields during wet conditions.

**Conclusion**

This information has been provided for Committee's consideration and direction.

**Attachments**

Arena Ice Analysis – Appendix 1  
Rental Rates, Proposed Three Year Plan – Appendix 2  
Rental Rate Comparison – Appendix 3

**Report prepared by:**

G. Doris Haas  
Commissioner, Community Services Ext. 8501

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**322. RENOVATE THE MNR BUILDING TO ACCOMMODATE STAFF**

(Addendum No. 11) (Item 7, Committee of the Whole (Working Session), Report No. 80 of December 18, 2001) (Adopted by Council December 18, 2001, Refer to Minute No. 316)

**The Committee of the Whole (Working Session) recommends approval of the recommendation contained in the following report of the Commissioner of Community Services, dated December 18, 2001:**

**Recommendation**

The Commissioner of Community Services, in consultation with the Commissioner of Finance and the Executive Director of Buildings, Facilities and Parks Department and the Director of Reserves and Investment recommends:

1. That the North Building located on the MNR site be renovated.
2. That the North Building located on the MNR site be renovated to accommodate Parks Development staff and the Director of Parks Operations .
3. That furniture and equipment be purchased for Parks Development Department to accommodate the new approved complement positions and existing staff.
4. That the Budget of \$560,000.00 including taxes and administration costs to complete the above listed items be approved and
5. That finance staff be requested to report on a source of funding.

**Purpose**

To renovate the MNR Building and provide space accommodations for the Parks Development staff.

**Background**

At the meeting of May 22, 2001, Council approved a new organizational structure that split the functions of the Urban Design Department into “Parks Development and Urban Design.” In addition at the meeting of June 25, 2001, Council approved the “Division of Functions and responsibilities between Urban Design and Parks Development” and approved four (4) additional full time positions. The existing space currently occupied by the two departments is crowded, causing safety concerns regarding air quality and it is inefficient as a work environment. The new compliments have been hired, or in the process of being hired with no space to accommodate them.

The Commissioners met with Senior staff in the two areas to discuss the space issue. It was decided that one possible solution was to re-locate the Parks Development section. The issue to lease space off site was discussed with the Manager of Real Estate in consultation with the Deputy City Manager and City Solicitor.

An extensive search was conducted by the Manager of Real Estate, but no suitable space was available around the Civic Centre complex. The Manager of Real Estate also advised that if a suitable space was available the cost would be around \$55,000.00 annually.

The MNR North Building was considered as an option to consolidate the V-EOC and VFRS Communications, Prevention and Administration Divisions. The available space was not adequate for all functions.

The 2001 Operation Budget provided \$100,000.00 for the possible relocation of V-EOC to the MNR North Building. This budgeted amount could be used towards the proposed renovations.

The MNR Building is currently available and could be renovated to accommodate the staffing requirements. The budget of \$560,000.00 includes construction costs, furniture and equipment, phone and data cabling and moving expenses as shown in the table below:

Construction Cost	\$	282,142.00
Furniture Cost	\$	93,600.00
Telephone System	\$	66,000.00
Computers, printers, hub & wiring	\$	73,000.00
Sub-total	\$	514,742.00
GST	\$	36,031.94
3% VCC Administration Cost	\$	8,400.00
<b>Total Estimate Cost</b>	<b>\$</b>	<b>559,173.94</b>

**Conclusion**

The relocation of the Parks Department to the MNR Building would consolidate the Department. This would improve staff efficiency, provide an improved office environment and solve the space issues with the Urban Design and Parks Development areas. Should Council approve the recommendations, that the renovations begin immediately to resolve the issues identified in this report.

**Attachments**

As per attached copies

**Report prepared by:**

Marlon Kallideen, Ext. 6126

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**323. PRESENTATION BY THE SPORTS VILLAGE WORKING COMMITTEE  
WITH RESPECT TO THE SPORTS VILLAGE**

(Addendum No. 12) (Presentation, Committee of the Whole (Working Session) of December 18, 2001.) (Adopted by Council December 18, 2001, Refer to Minute No. 316)

**The Committee of the Whole (Working Session) recommends that the presentation of Mr. Brian Santarossa, on behalf of Mentana Group Inc., with respect to the Sports Village and the additional financial information submitted, be received.**

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**324. DEPUTATION OF MR. MARSHALL DREWNOWSKY, CITY OF VAUGHAN  
HOCKEY ASSOCIATION WITH RESPECT TO SPORTS VILLAGE ICE TIME**

(Addendum No. 13) (Deputation, Committee of the Whole (Working Session) of December 18, 2001.) (Adopted by Council December 18, 2001, Refer to Minute No. 316)

**The Committee of the Whole (Working Session) recommends that the deputation of Mr. Marshall Drewnowsky, Director of the City of Vaughan Hockey Association, with respect to the Sports Village Ice Time, and the additional information submitted, be received, and that this matter be referred to staff for a report addressing alternative opportunities to reduce ice time costs for the period of time in question.**

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

REFERRED ITEM

**325. AWARD OF TENDER T01-155, BOWES ROAD RECONSTRUCTION, KEELE STREET TO  
REGIONAL ROAD NO. 7**

(Referred Item No. 1)

MOVED by Regional Councillor Di Biase  
seconded by Regional Councillor Frustaglio

That the recommendation contained in the following report of the Commissioner of Development Services and Public Works, dated December 18, 2001, be approved:

CARRIED

**Recommendation**

The Commissioner of Development Services and Public Works, in consultation with the Directors of Legal Services, Purchasing, and Reserves and Investments recommends:

1. That Tender T01-155 for the Bowes Road Reconstruction (Keele Street to Regional Road No. 7) be awarded to Kapp Contracting Inc. in the amount of \$4,465,823.89 plus G.S.T.
2. That a contingency allowance in the amount of \$475,000.00 be approved, within which the Executive Director of City Engineering and Public Works is authorized to approve amendments to the Contract.



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3. That Council approve additional funding of \$410,000 from the Sanitary Sewer Reserve for the construction of new sanitary sewer necessary to replace some sections of existing sewer on Bowes Road which are failing.
4. That the Mayor and Clerk be authorized to sign the necessary documents.
5. That the Contract Administration and Inspection services be provided by a full-time Municipal Services Inspector and that the Executive Director of City Engineering and Public Works be authorized to hire, on a contract basis, one Municipal Services Inspector in 2002 for the duration of this project.
6. That the Executive Director of City Engineering and Public Works be authorized to engage services to assist City staff during construction as follows:
  - design consultant to provide technical assistance as required,
  - geotechnical services for materials inspection and testing, and
  - traffic management services.

### **Purpose**

Council approval to award contract T01-155 and to engage the necessary contract administration and inspection services required.

### **Background - Analysis and Options**

The work covered by this tender (T01-155, Capital Project No. 1389-0-01) calls for the reconstruction of Bowes Road – from Keele Street to Regional Road No. 7 (approximately 2 km) as a Local Improvement. A location plan is included as Attachment 1. Included in this project are the following works:

- full road reconstruction, curb, gutter, sidewalk and storm sewers/swales (full length – shared City/Local Improvement cost),
- cast iron watermain and water service connections replacement (full length, 100% City cost), and
- sanitary sewer replacement (partial length, 100% City cost).

On April 2, 2001 Council adopted the Engineering Report regarding the estimated cost of the project, including the estimated share to be paid by the City and the estimated per metre frontage cost to be paid by the owners of the lands abutting directly on the work (Item 4, Report No. 22 of the Committee of the Whole).

Since that time, the Engineering Department completed the design and the Clerks Department notified affected property owners in accordance with the Local Improvement Act. The project was tendered in November, closing November 19, 2001. The following tender bids were received:

<u>Contractor</u>	<u>Total Bid Amount (including G.S.T.)</u>
Sanan Construction	\$4,406,533.12
Kapp Contracting Inc.	\$4,778,431.56
Advice Contracting	\$4,789,973.68
Mardave Construction Ltd.	\$4,799,297.05
Pachino Construction Ltd.	\$4,941,153.00
Clearway Construction Inc.	\$5,159,995.88
F.C.M. Construction Ltd.	\$5,656,782.21
Drainstar Contracting Ltd.	\$5,755,004.84
Pre-Bid Benchmark Cost Estimate	\$5,653,225.02

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Staff have thoroughly reviewed and assessed the bids. As this will be the largest Capital Project under construction by the Engineering Department in 2002 and is a complex undertaking, it is imperative that the contract be awarded to a responsible firm which is “deemed most favourable to the interests of the Owner (City) or that may provide the greatest value advantage and benefit to the Owner based upon and not limited to price, ability, quality of work, service, past experience, past performance and qualifications” (City of Vaughan Bid Document 1, Item 8.1). Therefore, staff recommend that tender T01-155 be awarded to Kapp Contracting Inc. Kapp have completed several large contracts for the City over recent years with excellent results.

The estimated cost of the project including a contingency allowance and all applicable taxes is \$5,820,000.00 and is calculated as follows:

Kapp Contracting Inc. (excluding G.S.T.)	\$4,465,823.89	
Design	\$200,000.00	
Contract Administration	\$130,000.00	
Geotechnical Services (estimate)		\$80,000.00
Traffic Management Services (estimate)		\$50,000.00
Streetscaping (Tree Planting)		\$80,000.00
Contingency Allowance (10%)	\$475,000.00	
G.S.T. (3%)	\$164,424.72	
Treasury Administration (3%)	\$169,357.46	
Total	\$5,814,606.07	
Rounded	\$5,820,000.00	

Staff recommend that the Contract Administration and Inspection services be provided by a full-time City Municipal Services Inspector. City staff will be best able to respond to customer enquiries and concerns during the construction, and the cost to the project will be lower than retaining full-time external engineering services. However, the City only has four Inspectors available to oversee the very extensive 2002 Capital Project work plan, and one has already been assigned full-time to the Creditstone Bridge project. Therefore the Executive Director of City Engineering and Public Works requires Council authorization to hire, on a contract basis only, one Municipal Services Inspector in 2002 for the duration of the contract. It is estimated that the cost to the project for this contract staff would not exceed \$80,000.00.

The project is scheduled to commence as soon as weather and frost conditions permit in early 2002 and be substantially completed by September 30, 2002. The recommended contractor has an excellent record of completing projects on schedule and this is a key factor for this project.

Staff have also reviewed the calculations of the City and Owners share of the road (including curb, gutter and sidewalk) and storm sewer components of this project in the April, 2001 Engineers Report. The owners share (to be paid as a frontage charge) is not expected to change significantly. Staff will make the final re-calculation of the owner's share (frontage rate) when the contract has been completed and will report to Council at that time.

A financial analysis summary is provided as Attachment 2. Council has already approved sufficient funding for the City's share of the road and storm sewer components of the project (Capital Project No. 1389-0-01, \$2.6 Million, funded from Long Term Debt). Funding of \$1.25 Million for the watermain replacement component has also been approved (Item 4, Report No. 22 of the Committee of the Whole, approved by Council April 2, 2001). Additional funding of \$410,000 is required from the Sanitary Sewer Reserve to provide for replacement of some sections of sanitary sewer which have seriously deteriorated.

**Conclusion**

Additional funding of \$410,000 from the Sanitary Sewer Reserve is required to replace some sections of sanitary sewer.

Contract administration and inspection services should be provided by a full-time City Municipal Services Inspector – with the assistance of the design consultant, geotechnical and traffic management services.

The contract should be awarded to Kapp Contracting Inc., who are deemed to be the firm and associated bid most favourable to the City's interest. Kapp have completed large contracts for the City over the past several years with excellent results.

**Attachments**

1. Location Plan
2. Financial Summary

**Report prepared by**

Dan Stevens, P. Eng., Manager, Engineering and Construction Services

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**326. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

**COMMITTEE OF THE WHOLE (WORKING SESSION) REPORT NO. 76**

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 3      WINTER MAINTENANCE UPDATE

MOVED by Regional Councillor Di Biase  
seconded by Councillor Kadis

THAT Item 3, Committee of the Whole (Working Session) Report No. 76 be adopted and amended, as follows:

By approving the following recommendation contained in the additional report of the Commissioner of Development Services and Public Works, dated December 18, 2001:

1. That Clause 1 (report of the Commissioner of Development Services and Public Works, dated November 27, 2001) be deleted, and replaced with the following Clause 1:

“Primary Roads - Ploughing

- Road ploughing operations commence on Primary roads when snow accumulations reach 5 cm, or 2 inches.
- Circumstances permitting, one complete pass of road ploughing of Primary roads should be completed within 4 hours of starting operations, based on an average snowfall, and completion of operations within 4 hours after the cessation of the snowfall.

**Primary Roads – Salting / Sanding**

- In snowstorms with accumulations of less than 5cm or 2", the specific course of action will be determined by the Supervisor, taking into account snow depths, type of snow, drifting, icy conditions etc.
- It is the objective that salting / sanding be used to maintain Primary roads in a bare pavement condition, but it is acknowledged that this may not be possible due to temperature, severity of the storm, or other conditions.
- Circumstances permitting, one complete pass of road salting / sanding will be completed within 4 hours of starting salting / sanding operations.

**Secondary Roads - Ploughing**

- Road ploughing on Secondary roads commence when accumulations exceed 5 cm or 2 inches, but only after all Primary roads have been completed.
- Circumstances permitting, one complete pass of road ploughing will be completed within 12 hours of starting ploughing operations on secondary roads, based on an average snowfall, and that operations be complete 12 hours after the cessation of the snowfall.

**Secondary Roads – Salting / Sanding**

- In snowstorms with accumulations of less than 5cm or 2", the specific course of action will be determined by the Supervisor, taking into account snow depths, type of snow, drifting, icy conditions etc. If salting / sanding is required, operations shall commence on Secondary roads, but only after all Primary roads have been maintained.
- Circumstances permitting, one complete pass of road salting / sanding should be completed within 12 hours of starting salting / sanding operations on Secondary roads.
- It is the objective that salting / sanding will maintain Secondary roads in a limited bare pavement condition, but it is acknowledged that this may not be possible due to temperature, severity of the storm, or other conditions.

**Rear Lanes**

- Rear lanes are maintained only after all other roads have been completed.
- Rear lanes are maintained through the application of salt/sand.
- Circumstances permitting, if snow and ice accumulations reach 15 cm or 6 inches, or if severe rutting occurs, snow removal will be commenced.

**Sidewalks – Ploughing**

- Ploughing of Primary sidewalks commences when 5 cm or 2 inches of snow have accumulated.
- Circumstances permitting, one complete pass of sidewalk ploughing on Primary sidewalks will be completed within 4 hours of starting operations, based on average conditions.
- Secondary sidewalks will be ploughed, only after all Primary sidewalks have been cleared
- Circumstances permitting, one complete pass of all Secondary sidewalks will be completed within 16 hours after starting secondary sidewalk ploughing.
- In snowstorms with accumulations of less than 5cm or 2", the specific course of action will be determined by the Supervisor, taking into account snow depths, type of snow, drifting, icy conditions etc.

Windrow Clearing

- A ratio of one windrow clearing machine to each road plough will be maintained during ploughing operations.

Continuing Storms

- Priority for service will continue based on the higher class of road or sidewalk receiving service before any lower class of road or sidewalk.

Accidents and Vehicle Breakdown

- It is acknowledged that in cases of accidents, mechanical breakdown, or other operational problems, these objectives may not be met.”; and

2. That two temporary staff be hired to staff the pilot project call centre; and

By receiving the confidential memorandum from the Deputy City Manager and City Solicitor, dated December 14, 2001.

CARRIED

**COMMITTEE OF THE WHOLE REPORT NO. 77**

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 1            REQUEST FOR FENCE HEIGHT EXEMPTION  
89 ROMEO CRESCENT

MOVED by Councillor Di Vona  
seconded by Regional Councillor Di Biase

THAT Item 1, Committee of the Whole Report No. 77 be adopted and amended, as follows:

By approving the recommendation contained in the report of the City Clerk dated December 3, 2001.

CARRIED

ITEM - 2            REQUEST FOR FENCE HEIGHT EXEMPTION  
135 DEERCHASE CIRCLE

MOVED by Councillor Rosati  
seconded by Councillor Di Vona

THAT Item 2, Committee of the Whole Report No. 77 be adopted and amended, as follows:

By referring this matter to the Council meeting of January 14, 2002.

CARRIED

ITEM - 11          AWARD OF TENDER T01-242  
STREETLIGHT UPGRADES  
VARIOUS LOCATIONS

MOVED by Councillor Di Vona  
seconded by Regional Councillor Di Biase

**COUNCIL MEETING MINUTES – DECEMBER 18 2001**

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THAT Item 11, Committee of the Whole Report No. 77 be adopted and amended, as follows:

By deferring this matter to the Committee of the Whole meeting of January 7, 2002, in accordance with the memorandum from the Executive Director of City Engineering and Public Works, dated December 17, 2001.

CARRIED

ITEM - 12      ANSLEY GROVE ROAD  
                  PROPOSED PEDESTRIAN SIGNAL

MOVED by Councillor Di Vona  
seconded by Councillor Rosati

THAT Item 12, Committee of the Whole Report No. 77 be adopted and amended, as follows:

By receiving the memorandum from the Executive Director of City Engineering and Public Works, dated December 17, 2001.

CARRIED

ITEM - 15      SIGN VARIANCE APPLICATION  
                  FILE NO.: SV.01-025  
                  OWNER: TESMA INTERNATIONAL INC.  
                  LOCATION: 1000 TESMA WAY, LOT 15, CONCESSION 4

MOVED by Councillor Racco  
seconded by Regional Councillor Frustaglio

THAT Item 15, Committee of the Whole Report No. 77 be adopted and amended, as follows:

By approving the recommendation contained in the report of the Sign Variance Committee, dated December 3, 2001.

CARRIED

ITEM - 19      ONTARIO MUNICIPAL BOARD HEARING  
                  VARIANCE APPLICATION FILE A240/01  
                  AUBREY LIPMAN

MOVED by Regional Councillor Di Biase  
seconded by Councillor Racco

THAT Item 19, Committee of the Whole Report No. 77 be adopted without amendment.

CARRIED

Having previously declared an interest Councillor Kadis did not take part in the discussion or vote on the foregoing matter.

ITEM - 21      OFFICIAL PLAN AMENDMENT FILE OP.01.011  
                  ZONING BY-LAW AMENDMENT FILE Z.01.002  
                  S. & F. MAMMONE, ET. AL.

## COUNCIL MEETING MINUTES – DECEMBER 18 2001

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MOVED by Councillor Ferri  
seconded by Councillor Rosati

THAT Item 21, Committee of the Whole Report No. 77 be adopted and amended, as follows:

By approving the following conditions of approval for Files OP.01.011 and Z.01.002 in accordance with the memorandum from the Commissioner of Planning, dated December 14, 2001:

- “1. THAT the Official Plan Amendment not be enacted until such time as the Phase 1 Environmental Site Assessment is submitted and approved to the satisfaction of the Vaughan Engineering Department.
2. THAT the following are recommended conditions of approval for the subject Zoning By-law Amendment:
  - a) The limits of the stream corridor contained on the subject lands shall be established to the satisfaction of the Toronto and Region Conservation Authority and the City of Vaughan, and zoned OS1 Open Space Conservation Land in the amending by-law; and
  - b) As a condition of the zoning by-law amendment, the applicant shall be required to pay to the City of Vaughan by way of a certified cheque, cash-in-lieu of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a building permit, in accordance with Section 42 of the Planning Act.”

CARRIED

ITEM - 22 ZONING BY-LAW AMENDMENT FILE Z.01.046  
HONEY GROVE ESTATES PLAZA  
REPORT #P.2001.60

MOVED by Councillor Racco  
seconded by Councillor Kadis

THAT Item 22, Committee of the Whole Report No. 77 be adopted without amendment.

CARRIED

### **COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 78**

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 3 ONTARIO MUNICIPAL BOARD HEARING  
AUBREY LIPMAN  
48 HIGHCLIFFE DRIVE, THORNHILL  
COMMITTEE OF ADJUSTMENT  
MINOR VARIANCE APPLICATION NO. A240/01

MOVED by Regional Councillor Di Biase  
seconded by Councillor Di Vona

THAT Item 3, Committee of the Whole (Closed Session) Report No. 78 be adopted without amendment.

CARRIED

Having previously declared an interest Councillor Kadis did not take part in the discussion or vote on the foregoing matter.

**OPERATIONAL REVIEW COMMITTEE REPORT NO. 4**

(Refer to Committee Report for complete recommendations and documentation on all Committee Items.)

ITEM - 2      REVIEW OF RECOMMENDATIONS OF OPERATION REVIEW REPORT

MOVED by Councillor Ferri  
seconded by Regional Councillor Di Biase

THAT Item 2, Operational Review Committee Report No. 4 be adopted without amendment.

AMENDMENT

MOVED by Councillor Rosati  
seconded by Regional Councillor Di Biase

THAT Item 2, Operational Review Committee Report No. 4 be adopted and amended, as follows:

By directing that Clauses 1, 2 and 3 be referred back to the Operational Review Committee for further discussion; and

By inserting the following phrase at the end of Clause 6:

“providing that it does not slow down the process and if a Member of Council chooses to participate, participation be for all interviews on the shortlist.”

AMENDMENT

MOVED by Regional Councillor Frustaglio  
seconded by Councillor Racco

THAT Item 2, Operational Review Committee Report No. 4 be further amended, as follows:

By directing that Clauses 4, 5, and 6 be referred back to the Operational Review Committee.

FAILED TO CARRY

Upon the question of the amendment with respect to Clauses 1, 2, 3, and 6:

CARRIED

Upon the question of the main motion, as amended, being:

THAT Item 2, Operational Review Committee Report No. 4 be adopted and amended, as follows:

By directing that Clauses 1, 2 and 3 be referred back to the Operational Review Committee for further discussion; and

By inserting the following phrase at the end of Clause 6:



“providing that it does not slow down the process and if a Member of Council chooses to participate, participation be for all interviews on the shortlist.”

CARRIED

ITEM - 3      **TERMS OF REFERENCE  
COMPENSATION REVIEW**

MOVED by Regional Councillor Di Biase  
seconded by Regional Councillor Frustaglio

THAT Item 3, Operational Review Committee Report No. 4 be adopted without amendment.

CARRIED

**COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 78**

(Refer to Committee Report for complete recommendations and documentation on all Committee items.)

ITEM - 2      **RECEPTIONIST POSITION – COUNCIL OFFICES  
COUNCIL BUDGET/EXPENDITURE POLICY/PROCEDURES**

MOVED by Regional Councillor Di Biase  
seconded by Councillor Racco

THAT Item 2, Committee of the Whole (Closed Session) Report No. 78 be adopted without amendment.

CARRIED

**ADDENDUM**

**327.    PROPOSED APPLICATIONS OF THE CITY OF TORONTO  
TO THE MINISTRY OF THE ENVIRONMENT TO AMEND  
KEELE VALLEY LANDFILL SITE CERTIFICATE OF APPROVAL  
FILE A 230610**

(Addendum No. 1)

MOVED by Councillor Ferri  
seconded by Regional Councillor Frustaglio

THAT the recommendation contained in the following report of Councillor Ferri, dated December 18, 2001, be approved; and

That the following be approved:

That Council receive the correspondence from Vaughan CARES, dated December 14, 2001, requesting that the City participate with them in a joint Celebration for the closure of the Keele Valley Dump; and

That Council support the establishment of a Celebration Committee and that, at a minimum, the Ward 1 Sub-Committee be the City's representatives on this Committee; and

That the Committee meet early in the new year to prepare for the activities leading up to closure on December 31, 2002;

That the Region of York and City of Toronto be invited to participate and support the work of the Committee; and

That the Committee keep Council informed on its progress.

CARRIED

**Recommendation**

Councillor Mario Ferri recommending that the City of Vaughan Council advise the Ontario Ministry of the Environment that the City of Vaughan supports the submission of applications by the City of Toronto to the Ministry of the Environment to amend the Keele Valley Landfill Site Certificate of Approval #A 23061 to:

1. I) “Change the definition of the lands that make up the post closure site;
- II) Use additional site boundary criteria triggers to monitor the site and its control system; and
- III) Change the rapid stabilization program (leachate recirculation) to eliminate high rate pumping and injection of moisture into the site;”

it being pointed out that once the actual submissions are made to the Ministry, that the Ministry will formally circulate those Applications to the City of Vaughan for formal comments;

2. That a formal, specific, and detailed request be made to the Minister of the Environment early in the New Year, to have the Provincial Government remove any and all legislative provisions (i.e., additional lift provisions) that may be currently in place that could hinder or delay the complete closing of the Keele Valley Landfill Site on or before December 31, 2002.
3. That the Region of York be requested to also support these resolutions and that copies be forwarded to:
  - The Honourable Michael Harris, Premier
  - The Honourable Elizabeth Witmer, Minister of Environment
  - Tina Molinari, M.P.P. Thornhill
  - Greg Sorbara, M.P.P., Vaughan-King-Aurora
  - City of Toronto
  - York Major Holdings Inc.

**Purpose**

The purpose of this report is to obtain City of Vaughan support to the submission of proposed applications by the City of Toronto to amend the Certificate of Approval governing the operation, maintenance and closing of the Keele Valley Landfill Site.

**Background - Analysis and Options**

Attached to this report are documents filed by the City of Toronto and its public meeting of Tuesday, November 27, 2001, to support its proposed application(s) to the Ministry of the Environment to amend the Certificate of Approval of/for the Keele Valley Landfill Site.

The documents provided are a “**Summary of the City of Toronto’s Proposed Amendments to the Provisional Certificate of Approval A 230610 for the Keele Valley Landfill Site**” and outline in detail the proposed amendments that the City of Toronto is putting forward to the Ministry of the Environment.

## **COUNCIL MEETING MINUTES – DECEMBER 18 2001**

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The Ratepayer Associations affected by the influence of Keele Valley have indicated their support of Toronto's position as has Vaughan C.A.R.E.S. as did the public (by show of hands  $\pm$ 180) at Toronto's November 27, 2001 Public Meeting.

The Keele Valley Landfill Site Liaison Committee has also received a presentation of the details of the Amendments from the City of Toronto.

### **Conclusion**

City Council's support to the above-noted recommendations is respectfully requested.

### **Attachments**

1. Documents Filed by the City of Toronto

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

### **328. BY-LAWS FIRST, SECOND AND THIRD READINGS**

MOVED by Regional Councillor Di Biase  
seconded by Councillor Rosati

That the memoranda from the Commissioner of Planning dated December 13, 2001, regarding By-law 508-2001, and from the Director of Legal Services, dated December 17, 2001, regarding By-law 522-2001, be received; and

THAT the following by-laws be read a First, Second and Third time and enacted:

- |                        |  |
|------------------------|--|
| By-Law Number 493-2001 | A By-law to dedicate certain lands as part of the public highway known as Fossil Hill Road.(Delegation By-law 333-98)  |
| By-Law Number 494-2001 | A By-law to stop-up, close and convey part of Sylvan Brook Avenue.(Council, October 10, 2000, Minute No. 293)(Council, July 10, 2000, Item 2, Committee of the Whole, (Public Hearing) Report No. 61)  |
| By-Law Number 495-2001 | A By-law to amend By-law Number 390-2001 being a By-law to appoint members to the Community Relations Committee. (Louise Kennedy, deleting Elizabeth Meszin and Marco Monaco)(Council, November 26, 2001, Item 1, Committee of the Whole (Closed Session) Report No. 74) |
| By-Law Number 496-2001 | A By-Law to amend City of Vaughan By-law 1-88. (Z.01.045 – 3477964 Ontario Ltd., northeast corner of Regional Road #7 and Wigwoss Drive)(Council, October 29, 2001, Item 26, Committee of the Whole, Report No. 66)  |
| By-Law Number 497-2001 | A By-law to provide for interest to be added to tax arrears. (Council, November 26, 2001 Item 6, Committee of the Whole, Report No. 73)  |
| By-Law Number 498-2001 | A By-law to establish a penalty charge for non-payment of current taxes.(Council, November 26, 2001, Item 6, Committee of the Whole, Report No. 73)  |

## COUNCIL MEETING MINUTES – DECEMBER 18 2001

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- By-Law Number 499-2001 A By-law to amend By-law 285-91 as amended, a by-law to appoint Chief Building Official, Deputy Chief Building Official and Inspectors for the enforcement of the Building Code Act as amended by the City of Vaughan.(Item 17, Committee of the Whole, Report No. 77)
- By-Law Number 500-2001 A By-law to designate by Number an amendment to City of Vaughan By-law Number 1-88, as effected by the Ontario Municipal Board. (Guscon Transportation Limited – OMB File Z010089 - Z.97.040)(OMB Order No. 1778)
- By-Law Number 501-2001 A By-law to exempt part of Plan 65M-3521 from the provisions of Part Lot Control. (PLC.01.056 – Sugarbush Developments Limited - north side of Maple Sugar Lane east of Bathurst Street, and along Bentwood Crescent)(Delegation By-law 333-98)
- By-Law Number 502-2001 A By-law to repeal By-law 501-2001. (PLC.01.056 – Sugarbush Developments Limited - north side of Maple Sugar Lane east of Bathurst Street, and along Bentwood Crescent)(Delegation By-law 333-98)
- By-Law Number 503-2001 A By-law to exempt part of Plans 65M-3523 and 65M-3524 from the provisions of Part Lot Control. (PLC.01.068 – Parradime Creek Holdings - north of Regional Road 7, between Thornhill Woods Drive and Bathurst Street)(Delegation By-law 333-98)
- By-Law Number 504-2001 A By-law to repeal By-law 503-2001. (PLC.01.068 – Parradime Creek Holdings - north of Regional Road 7, between Thornhill Woods Drive and Bathurst Street)(Delegation By-law 333-98)
- By-Law Number 505-2001 A By-law to amend City of Vaughan By-law 1-88. (Z.01.034 – Roybridge Holdings - southeast corner of Regional Road No. 7 and Regional Road No. 27) (Council, August 27, 2001, Item 22, Committee of the Whole, Report No. 54)
- By-Law Number 506-2001 A By-law to adopt Amendment Number 570 to the Official Plan of the Vaughan Planning Area. (OP.00.014 – Gilbert Michael Plummer)(Council, November 26, 2001, Item 28, Committee of the Whole, Report No. 73)
- By-Law Number 507-2001 A By-law to amend City of Vaughan By-law 1-88. (Z.01.054 – CNR - northeast of Pine Valley Drive and Hanlan Road, at the rear of 360 Hanlan Road) (Council, August 27, 2001, Item 7, Committee of the Whole, Report No. 56)
- By-Law Number 508-2001 A By-law to amend City of Vaughan By-law 1-88. (Z.01.053 – Shiplake Investments (Rutherford) Ltd., southwest corner of Rutherford Road and Bathurst Street) (Council, October 15, 2001, Item 29, Committee of the Whole, Report No. 61)
- By-Law Number 509-2001 A By-law to amend City of Vaughan By-law 1-88. (Z.01.016 – City of Vaughan – Design Standards Review)(Council, April 2, 2001, Item 3, Committee of the Whole, Report No. 24)
- By-Law Number 510-2001 A By-law to exempt part of Plans 65M-3435, 65M-3470, 65M-3471, 65M-3472 and 65M-3474 from the provisions of Part Lot Control. (PLC.01.067 – Woodstone Homes Ltd., northwest of Rutherford Road and Islington Avenue)(Delegation By-law 333-98)

## COUNCIL MEETING MINUTES – DECEMBER 18 2001

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- By-Law Number 511-2001 A By-law to repeal By-law 510-2001. (PLC.01.067 – Woodstone Homes Ltd., northwest of Rutherford Road and Islington Avenue)(Delegation By-law 333-98)
- By-Law Number 512-2001 A By-law to exempt part of Plan 65M-3449 from the provisions of Part Lot Control. (PLC.01.070 – 142204 Ontario Inc., south of Teston Road and west of Keele) (Delegation By-law 333-98)
- By-Law Number 513-2001 A By-law to repeal By-law 512-2001. (PLC.01.070 – 142204 Ontario Inc., south of Teston Road and west of Keele) (Delegation By-law 333-98)
- By-Law Number 514-2001 A By-law to exempt part of Plan 65M-3521 from the provisions of Part Lot Control. (PLC.01.058 – Rivermill Homes (Vaughan) - northeast of Regional Road #7 and Dufferin Street, on the north side of Maple Sugar Lane)(Delegation By-law 333-98)
- By-Law Number 515-2001 A By-law to repeal By-law 514-2001. (PLC.01.058 – Rivermill Homes (Vaughan) - northeast of Regional Road #7 and Dufferin Street, on the north side of Maple Sugar Lane)(Delegation By-law 333-98)
- By-Law Number 516-2001 A By-law to exempt parts of Plan 65M-3441 from the provisions of Part Lot Control. (PLC.01.069 – Jenrette Construction Ltd., north of Rutherford Road, and west of Weston Road)(Delegation By-law 333-98)
- By-Law Number 517-2001 A By-law to repeal By-law 516-2001. (PLC.01.069 – Jenrette Construction Ltd., north of Rutherford Road, and west of Weston Road)(Delegation By-law 333-98)
- By-Law Number 518-2001 A By-law to amend City of Vaughan By-law 1-88. (Z.01.043 – Cityrock Estates Inc., northeast of Langstaff Road and Weston Road)(Council, September 10, 2001, Item 25, Committee of the Whole, Report No. 58)
- By-Law Number 519-2001 A By-law to amend City of Vaughan By-law 1-88. (Z.99.010 and DA.00.061 – Sevenbridge Developments Limited (Home Outfitters) - northeast corner of Regional Road 7 and Edgeley Boulevard)(Council, June 25, 2001, Item 53, Committee of the Whole, Report No. 49)
- By-Law Number 520-2001 A By-law to amend By-law 1-96 as amended, to govern and control parking of motor vehicles in the City of Vaughan. (Winter Maintenance Update)(Item 3, Committee of the Whole (Working Session), Report No. 76)
- By-Law Number 521-2001 A By-law to amend City of Vaughan By-law 1-88. (Z.00.030 – 250623 Ontario Ltd., north side of Highway #7, between Wigwoss Drive and Pine Valley Drive) (Item 23, Committee of the Whole, Report No. 77)
- By-Law Number 522-2001 A By-law to By-law 83-93, as amended. (Electronic Registration Disbursement Fee)(Council, December 18, 2001)

CARRIED

## **COUNCIL MEETING MINUTES – DECEMBER 18 2001**

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MOVED by Regional Councillor Di Biase  
seconded by Regional Councillor Frustaglio

THAT Council convene a Committee of the Whole for the purpose of discussing the FACILITY RENTAL RATES.

CARRIED

Council recessed at 2:55 p.m.

MOVED by Councillor Racco  
seconded by Regional Councillor Frustaglio

THAT Council reconvene at 3:50 p.m.

CARRIED

Council reconvened at 3:50 p.m., with the following Members present:

Mayor L. Jackson, Chair  
Regional Councillor M. Di Biase  
Regional Councillor J. Frustaglio  
Councillor M. Ferri  
Councillor S. Kadis  
Councillor M. G. Racco  
Councillor G. Rosati

### **329. FACILITY RENTAL RATES**

MOVED by Councillor Racco  
seconded by Councillor Kadis

That the following Committee of the Whole, Item 1, Report No. 81, recommendation of December 18, 2001, be approved:

The Committee of the Whole recommends:

- 1) That the 2002 rates be set at a 10% increase over the 2001 rates and that the Local Councillors meet as a Task Force to determine rates for 2003 and beyond by November 2002; and
- 2) That the additional information entitled Rental Rates Proposed Three Year Plan (Revised), be received.

CARRIED

#### **Recommendation**

The Commissioner of Community Services respectfully requests direction on this item.

#### **Purpose**

The purpose of this report is to provide information regarding the City's rental rates for recreation and park facilities, as they relate to operating costs.

**Background - Analysis and Options**

At the Budget Sub-Committee meeting, on December 11, 2001, staff was directed to bring forward a proposed three year plan for rental rates. These rates were to be based on operating costs, and were to be phased in over a three year period.

Due to the large number of facility types and user categories the number of different rental rates is enormous (220). The greatest amount of revenue, about 80 percent, is received from three facilities: arenas, soccer fields and baseball diamonds. Staff has therefore reviewed these three facility types, and has provided information for those facilities in this report. The remaining facility types will be reviewed and a further report will be provided in January.

For the sports fields, the operating costs were calculated based on the costs associated with: parks maintenance, permitting, maintenance of the lights and hydro charges. The light maintenance and hydro charges were attributed to the lit time slots only. Included in the parks maintenance costs were the following budget lines: sodding, overseeding, topdressing, fertilizing, aeration, watering, cutting, repairs and materials, lining. Within these categories are included costs for staff, vehicles and equipment, contractors, supplies. Not included are capital replacement, capital projects, portable washrooms, parks patrol, and management staff. The total costs were then distributed by field, and by usual number of permitted hours on each type of facility.

On the building side, the costs were taken from the facility cost centre information, in order to obtain the average operating cost for an hour of ice time.

The cost analysis for arena, soccer fields and baseball diamonds is attached as Appendix 1.

The analysis showed a significant gap in the fees charged for the sports fields when compared to the current operating costs. The arena rates are much closer to the actual costs. In order to bring the rental rates up to the operating costs, staff has prepared a three year plan, which phases in the rate increases to bring the fees in line with today's costs. The rates for the senior fields, and in particularly the lit fields will have to increase dramatically. The high cost of electricity and the maintenance of the lights themselves, is the reason for the very high "per slot" cost of the senior lit fields and diamonds. All costs for the sports fields are for two hour time slots, whereas for arenas, they are per hour.

Appendix 2 is the proposed three year plan.

Staff has surveyed the surrounding municipalities to obtain their current rental rates for arenas, soccer fields and ball diamonds. The results are shown in Appendix 3. The proposed Vaughan rates for 2002 will be more in line with the sports field rates charged in Brampton, but higher than the other municipalities. For arenas, Vaughan's proposed rate is close to Brampton and Richmond Hill, but lower than Markham.

The impact of the proposed increase will be significant on the sports organizations. Staff will be working towards reducing the operating costs, with the assistance of the user groups, and recommend that if costs come down, rates be reduced accordingly. This would provide some incentive for the users to be more diligent in turning off lights when field are not in use, and staying off the fields during wet conditions.

**Conclusion**

This information has been provided for Committee's consideration and direction.

**Attachments**

Arena Ice Analysis – Appendix 1  
Rental Rates, Proposed Three Year Plan – Appendix 2  
Rental Rate Comparison – Appendix 3

**Report prepared by:**

G. Doris Haas  
Commissioner, Community Services Ext. 8501

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**330. CONFIRMING BY-LAW**

MOVED by Regional Councillor Frustaglio  
seconded by Regional Councillor Di Biase

THAT By-law Number 523-2001, being a by-law to confirm the proceedings of Council at its meeting on December 18, 2001, be read a First, Second and Third time and enacted.

CARRIED

**331. ADJOURNMENT**

MOVED by Councillor Kadis  
seconded by Councillor Racco

THAT the meeting adjourn at 4:00 p.m.

CARRIED

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L. D. Jackson, Mayor

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J. D. Leach, City Clerk