

CITY OF VAUGHAN
REPORT NO. 20 OF THE
COMMITTEE OF THE WHOLE
(CLOSED SESSION)

*For consideration by the Council
of the City of Vaughan
on April 11, 2005*

The Committee of the Whole (Closed Session) met at 5:55 p.m. on April 4, 2005.

Present	Councillor Sandra Yeung Racco, (Chair) Mayor Michael Di Biase Regional Councillor Mario Ferri Regional Councillor Joyce Frustaglio Regional Councillor Linda D. Jackson Councillor Tony Carella Councillor Bernie Di Vona Councillor Peter Meffe Councillor Alan Shefman
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The following items were dealt with:

1 **PERSONNEL MATTER**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.

2 **ONTARIO MUNICIPAL BOARD
VARIANCE APPLICATION FILE A358/04
PAUL KING, 7601 KIRBY ROAD**

The Committee of the Whole (Closed Session) recommends that the confidential recommendation of the Committee of the Whole (Closed Session) be approved.

3 **BROWNFIELDS INCENTIVE PROGRAM**
(Referred from Committee of the Whole Meeting of April 4, 2005)

The Committee of the Whole (Closed Session) recommends:

- 1) That the Planning Department, in conjunction with other appropriate departments, provide a feasibility report to a Committee of the Whole Working Session meeting by November 2005:**

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- identifying possible Brownfields Improvement/Rehabilitation areas within the City of Vaughan including, but not restricted to, Woodbridge Core, Keele Street between Major Mackenzie Drive and Teston Road, Nashville Road, and the Jane Street/Highway 7 area,
 - identifying which of these areas could be designated as Community Improvement Plan (CIP),
 - identifying any available programs that would provide funding for rehabilitation, such as tax incentives under section 365.1 of the Municipal Act, 2001, and any other program of financial assistance,
 - outlining the obligations of the landowner in the Brownfield Financial Tax Incentive Program,
 - outlining the financial and environmental benefits/disadvantages of the program, and
 - outlining the benefits/disadvantages of participation in the program by the Regional Municipality of York.; and
- 2) That the confidential report of Regional Councillor Linda D. Jackson, dated April 4, 2005, be received.

Recommendation

Local and Regional Councillor Linda D. Jackson recommends:

THAT the Planning Department, in conjunction with other appropriate departments, provide a feasibility report to a Committee of the Whole Working Session meeting by November 2005:

- identifying possible Brownfields Improvement/Rehabilitation areas within the City of Vaughan including, but not restricted to, Woodbridge Core, Keele Street between Major Mackenzie Drive and Teston Road, Nashville Road, Kleinburg Gas Bar, and the Jane Street/Highway 7 area,
- identifying which of these areas could be designated as Community Improvement Plan (CIP),
- identifying any available programs that would provide funding for rehabilitation, such as tax incentives under section 365.1 of the Municipal Act, 2001, and any other program of financial assistance,
- outlining the obligations of the landowner in the Brownfield Financial Tax Incentive Program,
- outlining the financial and environmental benefits/disadvantages of the program, and
- outlining the benefits/disadvantages of participation in the program by the Regional Municipality of York.

Purpose

To protect and maintain safe, clean, liveable communities and to increase the municipality's economic viability.

Background - Analysis and Options

Brownfields are abandoned, idle or under-used industrial and commercial lands where expansion or redevelopment is complicated by real or perceived environmental contamination due to historic activities. Despite the complexity of developing these properties, they are often in desirable and

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strategic locations. They represent lost property tax revenue and employment opportunities if left alone.

Currently, brownfields development is occurring in Europe, the United States and other municipalities in Canada with a high level of success. There are great economic benefits for remediating brownfield sites. It often allows development in areas already serviced by roads, water, sewers and other hard service infrastructure. The existing infrastructure can contribute to urban intensification, community revitalization, development and jobs, and/or new housing to take the pressure off greenfields.

Often, brownfield sites are in prime areas of the municipality and would generate higher tax revenue once redeveloped. Brownfield sites that were once considered eyesores within the community would become improved and redeveloped for use by the community, which revitalizes the area and creates new jobs.

The development of brownfields also protects green spaces that would have otherwise been consumed by urban sprawl, ensuring that these spaces are preserved to enhance the quality of life for current and future generations.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council.

Conclusion

Participation in a Greenfields Incentive Program may generate substantial benefits to the community and the municipality.

Attachments

1. Government of Ontario document – “A Guide to Brownfields Financial Tax Incentive Program”

Report prepared by:

Mirella Compagno

(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.)

Please also refer to Item 4, Committee of the Whole, Report No. 19.

4

DIRECTOR – BUILDING STANDARDS RECRUITMENT

The Committee of the Whole (Closed Session) recommends that the verbal report of the Commissioner of Planning, be received.

The foregoing matter was brought to the attention of the Committee of the Whole (Closed Session) by Councillor Yeung Racco.

5

COMMUNICATIONS CO-ORDINATOR

The Committee of the Whole (Closed Session) recommends that staff be directed to report on the role of the Communications Co-ordinator.

The foregoing matter was brought to the attention of the Committee of the Whole (Closed Session) by Mayor Di Biase.

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The meeting adjourned at 7:12 p.m.

Respectfully submitted,

Councillor Sandra Yeung Racco, Chair