

**CITY OF VAUGHAN
COUNCIL MINUTES
MARCH 21, 2017**

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CITY OF VAUGHAN

COUNCIL MEETING

TUESDAY, MARCH 21, 2017

MINUTES

1:00 P.M.

Council convened in the Municipal Council Chamber in Vaughan, Ontario, at 1:11 p.m.

The following members were present:

Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Michael Di Biase
Regional Councillor Gino Rosati
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Marilyn Iafrate
Councillor Alan Shefman
Councillor Sandra Yeung Racco

28. CONFIRMATION OF AGENDA

MOVED by Councillor Carella
seconded by Councillor DeFrancesca

THAT the agenda be confirmed.

AMENDMENT

MOVED by Councillor DeFrancesca
seconded by Councillor Carella

That the following addendum be added to the agenda:

1. REQUESTED REPORT ON OPTIONS TO INITIATE WORK ON THE
WESTON ROAD AND HIGHWAY 7 SECONDARY PLAN

Resolution of Councillor DeFrancesca with respect to the above.

CARRIED UNANIMOUSLY

Upon the question of the main motion:

CARRIED AS AMENDED

29. DISCLOSURE OF INTEREST

There was no disclosure of interest by any member.

30. ADOPTION OR CORRECTION OF MINUTES

MOVED by Regional Councillor Di Biase
seconded by Councillor Iafrate

THAT the minutes of the meeting of February 21, 2017 be adopted as presented.

CARRIED

31. COMMUNICATIONS

MOVED by Councillor Yeung Racco
seconded by Councillor Shefman

THAT Communication C1 and C2 be received and referred to their respective items on the agenda.

CARRIED

32. TAX ADJUSTMENTS PURSUANT TO SECTIONS 354, 357 AND 358 OF THE *MUNICIPAL ACT S.O 2001 – ALL WARDS*

Deputations with respect to this matter were permitted pursuant to Section 354, 357 and 358 of the Municipal Act.

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

MOVED by Councillor Iafrate
seconded by Councillor Yeung Racco

1. That the recommendation contained in the following report of the Chief Financial Officer & City Treasurer and the Director of Financial Services/Deputy Treasurer, dated March 21, 2017, be approved:

CARRIED

Recommendation

The Chief Financial Officer & City Treasurer and the Director of Financial Services/Deputy Treasurer, in consultation with the Manager of Property Tax & Assessment, recommends:

That the tax adjustments as outlined on the attached schedule be approved.

Contribution to Sustainability

This is not applicable to this report.

Economic Impact

The City's share of these property tax adjustments is approximately \$50,423. A provision for tax adjustments has been budgeted.

Communications Plan

As required by the Act, notification of this meeting has been sent to all applicants and persons in respect of whom the applications were made, at least 14 days prior to the meeting. Notices of

Decisions will be issued to all applicants detailing the total amount of the adjustment and the right of the applicant to appeal the decision to the Assessment Review Board.

Purpose

To obtain Council's approval for the increase or cancellation of property taxes as permitted under Section 354, 357 and 358 of the *Municipal Act, 2001*.

Background - Analysis and Options

Twenty-eight (28) applications have been prepared for Council's consideration for the cancellation, reduction or refund of taxes for the current and prior tax years, under sections 354, 357 and 358 of the *Municipal Act, 2001, as amended*. There are various reasons for tax adjustments such as property becoming exempt, roll numbers being cancelled by the Municipal Property Assessment Corporation (MPAC), buildings that have been demolished or razed by fire, and properties that have been over assessed by a gross or manifest clerical error. These tax adjustments do not relate to collection issues.

The total cancellation, reduction or refund of taxes, as recommended is \$255,522. The City portion of this amount is approximately \$50,423, or approximately 20%.

Approval of these adjustments will allow the applicant the right to appeal the decision to the Assessment Review Board.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The cancellation or increase of property taxes as permitted under Section 354, 357 and 358 of the *Municipal Act, 2001*, supports the strategic priorities established by the Service Excellence Strategy Map, in particular Consistent Service Delivery as well as to ensure "Financial Sustainability".

Regional Implications

The Region's share of these property tax adjustments is approximately \$87,906 or approx. 34%.

Conclusion

Council approval of the applications in this report will allow staff to proceed with the property tax adjustments as applicable. Council approval also gives the applicant the right to appeal the decision to the Assessment Review Board if so desired.

Attachments

1. Tax Appeal Report

Report prepared by:

Maureen Zabiuk, AIMA, CMTP
Manager, Property Tax & Assessment
Ext. 8268

(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.)

33. TAX ADJUSTMENTS PURSUANT TO SECTION 356 OF THE *MUNICIPAL ACT, 2001* - ALL WARDS

Deputations with respect to this matter were permitted pursuant to Section 356 of the Municipal Act.

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

MOVED by Councillor Iafrate
seconded by Councillor Carella

1. That the recommendation contained in the following report of the Chief Financial Officer & City Treasurer and the Director of Financial Services/Deputy Treasurer, dated March 21, 2017, be approved:

CARRIED

Recommendation

The Chief Financial Officer & City Treasurer and the Director of Financial Services/Deputy Treasurer, in consultation with the Manager of Property Tax & Assessment, recommends:

That the tax adjustments as outlined on the attached report be approved in accordance with the requirements under the Municipal Act.

Contribution to Sustainability

This is not applicable to this report.

Economic Impact

There is no economic impact to the City of Vaughan.

Communications Plan

As required by the Act, notification of this meeting has been sent to all applicants and persons in respect of whom the applications were made, at least 14 days prior to the meeting. Notices of Decisions will be issued to all applicants after the meeting of Council and these will detail the total amount of the adjustment and the right of the applicant to appeal the decision to the Assessment Review Board.

Purpose

To obtain Council approval for the apportionment of property taxes as permitted under the *Municipal Act, 2001*.

Background - Analysis and Options

Section 356 – Division Into Parcels:

Twelve (12) applications have been received to sever property that was returned on the roll as one parcel. The Municipal Property Assessment Corporation (MPAC) provides the City with a report outlining the value of each separate piece, and the taxes on the single piece are apportioned to the various parts in accordance with the assessment.

An apportionment does not result in a reduction or increase of taxes; it simply shares the taxes levied among the new parcels based on the apportioned value of assessment. Should any

property owner disagree with the recommendation approved by Council, they can appeal the decision to the Assessment Review Board (ARB) for a further hearing.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

Council approval for the apportionment of property taxes supports the strategic priorities established by the Service Excellence Strategy Map, in particular Consistent Service Delivery as well as to ensure “Financial Sustainability”.

Regional Implications

There are no Regional Implications in this Report.

Conclusion

Council approval of the recommendations in this report will allow staff to bill the separate property owners their proportionate share, and confirm their right to appeal the decision to the ARB. If no appeals are filed with the ARB, staff will proceed with the property tax apportionments.

Attachments

Attachment 1 – Severance Report

Report prepared by:

Maureen Zabiuk, AIMA, CMTF
Manager, Property Tax & Assessment
Ext. 8268

(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.)

34. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION

The following items were identified for separate discussion:

Finance, Administration and Audit Committee Report No. 3

Item 1 and 7

Committee of the Whole (Closed Session) Report No. 9

Item 3

Committee of the Whole Report No. 10

Item 20

Addendum Item

Item 1

MOVED by Councillor Carella
seconded by Councillor Iafrate

THAT Items 1 to 9 of the Finance, Administration and Audit Committee Report No. 3, with the exception of the items identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 5 of the Committee of the Whole (Closed Session) Report No. 9, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 25 of the Committee of the Whole Report No. 10, with the exception of the item identified for separate discussion, BE APPROVED and the recommendations therein be adopted;

THAT Items 1 to 3 of the Committee of the Whole (Public Hearing) Report No. 11, BE APPROVED and the recommendations therein be adopted; and

THAT Items 1 to 3 of the Committee of the Whole (Working Session) Report No. 12, BE APPROVED and the recommendations therein be adopted.

CARRIED

35. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

FINANCE, ADMINISTRATION AND AUDIT COMMITTEE REPORT NO. 3

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

ITEM - 1 SERVICE EXCELLENCE STRATEGIC INITIATIVE: PROCUREMENT MODERNIZATION – UPDATE

MOVED by Regional Councillor Di Biase
seconded by Councillor Carella

THAT Item 1, Finance, Administration and Audit Committee Report No. 3 be adopted and amended, as follows:

By approving the following recommendation contained in Communication C1, from the Chief Financial Officer and City Treasurer and the Director of Environmental Services, dated March 16, 2017:

1. That this communication be received.

CARRIED

ITEM - 7 VACANCY REBATE PROGRAM – COMMERCIAL AND INDUSTRIAL PROPERTIES

MOVED by Councillor Iafrate
seconded by Regional Councillor Di Biase

THAT Item 7, Finance, Administration and Audit Committee Report No. 3 be adopted and amended, as follows:

By approving the following in accordance with Communication C2, from the Chief Financial Officer and City Treasurer and the Director of Financial Services/Deputy City Treasurer, dated March 17, 2017:

1. That this item be deferred to the May 1, 2017, Finance, Administration and Audit Committee meeting.

CARRIED

COMMITTEE OF THE WHOLE REPORT NO. 10

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

ITEM - 20 ITALIAN FLAG RAISING EVENT

MOVED by Regional Councillor Di Biase
seconded by Councillor Carella

THAT Item 20, Committee of the Whole Report No. 10 be adopted and amended, as follows:

By approving that consideration of this matter be deferred to the Committee of the Whole meeting of April 4, 2017.

CARRIED

Addendum Item

36. REQUESTED REPORT ON OPTIONS TO INITIATE WORK ON THE WESTON ROAD AND HIGHWAY 7 SECONDARY PLAN

(Addendum No. 1)

MOVED by Councillor DeFrancesca
seconded by Councillor Iafrate

1. That the recommendation contained in the following resolution of Councillor DeFrancesca, dated March 21, 2017, be approved:

CARRIED

Member's Resolution

Submitted by Councillor Rosanna DeFrancesca

Whereas the Weston Road and Highway 7 Secondary Plan forms part of the area described on Schedule 14-A "Areas Subject to Secondary Plans" to the Vaughan Official Plan 2010 as "the Weston Road and Highway 7 Secondary Plan", which is shown as a "Required Secondary Plan Area.";

Whereas Vaughan Council has received requests from SmartReit, and other landowners in the Secondary Plan Area to advance the Secondary Plan immediately;
Whereas the Weston Road and Highway 7 Secondary Plan Area is the recipient of major transit infrastructure investment and is an area where major new mixed use development is contemplated;

Whereas City staff have shared concerns about the ability to commence this work in this current fiscal year, and future years due to 1) existing budget commitments, 2) new required budget approvals, 3) workload associated with existing Council Service Excellence priorities, and 4) resource capacity and logistical considerations;

It is therefore recommended:

Staff be directed to report back on options and a proposed work plan for initiating the required Secondary Plan for the Weston Road and Highway 7 Area for the May 2017 Committee of the Whole Meeting with such options to include working with landowners and stakeholders to address resourcing and funding implications associated with advancing the Secondary Plan at this time.

37. RESOLUTION TO RESOLVE INTO CLOSED SESSION

MOVED by Councillor Yeung Racco
seconded by Councillor Carella

That Council resolve into Closed Session for the purpose of discussing the following matter:

1. ONTARIO MUNICIPAL BOARD HEARING
DUFFERIN VISTAS LTD.
230 GRAND TRUNK AVENUE
DRAFT PLAN OF SUBDIVISION FILE 19T-16V001
ZONING BY-LAW AMENDMENT FILE Z.16.016
WARD 4 - VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD
(Committee of the Whole (Closed Session) Report No. 9, Item 3)

(litigation or potential litigation)

CARRIED

Council recessed at 2:01 p.m.

MOVED by Councillor Carella
seconded by Councillor DeFrancesca

THAT Council reconvene at 2:43 p.m.

CARRIED

Council reconvened at 2:43 p.m. with the following members present:

Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Michael Di Biase
Regional Councillor Gino Rosati
Councillor Tony Carella
Councillor Rosanna DeFrancesca
Councillor Alan Shefman
Councillor Sandra Yeung Racco

38. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

COMMITTEE OF THE WHOLE (CLOSED SESSION) REPORT NO. 9

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

- ITEM - 3 ONTARIO MUNICIPAL BOARD HEARING
DUFFERIN VISTAS LTD.
230 GRAND TRUNK AVENUE
DRAFT PLAN OF SUBDIVISION FILE 19T-16V001
ZONING BY-LAW AMENDMENT FILE Z.16.016
WARD 4 - VICINITY OF DUFFERIN STREET AND
RUTHERFORD ROAD

MOVED by Councillor DeFrancesca
seconded by Councillor Yeung Racco

THAT Item 3, Committee of the Whole (Closed Session) Report No. 9 be adopted and amended, as follows:

By approving the confidential recommendation of the Council (Closed Session) meeting of March 21, 2017.

CARRIED UPON A RECORDED VOTE

YEAS

Councillor Shefman
Regional Councillor Di Biase
Mayor Bevilacqua
Councillor DeFrancesca
Councillor Carella

NAYS

Councillor Yeung Racco
Regional Councillor Rosati

39. BY-LAWS

MOVED by Councillor Carella
seconded by Regional Councillor Di Biase

THAT the following by-laws be enacted:

- | | |
|------------------------|--|
| By-Law Number 028-2017 | A By-law to exempt parts of Plan 65M-4488 from the provisions of Part Lot Control. (PLC.17.001, 19T-04V06, Z.04.018, Glen-Huntington Business Park Limited, located on the east side of described Regional Road 50, west of Highway #427, and north of Highway #407, being Part Block 2, Plan 65M-4488, Parts 9, 10, 11, & 12 on 65R-36825; subject to easement in gross over Part 12 65R-36725 as in YR2382309) (Delegation By-law 195-2015) |
| By-Law Number 029-2017 | A By-law to exempt parts of Plan 65M-4421 and Plan 65M-4500 from the provisions of Part Lot Control. (PLC.17.002, 19T-10V004, 19T-10V005, Burkshire Holdings Inc., located on Cranbrook Crescent (being Lots 1 to 9 and Lots 19 to 27, Plan 65M-4500), Zenith Avenue (being Lots 28 to 36 and Lots 40 to 51, Plan 65M-4500) and Algoma Drive (being Blocks 81 to 85, Plan 65M-4500 and Blocks 106, 107, 114, 115, and 116, Plan 65M-4421), located east of Huntington Road, north of Major Mackenzie Drive in Lots 23 and 24, Concession 9) (Delegation By-law 195-2015) |
| By-Law Number 030-2017 | A By-law to amend City of Vaughan By-law 1-88, as amended by By-law 159-2016. (Z.17.001, Z.10.031, 19T-10V004 (Phase 4), Nashville Developments North Inc. / Nashville Ten Acres Developments Inc., located east of Huntington Road and north of Major Mackenzie Drive, in Part of Lots 24 and 25, Concession 9) (Council, November 17, 2015, Item 10, Committee of the Whole, Report No. 40; Council, December 13, 2016, Item 10, Committee of the Whole, Report No. 43) |

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By-Law Number 031-2017 A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 076-2014. (Z.16.046, DA.16.100, Plenary Health (Projectco), located east of Huntington Road and north of Major Mackenzie Drive, in Part of Lots 24 and 25, Concession 9) (Item 3, Committee of the Whole, Report No. 10)

CARRIED

40. **CONFIRMING BY-LAW**

MOVED by Councillor Yeung Racco
seconded by Councillor DeFrancesca

THAT By-law Number 032-2017, being a by-law to confirm the proceedings of Council at its meeting on February 21, 2017, be enacted.

CARRIED

41. **ADJOURNMENT**

MOVED by Councillor Carella
seconded by Councillor Shefman

THAT the meeting adjourn at 2:45 p.m.

CARRIED

Hon. Maurizio Bevilacqua, Mayor

Barbara A. McEwan, City Clerk