

CITY OF VAUGHAN
REPORT NO. 4 OF THE
FINANCE, ADMINISTRATION AND AUDIT COMMITTEE

*For consideration by the Council
of the City of Vaughan
on April 11, 2018*

The Finance, Administration and Audit Committee met at 9:34 a.m., on April 3, 2018.

Present: Councillor Rosanna DeFrancesca, Chair
Hon. Maurizio Bevilacqua, Mayor
Regional Councillor Mario Ferri
Regional Councillor Gino Rosati
Regional Councillor Sunder Singh
Councillor Marilyn Iafrate
Councillor Tony Carella
Councillor Sandra Yeung Racco
Councillor Alan Shefman

The following items were dealt with:

**1 2018 CITY-WIDE AND AREA SPECIFIC DEVELOPMENT CHARGE
BACKGROUND STUDY AND BY-LAWS REVIEW HIGHLIGHT REPORT**

The Finance, Administration and Audit Committee recommends:

- 1) That the following report and recommendations of the Chief Financial Officer and City Treasurer, dated April 3, 2018, be referred to the Finance, Administration and Audit Committee meeting of May 7, 2018, for consideration;
- 2) That the presentation and Communication C4, presentation material entitled, *“City of Vaughan Development Charges Study Finance, Administration and Audit Committee Public Meeting”*, be received;

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- 3) That confidential Communication C1, memorandum from the City Solicitor and the Chief Financial Officer and City Treasurer, dated April 3, 2018, be received and referred to the Committee of the Whole (Closed Session) meeting of April 3, 2018 for the purpose of receiving legal advice;
- 4) That the deputation of Mr. Ian Andres, Goodmans, LLP, Bay Street, Toronto, on behalf of Smart Centres, be received; and
- 5) That the following Communications be received:
 - C2. Mr. Jay Claggett, IBI Group, St. Clair Avenue West, Toronto, dated April 2, 2018; and
 - C3. Mr. Matthew A. Di Vona, Di Vona Law, Bloor Street West, Toronto, dated April 2, 2018.

Purpose

The purpose of this report is to present the 2018 City-wide and Area Specific Development Charges Background Study and By-Laws and to seek feedback from Council, the general public, and the development industry.

Recommendations

1. That the following report, presentation and confidential memo (provided under separate cover) be received;
2. That the 2018 Development Charges Background Study, subject to input from the public statutory meeting, and appropriate by-laws incorporating the development charge rates in:

Attachment 1: City Wide Residential and Non-Residential Development Charges

Attachment 2: Area Specific Development Charges

Be forwarded to the Finance, Administration and Audit Committee meeting of May 7, 2018 for adoption;

3. That the 10-year growth-related capital forecast for general services and the growth-related capital forecast to 2031 for engineered services, included in the Background Study, subject to maintenance of service levels, the availability of funding, Council policies and input from the Statutory Public Meeting, be forwarded to the Finance, Administration and Audit Committee meeting on May 7, 2018 for endorsement;

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4. That the proposed transition measures as outlined in this report and subject to input from the Statutory Public Meeting, be forwarded to the Finance, Administration and Audit Committee meeting on May 7, 2018 for endorsement; and
5. That the input from the public at the Statutory Public Meeting of April 3, 2018, be received

**2 CITY OF VAUGHAN DEVELOPMENT SERVICES FEE
STRUCTURE REVIEW
PHASE 3 – BUILDING PERMIT FEES**

The Finance, Administration and Audit Committee recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 3, 2018, be approved; and
- 2) That the presentation and Communication C5, presentation material entitled, “*City of Vaughan Building Permit Fees Review*”, be received.

Purpose

The Building Standards Department (BSD) seeks approval for an updated Building by-law including a new fee schedule for building permits based on a comprehensive review of current building permit fees carried out by an external consultant, Watson and Associates.

Recommendations

The Deputy City Manager of Planning and Growth Management recommends:

1. That Council enact a new Building by-law, including Schedules A to D, to replace the existing Building by-law, 044-2015 as amended.

3 BUILDING PERMIT FEES ANNUAL FINANCIAL REPORT 2017

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 3, 2018:

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Purpose

The report provides the Building Permit Fees Annual Financial Report for 2017 as required by the Building Code.

Recommendations

1. That the Building Permit Fees Annual Financial Report for 2017 be received, for information.

**4 BLOCK 11 PROPERTIES INC.
REIMBURSEMENT FOR CONSTRUCTION OF ROAD
 CROSSING STRUCTURES**

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated April 3, 2018:

Purpose

This report provides a summary of a third-party review of certain cost items related to the construction of the valley road crossings in Block 11 and seeks Council approval to reimburse Block 11 Properties Inc. an additional \$3,994,730 less the cost of the peer review from Capital Project DT-7045-11.

Recommendations

1. That staff be authorized to reimburse Block 11 Properties Inc. an additional \$3,994,730 (less the City's cost for the peer review) for works associated with the construction of the valley road crossings in Block 11 from Capital Project DT-7045-11.

**5 TERM OF COUNCIL SERVICE EXCELLENCE STRATEGY MAP
 JULY- DECEMBER 2017 PROGRESS REPORT**

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Senior Manager, Strategic Planning, Transformation and Strategy, dated April 3, 2018:

Purpose

To provide an update on the progress of key activities supporting the delivery of the Term of Council Service Excellence Strategy Map covering the last half of the year from

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July to December 2017.

Recommendations

1. That the Progress Report on the Term of Council Service Excellence Strategy map be received.

6 WOODLOT ACQUISITION STRATEGY UPDATE

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Chief Financial Officer and City Treasurer, the City Solicitor, and the Deputy City Manager, Planning and Growth Management, dated April 3, 2018:

Purpose

To advise Council on the status of the Woodlot Acquisition Strategy and to seek instructions to amend the Strategy to address residential high-rise and mid-rise apartment development that was not originally contemplated.

Recommendations

1. That the current woodlot acquisition charge for new residential high-rise and mid-rise apartment developments in the OPA 400 and 600 planning areas be amended from \$1,000 to \$600 per unit.
2. That Staff be granted delegated authority to enter into future amending agreements with landowners for developments where the amended woodlot acquisition charge may be applicable, in a form satisfactory to the City Solicitor and content satisfactory to the Chief Financial Officer and City Treasurer.

**7 CAPITAL BUDGET AMENDMENT DE-7175-17
EDGELEY POND AND PARK CONSTRUCTION**

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Chief Financial Officer and City Treasurer, dated April 3, 2018:

Purpose

To seek Council approval for a budget amendment to Capital Project DE-7175-17 for the Edgeley Pond and Park construction.

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Recommendations

1. That Capital Project DT-7121-13 VMC Edgeley Pond be consolidated with DE-7175-17 Edgeley Pond and Park Construction;
2. That a capital budget amendment to Capital Project DE-7175-17 Edgeley Pond and Park Construction in the amount of \$6,646,648 inclusive of administration recovery and applicable taxes be approved, to be funded as follows:
 - a. \$1,678,062 to reflect the remainder of the Clean Water and Wastewater Fund grant received for this project;
 - b. \$1,195,652 in funding from local benefiting landowners as approved in the Black Creek Financial Strategy; and
 - c. \$3,772,934 from debenture financing
3. That the additional costs associated with the Edgeley pond and park construction be taken into consideration in determining future updates to the Black Creek Financial Strategy and assessing the need to reopen the Area Specific Development Charge By-Law
4. That the inclusion of this matter on a Public Committee or Council agenda with respect to increasing the Capital Budget identified as “Capital Budget Amendment, Edgeley Pond and Park Construction” is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002.

**8 CAPITAL BUDGET AMENDMENT FOR WESTON ROAD AND
HIGHWAY 7 SECONDARY PLAN PL-9023-11**

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management and the Chief Financial Officer and City Treasurer, dated April 3, 2018:

Purpose

To obtain Council approval for a budget amendment to Capital Project PL-9023-11 for the Weston Road and Highway 7 Secondary Plan - Phase 1.

Recommendations

1. THAT Council APPROVE a budget amendment to Capital Project PL-9023-11 – Weston Road and Highway 7 Secondary Plan of \$100,000, inclusive of

2. THAT inclusion of this matter on a Public Committee or Council agenda with respect to amending the capital budgets, as identified in this report, titled "Capital Budget Amendment for Weston Road and Highway 7 Secondary Plan PL-9023-11" be deemed to be sufficient notice pursuant to Section 2(1)(c) of By-law 394-2002, as amended.

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated April 3, 2018:

To revise the scope and budget for Capital Project BF-8463-15 Al Palladini Community Centre Refrigeration Plant Equipment Replacement to address the current condition of the arena ice making equipment.

1. That Capital Project BF-8618-19 Al Palladini Refrigeration Plant Upgrades, recognized in the 2019 Capital Plan in the amount of \$854,224, be advanced to 2018 and consolidated into the approved Capital Project BF-8463-15 Al Palladini Community Centre Refrigeration Plant Equipment Replacement.
2. That the revised budget for BF-8463-15 be amended by an incremental \$145,644, inclusive of applicable taxes and administration recovery, funded by a \$103,000 transfer from the approved Capital Project BF-8641-18 Replacement of Cooling Towers (Al Palladini Community Centre/Maple Community Centre) and \$42,644 from the Buildings & Facilities Infrastructure Reserve.
3. That the inclusion of this matter on a Public Committee or Council agenda with respect to increasing the Capital Budget identified as “Capital Budget Amendment, Al Palladini Community Centre Arena Refrigeration Plant Equipment Replacement” is deemed sufficient notice pursuant to Section 2(1)(c) of By-Law 394-2002.

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10 MAPLEWOOD BOOSTER PUMPING STATION UPGRADE WORKS

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated April 3, 2018:

Purpose

To seek Council's approval to create a new capital project for the Maplewood Booster Pumping Station upgrade works to improve service level delivery in the Pressure District 9 (PD9) servicing area (boundary of Keele Street, Dufferin Avenue, Kirby Road and Teston Road).

Recommendations

1. That Council approve a new capital project having a budget of \$1.3 million, funded by the Water Reserve (70%) and the City-Wide Development Charges (30%) for the implementation of upgrade works to the Maplewood Booster Pumping Station.
2. That inclusion of this matter on a Council agenda with respect to amending the 2018 capital budget be endorsed as meeting the requirements for sufficient notice pursuant to Section 2(1) (c) of By-Law 394-2002 as amended.

**11 REQUEST FOR APPROVAL OF SINGLE SOURCE
PURCHASES OF FITNESS EQUIPMENT**

The Finance, Administration and Audit Committee recommends approval of the recommendation contained in the following report of the Deputy City Manager, Community Services, dated April 3, 2018:

Purpose

To seek Council approval to award the single source contract of fitness equipment for a period of three (3) years with two (2) additional one (1) year optional terms to the vendors (Ontario's exclusive distributors) for the amounts as specified in Table 1.

Recommendations

1. That single source agreements for the purchase of fitness equipment be awarded for a period of three (3) years with two (2) additional one (1) year terms to the vendors as specified in Table 1.
2. That the Director of Procurement Services be authorized to finalize and sign any necessary agreements.

12 OTHER MATTERS CONSIDERED BY THE COMMITTEE

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**BACKGROUND STUDY AND BY-LAWS REVIEW HIGHLIGHT
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(legal advice)

The meeting adjourned at 11:23 a.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair