



Minutes
Committee of the Whole

September 9, 2021
Electronic Meeting

Members: W. Emmerson, M. Bevilacqua, J. DiPaola, M. Ferri, R. Grossi,
V. Hackson, D. Hamilton, J. Heath, J. Jones, J. Li, I. Lovatt,
T. Mrakas, S. Pellegrini, C. Perrelli, M. Quirk, G. Rosati, J. Taylor,
T. Vegh

Staff: D. Basso, A.M. Carroll, K. Chislett, P. Freeman, Dr. K. Kurji,
D. Kuzmyk, J. Li, B. Macgregor, E. Mahoney, C. Raynor,
M.F. Turner

A. Call to Order

Regional Chair Emmerson called the meeting to order at 9 a.m. and made the following remarks:

“We acknowledge the land we are meeting on today is the traditional territory of many First Nations, including the Chippewas of Georgina Island and the Mississaugas of the Credit.

These lands are now home to many diverse Indigenous peoples.

We also acknowledge that York Region falls under Treaty 13 with the Mississaugas of the Credit and the Williams Treaties with several Mississauga and Chippewas First Nations.”

B. Disclosures of Interest

None

C. Presentations

C.1 2022-2027 Water and Wastewater Rates

Committee of the Whole received the presentation by Michelle Swan, Director, Business Planning and Operations Support, Environmental Services and Kelly Strueby, Director, Office of the Budget, Finance.

D. Deputations

None

E. Transportation Services

E.1 Communications

E.1.1 York Region Transit 5-Year Fare Policy and 10-Year Fare Collection Outlook Update

Committee of the Whole recommends receipt of the memorandum from Ann-Marie Carroll, Acting Commissioner of Transportation Services dated August 13, 2021.

E.1.2 York Region Transit Fleet Electrification Update

Committee of the Whole recommends receipt of the memorandum from Ann-Marie Carroll, Acting Commissioner of Transportation Services dated August 13, 2021.

E.1.3 Canadian Urban Transit Research and Innovation Consortium National Smart Vehicle Joint Procurement Initiative

Committee of the Whole recommends receipt of the memorandum from Ann-Marie Carroll, Acting Commissioner of Transportation Services dated August 13, 2021.

E.1.4 York Region Response - Ontario Ministry of Transportation Greater Golden Horseshoe Transportation Plan - Discussion Paper - ERO 019-3839

Committee of the Whole recommends receipt of the memorandum from Ann-Marie Carroll, Acting Commissioner of Transportation Services dated August 16, 2021.

E.1.5 City of Markham Resolution - School Zone Traffic Safety Update

Committee of the Whole recommends receipt and referral to staff of the communication from Kimberley Kitteringham, City Clerk, City of Markham dated July 19, 2021.

E.1.6 Town of Whitchurch-Stouffville Resolution - Traffic Safety on Aurora Road

Committee of the Whole recommends receipt and referral to staff of the communication from Susan Altschul, Senior Clerk's Coordinator, Town of Whitchurch-Stouffville dated August 26, 2021.

E.1.7 Speed Limit Reduction on Mount Albert Road

Committee of the Whole recommends receipt of the communication from Ulrike Woll-Morison and Scott Morison dated September 9, 2021.

E.2 Reports

E.2.1 2021 Speed Limit Revisions

Committee of the Whole recommends adoption of the following recommendations in the report dated August 13, 2021 from the Acting Commissioner of Transportation Services:

1. Existing speed limits on Regional roads listed in Tables 1 and 2 of this report be revised as detailed.
2. The Regional Clerk circulate this report to the Clerks of the Towns of Aurora, East Gwillimbury, Georgina, Newmarket and Whitchurch-Stouffville, Township of King and Cities of Markham and Richmond Hill and Chief of York Regional Police.
3. The Regional Solicitor prepare the necessary bylaws.

F. Environmental Services

F.1 Communications

F.1.1 Acquisition of Land - 20753 McCowan Road and 4762 Queensville Sideroad - Town of East Gwillimbury

Committee of the Whole recommends receipt of the memorandum from Erin Mahoney, Commissioner of Environmental Services dated August 24, 2021.

F.2 Reports

F.2.1 2022-2027 Water and Wastewater Rates

Committee of the Whole recommends adoption of the following recommendations in the report dated August 12, 2021 from the Commissioner of Environmental Services and the Commissioner of Finance:

1. Council approve transfers of \$13.95 million from the water rate stabilization reserve to the water asset management reserve and \$14.29 million from the wastewater rate stabilization reserve to the wastewater asset management reserve, for a total of \$28.24 million, to offset the impact of rate increases that were deferred in 2020 and 2021.
2. Council approve the annual water and wastewater user rates shown below for the period April 1, 2022 to March 31, 2028, equivalent to 3.3% increases each year, to maintain full cost recovery.

Recommended Water and Wastewater Rates

| Year Starting | Combined Wholesale Rate (\$/m ³) |
|---------------|---|
| April 1, 2022 | \$3.18 |
| April 1, 2023 | \$3.28 |
| April 1, 2024 | \$3.39 |
| April 1, 2025 | \$3.50 |
| April 1, 2026 | \$3.62 |
| April 1, 2027 | \$3.74 |

3. The Regional Clerk circulate this report to Clerks of the local municipalities.

F.2.2 2021 Servicing Capacity Assignment Status Update

Committee of the Whole referred consideration of the following recommendations contained in the report dated August 16, 2021 from the Commissioner of Environmental Services, the Commissioner of Corporate Services and the Chief Planner to the September 23, 2021 Regional Council meeting:

1. To address continued delays in Provincial approval of the Upper York Sewage Solutions Individual Environmental Assessment, Council authorize the following assignments based on principles outlined in this report:
 - a. 1,000 persons reserved for Centres and Corridors through interim solutions be equally distributed to the Towns of Aurora, East Gwillimbury and Newmarket on completion of the new Henderson Pumping Station
 - b. Up to 850 persons to the Town of East Gwillimbury to be confirmed through detailed design and upon completion of proposed Sharon Trunk Sewer Modifications capital project
 - c. 40 persons recovered through inflow and infiltration reduction to the Non-Profit Housing Reserve to be used in the Town of Newmarket
2. Council request each municipality provide a semi-annual report on allocation in constrained areas to the Region to inform future capacity assignment reports
3. Council request that each municipality notify the Region when site plan applications are approved to accurately inform future capacity assignment reports
4. The Regional Clerk circulate this report to the local municipalities and the Province
5. The Chairman send this report to the Region's Members of Provincial Parliament and communicate the growth challenges and constraints caused by delays and incremental approvals of the Upper York Sewage Solutions Individual Environmental Assessment

G. Community and Health Services

G.1 Communications

G.1.1 City of Vaughan Resolution - Hospice Vaughan - Mario and Nick Cortellucci Hospice Palliative Care Centre of Excellence

Committee of the Whole recommends receipt of the communication from Todd Coles, City Clerk, City of Vaughan dated July 12, 2021.

G.1.2 Update on Public Health Emergency Response to COVID-19 Global Pandemic

Committee of the Whole recommends receipt of the memorandum from Katherine Chislett, Commissioner of Community and Health Services and Dr. Karim Kurji, Medical Officer of Health dated September 7, 2021.

G.2 Reports

G.2.1 Preventing Impacts of Violence Towards York Region Paramedics

Committee of the Whole recommends adoption of the following recommendations in the report dated August 13, 2021 from the Commissioner of Community and Health Services:

1. The Regional Chair, on behalf of Regional Council, send this report to the Minister of Justice and Attorney General of Canada, and communicate Council's request that the *Criminal Code of Canada* be amended to provide protection for paramedics and to make violence against paramedics an indictable criminal offence.
2. The Regional Clerk provide a copy of this report to the Members of Provincial Parliament and Members of Parliament representing York Region requesting their support to advocate for amendments to the *Criminal Code of Canada* to provide protection for paramedics and to make violence against paramedics an indictable criminal offence.
3. The Regional Clerk circulate this report for information to the Paramedic Chiefs of Canada, Ontario Association of Paramedic Chiefs, Association of Municipalities of Ontario, the Regions of Peel, Halton and Durham, and to the Cities of Toronto and Hamilton.

G.2.2 Process Enhancements to Streamline York Region's Subsidized Housing Wait List

Committee of the Whole recommends adoption of the following recommendation in the report dated August 10, 2021 from the Commissioner of Community and Health Services:

1. Council receive this report for information.

H. Planning and Economic Development

H.1 Communications

H.1.1 City of Vaughan Resolution - City of Vaughan Supports York University's Plan to Establish a School of Medicine

Committee of the Whole recommends receipt of the communication from Todd Coles, City Clerk, City of Vaughan dated July 12, 2021 and that York Region supports York University establishing a School of Medicine in the City of Vaughan.

H.2 Reports

H.2.1 2021 Mid-Year Development Activity Summary

Committee of the Whole recommends adoption of the following recommendation in the report dated August 27, 2021 from the Commissioner of Corporate Services and the Chief Planner:

1. Council receive this report for information.

I. Finance and Administration

I.1 Communications

I.1.1 Change of Alternate Regional Fire Coordinator

Committee of the Whole recommends receipt of the memorandum from Bruce Macgregor, Chief Administrative Officer dated August 31, 2021.

I.1.2 Regional Municipality of York - 2021 S&P Credit Rating Upgrade

Committee of the Whole recommends receipt of the memorandum from Jason Li, Acting Commissioner of Finance and Regional Treasurer dated August 25, 2021.

I.1.3 Town of Newmarket Resolution - Support for Ontario Library Association/Canadian Federation of Public Libraries Pre-Budget Submission

Committee of the Whole recommends receipt of the communication from Andrew Walkom, Legislative Coordinator, Town of Newmarket dated September 1, 2021.

I.2 Reports

I.2.1 2021 Operating and Capital Mid-Year Progress Report

Committee of the Whole recommends adoption of the following recommendations in the report dated August 26, 2021 from the Acting Commissioner of Finance:

1. Council approve changes to 2021 capital expenditures and Capital Spending Authority as well as associated funding sources, including an increase of \$0.4 million in Capital Spending Authority debt, \$2.8 million in 2021 budget, and \$0.7 million in Capital Spending Authority, as detailed in Attachments 3 and 4.
2. Council approve a draw of up to \$585,000 from the Cannabis Contingency Reserve Fund to fund unanticipated costs of cannabis-related investigations incurred by York Regional Police in 2021.

I.2.2 Contract Awards including Renewals, Approvals, and Emergency Purchases April 1, 2021, to June 30, 2021

Committee of the Whole recommends adoption of the following recommendation in the report dated August 24, 2021 from the Acting Commissioner of Finance:

1. Council receive this report for information.

I.2.3 Acquisition of Land - York Durham Sewage System Rehabilitation - City of Pickering

Committee of the Whole recommends adoption of the following recommendations in the report dated August 27, 2021 from the Commissioner of Corporate Services:

1. Council authorize the acquisition of the interests in land set out in Attachment 1, for the York Durham Sewage System (YDSS) Rehabilitation project, in the City of Pickering.
2. The Commissioner of Corporate Services be authorized to execute the agreements of purchase and sale and all necessary documents to complete the transactions.

I.2.4 Disposition of Land - 432 and 438 to 442 Davis Drive - Town of Newmarket

Committee of the Whole recommends deferral of the following recommendations contained in the report dated August 27, 2021 from the Commissioner of Corporate Services to the October 14, 2021 Committee of the Whole meeting:

1. Council authorize the disposition of lands in the Town of Newmarket, described in Attachment 1, that have been deemed surplus to Regional requirements.
2. The Commissioner of Corporate Services be authorized to execute the agreement of purchase and sale and all necessary documents to complete the transaction.
3. Staff report back to Council with the final sale price in accordance with the Sales and Other Disposition of Lands policy.

I.2.5 Expropriation of Land - 16th Avenue from Leslie Street to Woodbine Avenue - City of Richmond Hill and City of Markham

Committee of the Whole recommends adoption of the following recommendations in the report dated August 27, 2021 from the Commissioner of Corporate Services:

1. Council approve an application for approval to expropriate the lands set out in Attachment 1, required for the widening of 16th Avenue from Leslie Street to Woodbine Avenue in the City of Richmond Hill and the City of Markham.
2. The Commissioner of Corporate Services be authorized to execute the Application for Approval to Expropriate Land and the Notice of Application for Approval to Expropriate Land (the "Notice") and to serve and publish the Notice, as required under the *Expropriations Act* (the "Act").
3. The Commissioner of Corporate Services be authorized to forward to the Chief Inquiry Officer any requests for an inquiry that are received and to represent the Region, as necessary, at an inquiry (Hearing of Necessity) held under the *Act*.
4. Council, as approving authority, approve the expropriation of the lands provided there is no Hearing of Necessity requested and not withdrawn in accordance with the *Act*. Council approval is deemed to be given effective 31 days following the publication of the Notice and when a Hearing of Necessity is not requested in accordance with the *Act*.

5. Where approval to expropriate the land is given, the Commissioner of Corporate Services is authorized to register a plan of expropriation and execute and serve any notices required under the *Act*.
6. Where approval to expropriate the land is given, Council authorize the introduction of the necessary bylaw to give effect to these recommendations.

I.2.6 Expropriation Settlement and Disposition of Land - Viva Bus Rapid Transit Corridor - 1020, 1054 and 1082 Centre Street - City of Vaughan

Committee of the Whole recommends adoption of the following recommendations in the report dated August 27, 2021 from the Commissioner of Corporate Services:

1. Council authorize the settlement of all claims pursuant to the *Expropriations Act* with the fee simple owner of 1020 and 1054 Centre Street, identified as Property No. 1 in Attachment 1, and 1082 Centre Street, identified as Property No. 2 in Attachment 1, related to the construction of the bus rapid transit corridor on Centre Street, in the City of Vaughan.
2. Council authorize as part of the settlement, the disposition of Property No. 2 to the owner of Property No. 1, in the City of Vaughan.
3. Upon securing Metrolinx approval the Commissioner of Corporate Services be authorized to execute the Minutes of Settlement, Agreement of Purchase and Sale, and all necessary documentation to complete the transaction in accordance with the Minutes of Settlement.

I.2.7 Expropriation Settlement - Rutherford Road from Westburne Drive to Peter Rupert Avenue - City of Vaughan

Committee of the Whole recommends adoption of the following recommendations in the report dated August 27, 2021 from the Commissioner of Corporate Services:

1. Council authorize the settlement of the expropriation of lands identified in Attachment 1, required for the widening and reconstruction of Rutherford Road, City of Vaughan, on the terms set out in this report.
2. The Commissioner of Corporate Services be authorized to execute the Minutes of Settlement and all necessary documentation to complete the transaction in accordance with the Minutes of Settlement.

J. Notice of Motion

J.1 Development Charge Exemption - 200 Deerfield Road - Town of Newmarket

Committee of the Whole determined the following Motion from Mayor Taylor, notice of which was received on September 9, 2021, will be considered at the September 23, 2021 Regional Council meeting:

WHEREAS Rose Corporation is proposing a new tower at 200 Deerfield Road in Newmarket, as phase three of an affordable rental project on three contiguous properties. Phase one was 212 Davis Drive and phase two is 185/195 Deerfield Road.

WHEREAS the proposed building at 200 Deerfield Road meets all of the criteria for a 20-year deferral of Development charges as outlined in the Development Charges Deferral for Affordable, Purpose-Built Rental Building policy except for the requirement to have a minimum of 200 units. 200 Deerfield Road is proposed to include 175 units. 195 Deerfield Road includes 216 units. Between these two towers, a total of 391 dwelling units will be created, just nine units less than the threshold for a 20-year deferral of development charges. The Rose Corporation completed a 225-unit project adjacent to the Deerfield Development at 212 Davis Drive. The three towers combined would have an average of 205 units per tower between the two buildings; 52.6 percent of the units will have two bedrooms or greater.

WHEREAS the proposed building at 200 is located in an area designated as a Regional Centre and Corridor and is located at a Viva station. The final building has been conditionally approved for CMHC's RCFI program based on compliance with the Region's policy. This project will add desperately needed purpose-built rental units to our Region and contribute to alleviating the current housing affordability crisis in York Region. As we know, the Region has recently fallen short of its housing affordability targets. Given that it is shovel-ready, the Deerfield Rental Project offers an opportunity to begin catching up. The deferral agreement for 200 Deerfield Road would be based on the previous agreement for phases one and two.

WHEREAS recognizing that over the three phases of the Rose Corporation's development on Davis Drive and Deerfield Road in Newmarket, ON, 612 dwelling units will be created in three tower – an average of 205 units per tower.

THEREFORE BE IT RESOLVED THAT:

Council direct staff to provide the Rose Corporation a one-time exemption from the requirement to have 200 units at 200 Deerfield to be eligible for a 20-year deferral of development charges, as outlined in the Development Charges Deferral for Affordable, Purpose-Built Rental Building policy.

Council direct staff to defer development charges related to 200 Deerfield Road (a 175-unit tower) for a period of up to 20 years.

K. Other Business

K.1 COVID-19 Update

Dr. Karim Kurji, York Region Medical Officer of Health provided an update on the status of COVID-19 and responded to questions from Members of Committee of the Whole.

K.2 September 11 - National Day of Service and Remembrance

Regional Chair Emmerson recognized the anniversary of the September 11, 2001 terrorist attacks and expressed condolences to victims and their families. Regional Chair Emmerson thanked first responders and those who provide important frontline services in our communities.

K.3 September 16, 2021 Regional Council Special Meeting

Regional Chair Emmerson reminded members that a Special Meeting of Regional Council will be held on September 16, 2021 regarding planning matters.

K.4 2021 Federal Election

Regional Chair Emmerson noted the upcoming federal election and encouraged residents to vote and take advantage of advance polls if possible.

L. Private Session

Committee of the Whole resolved into Private Session at 11:10 a.m.

At 11:44 a.m. Committee of the Whole resumed in Public Session and reported the following:

L.1 Memorandum - September 30 National Day for Truth and Reconciliation - Labour Relations and Negotiations

Committee of the Whole forwarded the private memorandum to Council's private session on September 23, 2021.

L.2 Private Attachment 1 to Item F.1.1 - Acquisition of Land - 20753 McCowan Road and 4762 Queensville Sideroad - East Gwillimbury - Acquisition of Land

Committee of the Whole received the private attachment.

L.3 Private Attachment 1 to Item I.2.2 - Contract Awards including Renewals, Approvals and Emergency Purchases April 1, 2021 to June 30, 2021 - Security of Property

Committee of the Whole received the private attachment.

L.4 Private Attachment 1 to Item I.2.3 - Acquisition of Land - York Durham Sewage System Rehabilitation - City of Pickering - Acquisition of Land

Committee of the Whole received the private attachment.

L.5 Private Attachment 1 to Item I.2.4 - Disposition of Land - 432 and 438 to 442 Davis Drive - Town of Newmarket - Disposition of Land

Committee of the Whole referred the private attachment to the October 14, 2021 Committee of the Whole meeting.

(See Item I.2.4)

L.6 Private Attachment 1 to Item I.2.6 - Expropriation Settlement and Disposition of Land - Viva Bus Rapid Transit Corridor - 1020, 1054 and 1082 Centre Street - City of Vaughan - Acquisition and Disposition of Land

Committee of the Whole received the private attachment.

L.7 Private Attachment 1 to Item I.2.7 - Expropriation Settlement - Rutherford Road from Westburne Drive to Peter Rupert Avenue - City of Vaughan - Acquisition of Land

Committee of the Whole received the private attachment.

L.8 Mandatory Vaccinations Policy - Labour Relations

Committee of the Whole received the verbal update.

M. Adjournment

Committee of the Whole adjourned at 11:46 a.m.