



Smart!Centres

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Communication
cw: <u>Feb. 3/15</u>
Item: <u>18</u>

January 29, 2015

via email

Committee of the Whole
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Committee Members

**Re: Proposed Implementation Guidelines for Section 37
Committee of the Whole - February 3, 2015
File #25.6.1**

In our submission dated November 20, 2014 respecting the proposed implementation guidelines for Section 37 contributions, we raised the concern that the proposed methodology for the valuation of increases in height and density was inadequate to address the unique features of individual properties.

Our submission also raised the concern that requiring significant contributions from VMC developments could make this area uncompetitive and therefore hinder the attraction of development. VMC developments already bear a unique cost burden arising from the upgraded development standards the City wishes to achieve in the area.

We have reviewed the staff responses to the issues raised by us and other landowners and remain concerned that the serious matters raised have not been adequately addressed. We believe the proposal to require Section 37 contributions from VMC developments at the high end of the 20-35% range will undermine the City's objectives for this area. Also, the three-step process proposed to handle landowner challenges to the City's Land Value Matrix is neither fair nor efficient. The process would not allow for consideration of a landowner-commissioned appraisal, rather it would culminate in a final determination of "base land value" arising from a peer review of two City-commissioned appraisals.

We strongly urge Council to defer approval of the proposed implementation guidelines until the important issues raised by the landowners have been satisfactorily addressed.

Thank you.

Yours truly,

A handwritten signature in black ink, appearing to read "Paula Bustard". The signature is written in a cursive, flowing style with a large initial "P".

Paula Bustard
Vice President, Development