

**CITY OF VAUGHAN**  
**REPORT NO. 2 OF THE**  
**PRIORITIES AND KEY INITIATIVES COMMITTEE**

*For consideration by the Council  
of the City of Vaughan  
on May 27, 2014*

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The Priorities and Key Initiatives Committee met at 9:30 a.m., on May 12, 2014.

Present:                      Regional Councillor Deb Schulte, Chair  
                                    Hon. Maurizio Bevilacqua, Mayor (9:53 a.m.)  
                                    Regional Councillor Gino Rosati  
                                    Regional Councillor Michael Di Biase  
                                    Councillor Tony Carella  
                                    Councillor Rosanna DeFrancesca (10:00 a.m.)  
                                    Councillor Marilyn Iafrate  
                                    Councillor Alan Shefman  
                                    Councillor Sandra Yeung Racco

The following items were dealt with:

**1                                      YORK REGION RAPID TRANSIT UPDATE**  
**CITY-WIDE**

**The Priorities and Key Initiatives Committee recommends:**

- 1)        That the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated May 12, 2014, be approved;**
- 2)        That Mayor Bevilacqua write to the Premier and to the Transit Investment Strategy Advisory Panel in relation to the recommendation released in December 2013 on the proposed Yonge North Subway Extension; and**
- 3)        That Communication C1, presentation material titled “York Region Rapid Transit Corporation, Highway 7 Update”, dated May 12, 2014, be received.**

**Recommendation**

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering recommend:

- 1.    THAT the presentation from York Region Rapid Transit Corporation staff on the status of rapid transit projects in Vaughan be received.**

**2**

**BUILDING A DYNAMIC DOWNTOWN  
VAUGHAN METROPOLITAN CENTRE IMPLEMENTATION PLAN UPDATE  
WARD 4**

**The Priorities and Key Initiatives Committee recommends approval of the recommendation contained in the following report of the City Clerk, on behalf of the Vaughan Metropolitan Centre Sub-Committee, dated May 12, 2014:**

**Recommendation**

The City Clerk, on behalf of the Vaughan Metropolitan Centre Sub-Committee, forwards the following recommendation from its meeting of April 9, 2014, for consideration:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Executive Director, Office of the City Manager, dated April 9, 2014, be approved; and
- 2) That the presentation by the Commissioner of Planning, the Senior Planner, Development Planning and the Executive Director, Office of the City Manager, and C2, presentation material, be received.

Report of the Commissioner of Planning and the Executive Director, Office of the City Manager, dated April 9, 2014

**Recommendation**

The Commissioner of Planning and the Executive Director, Office of the City Manager, in consultation with the Senior Management Team, recommend:

1. That the presentation and report: 'Building a Dynamic Downtown: Vaughan Metropolitan Centre Implementation Plan Update' be received and forwarded to the Priorities & Key Initiatives Committee of Council.

**3**

**RELOCATION OF HYDRO TRANSMISSION LINES – UPDATE  
HIGHWAY 7 – WEST OF JANE STREET  
VAUGHAN METROPOLITAN CENTRE  
WARD 4**

**The Priorities and Key Initiatives Committee recommends approval of the recommendation contained in the following report of the City Clerk, on behalf of the Vaughan Metropolitan Centre Sub-Committee, dated May 12, 2014:**

**Recommendation**

The City Clerk, on behalf of the Vaughan Metropolitan Centre Sub-Committee, forwards the following recommendation from its meeting of April 9, 2014, for consideration:

- 1) That the recommendation contained in the following report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering dated April 9, 2014, be approved;
- 2) That the presentation by the Director of Development/Transportation Engineering be received;
- 3) That the following recommendation be approved:

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1. That staff organize, as soon as possible, a stakeholders meeting along with PowerStream and York Region Rapid Transit working towards a cost sharing agreement with adjacent landowners for undergrounding hydro lines in the Vaughan Metropolitan Centre; and
- 4) That the following deputations be received:
  1. Ms. Paula Bustard, Director of Land Development, SmartCentres, Applewood Crescent, Vaughan; and
  2. Mr. Giovanni Marcelli, Potestas Properties, Jane Street, Concord.

Report of the Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, dated April 9, 2014

**Recommendation**

The Commissioner of Engineering and Public Works and the Director of Development/Transportation Engineering, in consultation with the Executive Director, Office of the City Manager, recommend:

1. That this report be forwarded to the Priorities & Key Initiatives Committee meeting of May 12, 2014; and
2. That a copy of this report be forwarded to the Region of York, York Region Rapid Transit Corporation and PowerStream.

**4                    COMMUNITY IMPROVEMENT PLAN: A STRATEGIC TOOL TO SUPPORT AND  
                          ACCELERATE OFFICE DEVELOPMENT**

**The Priorities and Key Initiatives Committee recommends:**

- 1) That the recommendation contained in the following report of the Executive Director, Office of the City Manager, and the Commissioner of Planning, dated May 12, 2014, be approved;
- 2) That Communication C2, presentation material titled “Vaughan Metropolitan Centre Office Development Pro-Forma Scenario Study”, dated May 12, 2014, be received; and
- 3) That the following deputations be received:
  1. Mr. Marco Filice, Liberty Development, Steelcase Road, Markham; and
  2. Ms. Paula Bustard, SmartCentres, Applewood Crescent, Vaughan.

**Recommendation**

The Executive Director, Office of the City Manager, the Commissioner of Planning, in consultation with the Commissioner of Finance & City Treasurer, the Director of Development Finance & Investments, Director of Economic Development and Director of Legal Services recommend:

- 1) That the presentation from Altus Group be received;
- 2) That staff be directed to initiate a Community Improvement Plan (CIP) Study for the primary purpose of promoting major office development in the intensification corridors and the Vaughan Metropolitan Centre (VMC);

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- 3) That staff be authorized to prepare and release a Request For Proposal (RFP) to retain a consultant to develop the CIP Study and draft CIP by-law in accordance with the provisions of the Planning Act;
- 4) That the CIP Study and related draft CIP by-law use the following incentive tools as detailed further in this report to foster major office development equal to or greater than 100,000 sq. ft. of office space:
  - a. A Development Charge (DC) “freeze” for office spaces greater than 100,000 sq.ft., whereby City DCs are frozen at the August 2013 rate (\$20.35/sq. m.) for a five year period beginning on the date on which the CIP by-law is enacted;
  - b. A Tax Increment Equivalent Grant (TIEG) starting at 70% (de-escalating over a ten year period in equal annual increments to 0%) of the City’s portion of the Property Taxes;
  - c. A 100% Cash-in-Lieu (CIL) of Parkland exemption apply to all major office developments;
  - d. A CIL of Parkland reduction apply to mixed-use developments, whereby for every 750 sq. ft. of major office space developed, one unit of high density residential located on the same development site is charged CIL Parkland at the rate of \$4,100 per unit;
  - e. The above noted tools be limited to the first 1,500,000 Sq. ft. of major office development to apply and qualify under the CIP or five years after the CIP by-law is enacted, whichever comes sooner;
  - f. The tools under the final approved CIP be retroactively applied to all office and mixed-use office developments that achieved building permit issuance on or after January 1, 2014 to support first office development initiators; and
  - g. After the five year period following enactment of the CIP by-law or achievement of 1,500,000 sq. ft. of major office development, whichever comes sooner, that Council will have the option to renew, modify or terminate the CIP;
- 5) That in recognition of the time required to complete a CIP study and enact a CIP by-law and to illustrate Council’s intent to bring incentive tools to fruition, that the City Clerk be authorized to execute Deferral Agreements in a form acceptable to the Commissioner of Legal & Administrative Services/City Solicitor and with content acceptable to the Commissioner of Finance & City Treasurer, to defer the cost differential between the full DC rate and CIL Parkland rates and the intended incentive discounts as outlined in this report, until such time as Council has considered and/or enacted the CIP by-law containing such incentives;
- 6) That staff be directed to engage with representatives from the Region of York and the Province of Ontario to advocate the expansion of the potential TIEG to regional and education property taxes; and
- 7) That staff be directed to report back to Council with the results of the CIP study, status of discussions with the Region and Province and with a draft CIP by-law for enactment, by March 2015.

**5**

**OTHER MATTERS CONSIDERED BY THE COMMITTEE**

**5.1 CONSIDERATION OF AD HOC COMMITTEE REPORTS**

**The Committee of the Whole recommends:**

- 1) **That the following Ad Hoc Committee report be received:**
  1. **Vaughan Metropolitan Centre Sub-Committee meeting of April 9, 2014 (Report 1)**

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The meeting adjourned at 11:49 a.m.

Respectfully submitted,

Regional Councillor Deb Schulte, Chair