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F&A  
May 6/13  
Item 1

May 6, 2013

Ms. Barbara Cribbett  
City of Vaughan  
Vaughan Civic Centre  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1W8

Dear Ms. Cribbett

**Re: 2013 Development Charge By-law Review**  
**City of Vaughan**

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Further to our correspondence to the City dated April 23, 2013 the following submission is made to reiterate points made within this previous correspondence and seek clarification on points raised by the Committee of the Whole during the statutory public meeting.

1. Further to previous correspondence we continue to urge the City of Vaughan to consider policies under the implementation of the development charge by-law that will encourage office development in the VMC. Such policies may offset the significant financial challenges presented with successfully developing corporate office in the VMC and enable the VMC to be a competitive location for the placement of this use when considering other locations in the GTA.
2. In regard to the special area charges proposed with respect to the revitalization of the Black Creek and the City of Vaughan storm water pond located on the north east side of Highway 7 and Jane Street, City staff have identified to SmartCentres on several occasions that this City of Vaughan owned facility has not been adequately maintained and/or upgraded for a decade or more. We object to the proposal that landowners within the northern half of the VMC are to absorb all of the costs associated with maintaining and enhancing this facility. Given the lack of maintenance/enhancement of this facility we believe the City and upstream landowners should also be subject to some cost. The benefits to the enhancement of this facility far outweigh the individual landowners within the VMC as approximately 82% of post development flows are from outside the VMC. The positive effects of this work will be felt throughout the Black Creek catchment area.

During the public meeting of April 23, 2013 it was requested that staff provide feedback on what has been done by the City to maintain this facility.

3. SmartCentres acknowledge the City's forward thinking in including the proposed transition measures (phase-in proposal and pre-payment agreement) within the 2013 Development Charges By-law and support the implementation of these measures.

We respectfully request that the City explore other policies within the development charge by-law that will attract office tenants to the VMC and reinforce the vision of the City to create a successful and vibrant downtown. We also request that the City explore policies that create a equitable split in special area charges for the maintenance and enhancement of the Black Creek.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Atkins', with a stylized flourish at the end.

Chris Atkins  
Land Development Associate  
SmartCentres