

CITY OF VAUGHAN
REPORT NO. 7 OF THE
FINANCE AND ADMINISTRATION COMMITTEE

*For consideration by the Council
of the City of Vaughan
on May 14, 2013*

The Finance and Administration Committee met at 9:35 a.m., on May 6, 2013.

Present: Councillor Marilyn Iafrate, Chair
 Hon. Maurizio Bevilacqua, Mayor
 Regional Councillor Gino Rosati
 Regional Councillor Michael Di Biase
 Regional Councillor Deb Schulte
 Councillor Tony Carella
 Councillor Rosanna DeFrancesca
 Councillor Alan Shefman
 Councillor Sandra Yeung Racco

The following items were dealt with:

1 2013 DEVELOPMENT CHARGE REVIEW FINAL RECOMMENDATION REPORT

The Finance and Administration Committee recommends:

- 1) That the recommendation contained in the following report of the Acting City Manager and the Director of Development Finance & Investments, dated May 6, 2013, be approved, subject to adding the following recommendation 9:**
- 9) That Council, in recognition of a greater city wide benefit from the Black Creek and VMC related Storm Water Management works and in recognition of a greater post period benefit for Kirby Road, modify the approved Development Charge Background Study and draft by-laws in recommendations 2 and 3, with the following amendments, but without revising the proposed City Wide rates:**
 - a. Amend Appendix H (City Wide Engineering Growth-Related Capital Program) by adding \$10M for Black Creek / VMC storm water related engineering works in 2014;**
 - b. Amend Appendix H (City Wide Engineering Growth-Related Capital Program) by moving \$10M of item 13 (Kirby Road Widening from Highway 27 to Dufferin Street) to Post Period Benefit; and**
 - c. Replace Appendix I - Table 10 (VMC Jane/7 Storm Water Management and Black Creek Flood Erosion) and the rate schedule to the related draft Special Area Charge By-law, with Attachment 1 of the confidential memo;**
- 2) That the confidential recommendation of the Finance and Administration Committee (Closed Session) of May 6, 2013, be approved;**

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- 3) That the following deputations and Communication be received:
- 1) Mr. Chris Atkins, SmartCentres, Applewood Crescent, Vaughan and Communication C2, dated May 6, 2013 on behalf of the applicant; and
 - 2) Ms. Paula Bustard, SmartCentres, Applewood Crescent, Vaughan, on behalf of the applicant; and
- 4) That the following Communications be received:
- C1. Confidential Memorandum from the Acting City Manager, the Commissioner of Legal and Administrative Services, the Commissioner of Engineering & Public Works, the Commissioner of Planning, the Director of Legal Services, the Director of Development Finance & Investments and the Director of Development Engineering/Transportation, dated May 6, 2013; and
 - C3. Presentation material.

Recommendation

The Acting City Manager and the Director of Development Finance & Investments, in consultation with the Director of Development/Transportation Engineering, Director of Legal Services, and the Senior Management Team, recommend:

- 1) That the 2013 Development Charges Background Study, dated April 5, 2013, be approved;
- 2) That Council enact the City Wide Development Charge by-law and all Special Service Area Development Charge by-laws as drafted with the April 5, 2013 release of the Development Charge Background Study, subject to revisions as stated in recommendation #4, and incorporating the phased-in development charge rates in:

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

Attachment 2 – Special Service Area Development Charges

and that said by-laws come in to force on September 21, 2013;

- 3) That Section 1 (Definitions) of the City Wide Development Charge by-law as drafted with the April 5, 2013 release of the Development Charge Background Study, be amended to remove the definition of “high density mixed-use” and replace it with the following definition:

“mid-high density mixed-use means a building or structure used, designed or intended for residential and non-residential uses, where:
 - a) The non-residential uses comprise not more than 50 percent (50%) of the gross floor area of the building;
 - b) The non-residential uses comprise a minimum of five percent (5%) of the gross floor area of the building;
 - c) The residential portion of the building or structure is over 5 storeys in height.”
- 4) 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 Development Charge Background Study, dated April 5, 2013, and subject to maintenance of service levels, the availability of funding and Council policies, be adopted;
- 5) That Council commit to funding the future operating costs associated with the growth related capital forecast contained in the Development Charge Background Study, which are estimated to reach \$12 million annually by 2021;
- 6) That staff be directed to cease collecting the difference between Engineering Development

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Charges paid at registration of a subdivision, and those owing, calculated at rates in effect at building permit issuance, on the same registered units, and such direction be limited to the period beginning on September 21, 2013 and ending on March 20, 2015;

- 7) That the City Treasurer and City Solicitor be delegated joint authority to execute Development Charge Pre-Payment and Deferral Agreements, under Section 27 of the Development Charges Act and in accordance with the criteria set out in this report and any additional administrative and legal criteria deemed necessary by the City Treasurer and City Solicitor to protect the interests of the City, and such authority be limited to the period beginning on May 15, 2013 and ending on September 21, 2013; and
- 8) That Council confirm that no further public meetings pursuant to the Development Charges Act, 1997 are required prior to the enactment of the new Development Charge by-laws.

2 METROLINX 'THE BIG MOVE' - REVIEW OF SHORT LISTED INVESTMENT TOOLS

The Finance and Administration Committee recommends approval of the recommendation contained in the following report of the Acting City Manager and the Acting Commissioner of Finance & City Treasurer, dated May 6, 2013:

Recommendation

The Acting City Manager and the Acting Commissioner of Finance & City Treasurer recommend:

1. That this information be received.

3 OTHER MATTERS CONSIDERED BY THE COMMITTEE

3.1 RESOLVE INTO CLOSED SESSION

The Finance and Administration Committee resolved into Closed Session at 10:49 a.m., for the purpose of considering Communication C1, Confidential Memorandum from the Acting City Manager, the Commissioner of Legal and Administrative Services, the Commissioner of Engineering & Public Works, the Commissioner of Planning, the Director of Legal Services, the Director of Development Finance & Investments and the Director of Development Engineering/Transportation, dated May 6, 2013, as it relates to litigation or potential litigation respecting Item 1, 2013 Development Charge Review Final Recommendation Report. The Finance and Administration Committee reconvened at 11:30 a.m. with all members present.

The meeting adjourned at 12:21 p.m.

Respectfully submitted,

Councillor Marilyn Iafrate, Chair