



LIBERTY *for all*

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Item #	<u>18</u>
Report No.	<u>7 (cw)</u>
<u>Council - February 17/15</u>	

February 4, 2015

Chairman and Members of the Committee of the Whole
c/o Clerks Department
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Chairman and Members:

Re: COW Meeting, February 3, 2015
Item 18, Implementation Guidelines for Section 37 Policies

We are writing to provide our comments on the above noted matter.

Land Value Matrix

It is our understanding that the land value matrix is being put in place to give developers more certainty when preparing their pro-formas. As this matrix is to be updated annually and the numbers most likely changing, the "certainty" of what numbers a developer should use when preparing their pro-forma is compromised. The creation and updating of the matrix will be a costly endeavor and will only be used for the most basic type of development. Site specific appraisals will most likely be the process that will be requested by developers and the City in order to come up with the most accurate land value. Therefor we question the need for the land value matrix.

Maximum section 37 Contribution

The City is proposing that the Section 37 contribution be 20-30% of the uptick in land value resulting from the increase in density. Again, this does not provide "certainty" to the developer in terms of what a contribution might be. We believe the contribution should be a firm percentage of the uptick in land value resulting from the increase in density as opposed to a range. And, as we have stated in previous correspondence, the current range being proposed is far too high.

Section 37 for Increase in Height

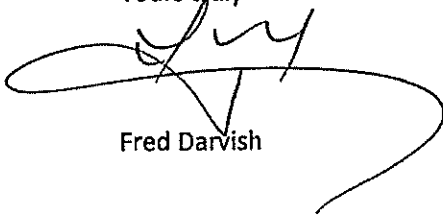
It is our position that there should be no requirement by the City for the developer to make a Section 37 contribution if there is no increase in density, but only an increase in permitted height. Clearly Section 37 funds are used for community benefits for various services or facilities that may be "strained" as a result of added density. If in fact, the density of a project conforms to the approved OP, the developer should not be penalized for a site plan design issue, such as building a point tower, as opposed to a slab building.

Provision of Office Component

It is our opinion that the provision of a substantial office component within a true mixed use development should be seen as a community benefit and thus be considered a Section 37 contribution. Providing jobs in a live/work environment has many benefits of which we are all aware. It could be an incentive for developers, especially in the VMC to provide office development.

We would request that the City review our comments and modify their policies accordingly.

Yours truly

A handwritten signature in black ink, appearing to read 'Fred', with a large, sweeping horizontal stroke underneath it.

Fred Darvish