



Smart!Centres

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May 13, 2013

Ms. Barb Cribbett
Acting City Manager / Commission of Finance
City of Vaughan
Vaughan Civic Centre
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1W8

C	<u>16.</u>
Item #	<u>1</u>
Report No.	<u>7 (F+A)</u>
<u>Council - May 14/13</u>	

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

The following submission is made further to our previous correspondence dated February 8, 2013, April 23, 2013, and May 6, 2013, and deputations made before the Finance and Administration Committee and Public Hearing with respect to the Special Area Charges for the Vaughan Metropolitan Centre outlined within the proposed By-law.

We would like to thank City staff and Council for taking the time to meet with us to work towards an amicable solution for special area charges. We appreciate the measures taken by the City to reduce the burden on landowners within the 33 ha area but still feel that the level of charge is overly burdensome on this area when considering the wider benefit of the proposed work.

As we have stated previously, we have strong concerns with the current proposal to limit the special area charge for the revitalization of the Edgeley Pond to owners within a portion of the north quadrant of the VMC (33 ha). The total area draining to the existing pond is 767.31 ha including lands reaching north to Rutherford Road. While we acknowledge that some measures are in place up stream to control the flow, this facility serves a very large catchment area and is currently not built to, or functioning to a level that meets current standards.

As noted in the City of Vaughan's Master Plan EA, as stormwater management standards continue to develop, the original design criteria for this facility has become inadequate compared with current standards (this facility was designed and built in 1986). This was confirmed in 2005 when a large storm lead to the overflow of this pond and caused significant local flooding and damage. The primary reason for the retrofit of this facility was borne after this 2005 flood. The retrofit is not simply a case of designing for growth. Any improvements made to the Edgeley Pond will benefit this wider drainage area (and also have downstream benefit).

It is our opinion that limiting the costs associated with the retrofit of the Edgeley pond to the 33ha area in the VMC creates an unfair burden on the owners of these lands. As previously identified approximately 82% of post development flows to the pond are from outside the VMC.

We respectfully request that the City explore other policies that will create an equitable split in special area charges for the maintenance and enhancement of the Black Creek and Edgeley Pond. We feel these cost should be included in the City wide DC's or a much large sub-area area within the broader catchment area should be considered.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paula Bustard', written over a horizontal line.

Paula Bustard
Senior Director Land Development
SmartCentres