



**WESTON
CONSULTING**

planning + urban design

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Attn: Mr. Jeffrey Abrams, City Clerk

Dear Sir,

**RE: Request for Deferral
VMC Jane/7 Storm Water Management and Black Creek Flood and Erosion
Improvement Works Special Area Development Charge**

C	20
Item #	1
Report No.	7 (F&A)
Council -	May 14 / 2013

May 14, 2013
File 4283

Weston Consulting is the planner for Berkley Developments (Jane) Inc., the owner of 7895 Jane Street in the Vaughan Metropolitan Centre (VMC). We have reviewed the 2013 Development Charge By-law Review Recommendation Report and request that Vaughan Council defer the above noted Special Area Charge (SAC) at the May 14, 2013 Council meeting to allow further discussion between senior staff and the VMC landowners.

As discussed with City staff, the basis of this request includes but is not limited to:

- 1) Benefit to Existing (BTE) has not been recognized for the related works;
- 2) The Stormwater Management and Floodplain Improvement construction and land acquisition costs have not been finalized through the associated Black Creek Channel Class EA process and therefore implementation of an associated SAC is premature prior to completion of the Class EA;
- 3) Allocation of costs to York Region have not been considered related to undersized existing infrastructure and benefits of reduced flooding; and
- 4) Benefits to City Wide growth areas require further discussion.

We request that regular working sessions be arranged weekly or bi-weekly, between the City and the VMC landowners, to rectify and resolve all related issues and to expedite an amicable solution.

We believe that the Black Creek Optimization Study and associated storm water management works have been in discussions for a considerable period of time it is appropriate and reasonable that an area of such high importance be given the proper attention, so that costs can be appropriately allocated and a final resolution between all parties can be achieved in a timely manner.

We appreciate your consideration and support of this request to defer the Special Area Charge to resolve the outstanding issues.

Yours truly,

Weston Consulting



Kurt Franklin MAES MCIP RPP
Vice President

- cc. Mayor Maurizio Bevilacqua
Deputy Mayor and Regional Councillor Gino Rosati
Regional Councillor Michael Di Biase
Regional Councillor Deb Schulte
Ward 1 Councillor Marilyn Iafrate
Ward 2 Councillor Tony Carella
Ward 3 Councillor Rosanna DeFrancesca
Ward 4 Councillor Sandra Yeung Racco
Ward 5 Councillor Alan Shefman
Mr. Paul Jankowski, Commissioner of Engineering and Public Works
Mr. Barbara Cribbet, Commissioner of Finance and City Treasurer
Mr. John Mackenzie, Commissioner of Planning
Mr. Andrew Pearce, Director of Development and Transportation Engineering
Mr. Lloyd Noronha, Director of Development Finance and Investments
Mr. Patrick Iaboni, Berkley Developments (Jane) Inc.
Mr. Mark Tutton, Plazacorp Investments Ltd.