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Item #	<u>1</u>
Report No.	<u>7 (PFA)</u>
<u>Council - May 14/13</u>	

Development and Transportation Engineering  
& Finance and Investments  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

May 14, 2013  
WC Files 6169 & 6169-1

**Attn: Mr. Andrew Pearce, Director Development and Transportation Engineering &  
Mr. Lloyd Noronha, Director Development Finance and Investments**

Dear Mr. Pearce and Mr. Noronha,

**RE: 2013 Development Charges Review Final Recommendation Report – Report No. 7,  
Item #1 (Finance and Administration Committee)  
VMC Jane/7 Storm Water Management and Black Creek Flood and Erosion  
Improvement Works Special area Development Charge Deferral**

Weston Consulting is the planning consultant representing 1034933 Ontario Ltd. and Luigi Bros. Paving Company Ltd., owners of the properties located at 126A Peelar Road and 126-146 Peelar Road, respectively (herein identified as the "subject properties").

Further to the meeting that took place on May 9<sup>th</sup>, 2013, we are writing to 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.

Both of the subject properties are located within the Sub-Area 2 Service Area VMC SE Quadrant, which is subject to a Special Area Charge (SAC) of \$114,053.00 per hectare.

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 are also concerned that the proposed SAC is being used to correct the existing stormwater management issues in the Highway 7 and Jane Street area, which are not attributable to the future growth proposed for this area.

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 stormwater 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**

Per:



Jim Levac, BAA, MCIP, RPP  
Senior Associate



Letizia D'Addario, MES, MCIP, RPP  
Planner

- c. 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  
Ms. Barbara Cribbett, Commissioner of Finance & City Treasurer  
Mr. John Mackenzie, Commissioner of Planning  
Mr. Jeffrey Abrams, City Clerk  
J. Guarascio, 1034933 Ontario Ltd.  
P. Buttarazzi & V. D'Alessandro, Luigi Bros. Paving Company Ltd.  
S. Schaefer, SCS Consulting  
M. Emery, Weston Consulting