

HUMPHRIES PLANNING GROUP INC.

May 10, 2012
09220/10236

City of Vaughan
Clerks Department
2141 Major Mackenzie Drive
Vaughan, ON
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Item #	1
Report No.	7 (F&A)
Council - May 14/13	

Attn: Jeffrey Abrams
City Clerk

Re: REQUEST FOR DEFERRAL OF PROPOSED SAC - VMC Jane/7 Storm Water
Management and Black Creek Flood and Erosion Improvement Works

On behalf of Anland Developments Inc, and 281187 Ontario Ltd. owners of land located within Lots 14 and 15, Concession 5 (Sub-Area 4 of the Draft SAC Schedule B for the Black Creek Watershed area), Humphries Planning Group Inc is writing to request that Vaughan Council defer the above noted Special Area Charge (SAC) at its May 14, 2013 Council meeting to allow further discussion between senior staff and the affected landowners.

As discussed at a recent meeting with City staff respecting the SAC, a number of concerns have arisen. Below is a brief outline of some of the fundamental concerns as raised with staff and forms the basis of this request for deferral.

- 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.

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The costs associated with this project as outlined in the draft schedule are not minor, and will have major implications to all landowners within the study area. We therefore request that a schedule of regular working sessions be expedited between the City and the affected landowners so as to allow for a solution to be reached that is acceptable to all parties.

We appreciate your consideration and are hopeful that Council will support this deferral request of the Special Area Charge.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP
President

cc. Anland Developments, Jason and Susanne Gabriele
281187 Ontario Ltd., Alex Pizzimenti
Mayor and Members of Council
Mr. Paul Jankowski, Commissioner of Engineering and Public Works
Ms. Barbara Cribbett, Commissioner of Finance & City Treasurer
Mr. John Mackenzie, Commissioner of Planning
Mr. Andrew Pearce, Director Development and Transportation Engineering
Mr. Lloyd Noronha, Director Development Finance and Investments
Mr. Gerry Borean, Parente Borean