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COMMUNICATION
FAA - April 3/2018
ITEM - 1

April 2, 2018

Mayor and Members of Council
c/o City Clerk

City of Vaughan
City Hall, Level 200
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1T1

Dear Mayor and Members of Council:

**CITY -WIDE AND AREA SPECIFIC DEVELOPMENT CHARGES 2018
FINANCE, ADMINISTRATION AND AUDIT COMMITTEE**

APRIL 3, 2018 – AGENDA ITEM #1

Our clients, Toromont Industries and 2748355 Canada (Quadreal Property Group) are the majority landowners within the southwest quadrant of the Vaughan Metropolitan Centre. On behalf of our clients we submit the following comments related to the draft 2018 Development Charges By-law update.

City-Wide Development Charges By-law

We continue to work with City Staff to ensure the roads identified within the SW quadrant of the VMC appropriately reflect the VMC Secondary Plan. Subject to the successful update of the schedule and costs as it relates to these roads we have no further concerns related to the city-wide DC update.

Area-Specific Development Charges By-law (VMC – Interchange SWM Pond Retrofit)

Our clients continue to have significant concerns related to the feasibility and ultimate design for the SWM pond to service the SW quadrant of the VMC. These concerns, which include the need to remove both an operating hotel and office building in order to facilitate the retrofit pond have been articulated to staff. There are significant design issues with the currently proposed retrofit and this will ultimately impact the cost of the retrofit. Accordingly, our clients object to the draft ASDC bylaw related to this item.

Transition Policies

Our clients have reviewed the transition policies related to proposed implementation of the new development charge rates. We have identified a potential issue related to the application of these transition policies within the VMC. Specifically, the majority of development within the VMC is proposed via the site plan approval process. However, in some circumstances, in order to implement the road network, the site plan process may be paralleled with the subdivision approval process. Given the intent of the transition policies appears to be to recognize pending high density residential development applications prior to September 2018, we submit that a

Mayor and Members of Council – April 2, 2018

difference between a subdivision and site plan application in terms of implementation date should not matter within the VMC.

Our clients look forward to continue to work with City Staff to resolve and clarify the items outlined in this letter.

IBI GROUP

on behalf of Quadreal Property Group and Toromont Industries Ltd.

A handwritten signature in black ink, appearing to read 'J. Claggett', with a stylized flourish at the end.

Jay Claggett, MBA, MCIP, RPP
Director