

October 5, 2015

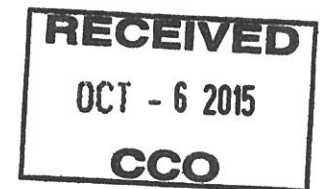
Phone: 905-832-2281

Email: Clerks@vaughan.ca

Vaughan City Hall  
Level 100, 2141 Major Mackenzie Drive  
Vaughan L6A 1T1  
Attn: Jeffrey A. Abrams, City Clerk:

Dear Mr. Abrams:

**RE: Committee of the Whole Public Hearing**  
**Under s. 28 of the Planning Act October 7, 2015 @ 7 p.m.**  
**Re: Community Improvement Study and Plan**



We are writing in our capacity at Liberty Development Corporation for project owners and projects we have under management or development. We have reviewed the proposed Notice of Public Meeting, and the Final Report dated September 10, 2015 by Hemson Consulting and Urban Strategies Inc. regarding the proposed Community Improvement Plan for Office Uses in Two Community Areas ( the "CIP Proposal").

We are in a position to support the salient points in the CIP Proposal and the proposed draft By-law. This is a long awaited injection of stimuli to help put Vaughan on the Office development map among our local municipal competitive peer groups, Nationally and Internationally. We believe that this is an aggressive move by the City that will help the City 'Grow Up' faster than without the tools in the CIP Proposal. In short, this helps form the basis for a city/private partnership that will help our future generations help themselves in the City of Vaughan. The staff and management at the City have done a wonderful job on this endeavor.

However, there are tools that can be added to the City's financial incentive arsenal, to make it the 'best' office incentive plan on the Continent, including, without limitation, as noted:

**a. Parallel Support from York Region is required.** City of Vaughan is providing a grant from its 17% tax receipt; if the Region kicks in their 17%, the incentive is doubled and the rewards for both parties can be more than double their investment. Page 37 of the Hemson/Urban report states: "*A copy of the memorandum requesting Regional participation is attached at Appendix D*". We urge the City to kindly pursue the Region

*WJ*

for its parallel investment in this paradigm shift policy change for the benefit of our future citizens and employees.

**b. Parallel Support from the Province of Ontario.** The Province receives the lion's share of the tax receipts from new office development. If no office is built in Vaughan, the Province will not get its \$0.67 for every new \$1.00 of office taxes. Accordingly, Page 38 of the Hemson/Urban report states: "*A memorandum requesting Provincial participation has been drafted and will be sent to the Ministry of Municipal Affairs and Housing through a Council resolution.*" We strongly urge the City to pass this resolution immediately.

In conclusion, if the City is able to obtain the parallel participation of both (a) York Region and (b) Province of Ontario, in my opinion, the City of Vaughan will have the most aggressive office attraction policy of any similar gauged jurisdiction in North America. When that day comes, it will make North American headlines, and attract North American head offices, which will bring more office jobs to Vaughan, hopefully helping us double our current low 7% office employment figure to help propel Vaughan into the next century of business development. We applaud the City staff for their action and forward thinking on this CIP Proposal.

For our project land owners, we respectfully reserve our right to modify or supplement these comments as the CIP Proposal process unfolds.

Sincerely,



Marco Filice  
Senior Vice-President & General Counsel  
Liberty Development Corporation  
For itself and on behalf of certain projects  
Under management and development

.cc: Commissioner of Finance & City Treasurer, John Henry;  
.cc: Commissioner of Planning, John Mackenzie;  
.cc: Executive Director, Office of the City Manager, Tim Simmonds.