



700 Applewood Crescent, Vaughan, ON, L4K 5X3

Telephone (905) 760-6200 Fax (905) 760-6201

c 1
Communication
SP cw: Apr 23/13
Item: 1

April 23, 2013

Ms. Barbara Cribbett
City of Vaughan
Vaughan Civic Centre
2141 Major Mackenzie Drive
Vaughan, Ontario, L6A 1W8

Dear Ms. Cribbett

Re: 2013 Development Charge By-law Review – Statutory Public Meeting
City of Vaughan

The following comments are submitted further to the report prepared by the City of Vaughan with respect to the 2013 Development Charge By-law Review dated April 23, 2013;

1. Further to correspondence dates February 8, 2013 (attached) we continue to urge the City of Vaughan to consider policies under the implementation of the development charge by-law that will encourage office development in the VMC. Such policies may offset the significant financial challenges presented with successfully developing corporate office in the VMC and enable the VMC to be a competitive location for the placement of this use when considering other locations in the GTA.
2. In regard to the special area charges proposed with respect to the revitalization of the Black Creek and the City of Vaughan storm water pond located on the north east side of Highway 7 and Jane Street, City staff have identified to SmartCentres on several occasions that this City of Vaughan owned facility has not been adequately maintained and/or upgraded for a decade or more. We object to the proposal that landowners within the northern half of the VMC are to absorb all of the costs associated with maintaining and enhancing this facility. Given the lack of maintenance/enhancement of this facility we believe the City and upstream landowners should also be subject to some cost. The benefits to the enhancement of this facility far outweigh the individual landowners within the VMC as approximately 82% of flows are from outside the VMC. The positive effects of this work will be felt throughout the Black Creek catchment area.
3. SmartCentres acknowledge the City's forward thinking in including the proposed transition measures (phase-in proposal and pre-payment agreement) within the 2013 Development Charges By-law and support the implementation of these measures.

We respectfully request that the City explore other policies within the development charge by-law that will attract office tenants to the VMC and reinforce the vision of the City to create a successful and vibrant downtown. We also request that the City explore policies that create a equitable split in special area charges for the maintenance and enhancement of the Black Creek.

Sincerely,

A handwritten signature in black ink, appearing to be 'CA' with a stylized flourish.

Chris Atkins
Land Development Associate
SmartCentres



Smart!Centres

700 Applewood Crescent, Vaughan, ON, L4K 5X3

Telephone (905) 760-6200 Fax (905) 760-6202

February 8, 2013

Ms. Barbara Cribbett
Commissioner of Finance and City Treasurer
City of Vaughan
City Hall
2141 major Mackenzie Drive
Vaughan, ON L4A 1T1

Dear Ms. Cribbett:

Thank you again for providing us with the information on the proposed City of Vaughan Development Charges By-law to be renewed in June 2013 and the opportunity to voice our comments and concerns on the proposal.

We urge the City of Vaughan to consider policies under the implementation of the development charge by-law that will encourage office development in the VMC. The VMC is poised to be the most important Urban Growth Node within the Province due to the significant infrastructure investment for the Spadina York Subway Extension. VMC is projected to be home to over 25,000 residents and 12,000 jobs in the coming decades. The development opportunities presented by the arrival of the subway in Vaughan cannot be overstated; however, even with this consideration, there are significant financial challenges that make corporate office developments in the VMC less competitive when comparing them to opportunities in other GTA municipalities.

The urban nature of the proposed VMC development, in conjunction with the utilization of various modes of rapid transit, are both reasons we feel the City of Vaughan should give consideration to unique DC policies for the VMC. The form and function of development within the VMC will be significantly different from development in other parts of Vaughan. We do not feel that the background study adequately takes this into consideration.

When analyzing current market rents for office buildings in Vaughan in conjunction with consideration of the cost of construction (including significant development charges) in the VMC, it will be extremely challenging to achieve a positive return from office development in the VMC. It is to be noted that unlike residential models, whereby DCs are passed onto the buyer, office developments models are structured such that development charges are a cost absorbed by the project and cannot be passed onto commercial tenants, thus diminishing the success and viability of a project.

We respectfully request that you explore other policies within the development charge by-law that will attract office tenants to the VMC as opposed to the proposed development charge by-law which will be an almost insurmountable barrier to attracting major office tenants to Vaughan's exciting new downtown.

Sincerely,

Paula Bustard
Senior Director, Land Development

c.c Mayor Maurizio Bevilacqua and Council

