

## **VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE – DECEMBER 4, 2019**

### **COMMUNICATIONS**

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#### **Distributed November 29, 2019**

#### **Item**

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| C1. | Memorandum from the Deputy City Manager, Planning & Growth Management dated November 27, 2019 | 4 |
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#### **Distributed December 4, 2019 (at the meeting)**

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| C2. | Presentation material titled “Aligning Policies and Programs to Continue Office Development Momentum in Vaughan” | 3 |
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**Please note there may be further Communications.**



**DATE:** NOVEMBER 27, 2019

**TO:** HONOURABLE MAYOR BEVILACQUA AND MEMBERS OF COUNCIL

**FROM:** JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER  
PLANNING AND GROWTH MANAGEMENT

**RE:** VMC SUB-COMMITTEE – DECEMBER 4, 2019  
ITEM 4 - VMC IMPLEMENTATION AND CONSTRUCTION UPDATE

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### **Purpose**

The purpose of this communication is to provide Mayor and Members of VMC Sub-Committee information regarding an update to the construction of the Edgeley Pond and Park Project.

### **Recommendation**

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT the Communication be received for information supporting Item 4: VMC Implementation and Construction Update.

### **Background**

The EPP retrofit project has had to respond to a wide range of stakeholder needs while resolving challenging technical requirements and contributing to the placemaking identity of the emerging downtown. The existing pond and future park block combination is the largest uninterrupted open space and City-owned land in the Vaughan Metropolitan Centre (VMC). A goal of the EPP project is to retrofit the existing pond to achieve the required stormwater management functions to support redevelopment of the existing commercial and industrial area into a mixed-use area of residential, commercial, and institutional area.

Another goal of the EPP project is to build an iconic and sustainable open space at the centre of the new downtown, creating a signature public destination that will support local residents and draw regional visitors alike. This central destination was planned and timed to provide the first park and open space amenities for some 14,000 estimated new residents moving into the VMC in the next 5 years. The EPP will be a key part of creating a complete community for the first residents of the downtown.

The EPP was initiated in October 2016 in partnership with Toronto and Region Conservation Authority (TRCA), with a goal of initiating construction by the fall of 2018. Two significant technical issues arose that have now been resolved to move ahead with the project.

### *Pond Hydraulics*

In late 2018, a critically high hydraulic grade line (HGL) was discovered that would potentially cause storm sewer surcharge and flooding of the lands west of Jane Street, along Millway Avenue and adjacent to the VMC Subway Station. The project team worked closely with TRCA staff to resolve the issue which resulted in modifications to the design including structural, civil and water resource engineering as well as the design of the public spaces and ecological design.

The updated draft Stormwater Management Report prepared by the Consultants was completed in July 2019 to address these modifications. Given the complexity of the project and technical considerations noted above, a peer review for the detailed design of the EPP was completed over the summer and early fall to ensure the retrofit design approach met both City of Vaughan and review agency criteria and standards.

### *Dam Classification*

In addition to the design work underway, the City was notified by TRCA later in the process that the Edgeley Pond may be classified as a dam, requiring additional permits and process for approvals. To clarify the next steps, the City provided the Ministry of Natural Resources and Forestry (MNRF) with the draft Stormwater Management (SWM) report to confirm if Edgeley Pond would be considered a dam per the definition of the MNR Lakes and Rivers Improvement Act (LRIA). In November 2019, the City received final confirmation from MNRF staff that the pond is defined as a dam as per the LRIA definition, given that the pond is an on-line pond within the Humber River and was designed to hold back water, which rises and creates a reservoir to control flooding under the various storm events. This confirmation means that the City will require a LRIA permit prior to proceeding with construction.

### **Next Steps**

In order to help expedite the process moving forward, Staff will continue to coordinate efforts with MNRF staff to ensure the required assessments and information are provided in support of the LRIA application. Along with close collaboration with TRCA, this coordination will ensure the LRIA application is complete for the MNRF staff to complete a fulsome and streamlined review. The following milestones are noted for further information:

1. Through early 2020, the Project Team will continue with all necessary assessments and updates to the design package for agency review and approval.
2. Tendering and early construction works anticipated to begin in Q4-2020/Q1-2021, pending agency permit issuance.

### **Attachments**

N/A

Respectfully submitted,



Jason Schmidt-Shoukri

Deputy City Manager, Planning and Growth Management

Prepared by:

Jennifer Cappola-Logullo, Manager Development Engineering, VMC

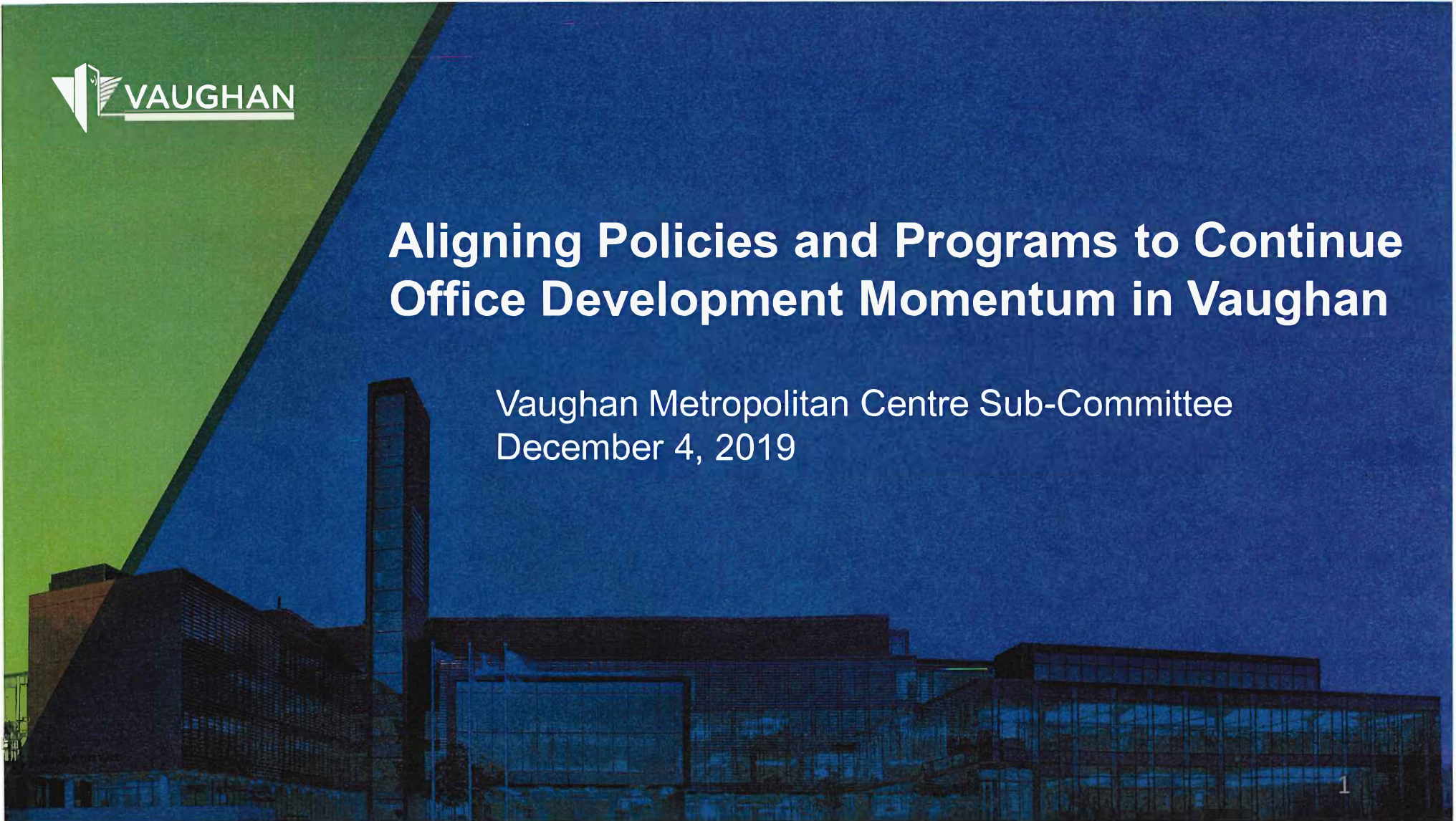
Christina Bruce, Director VMC Program





# Aligning Policies and Programs to Continue Office Development Momentum in Vaughan

Vaughan Metropolitan Centre Sub-Committee  
December 4, 2019





# Compelling Reasons for Office Building Incentives



- Competitive landscape has changed in the GTA
- Neighbours introduced office development incentives
- Align Policies with York Region to Trigger Office Building Incentives
- Role of municipality = create a business friendly climate to encourage office development through policy, promotion, approvals, partnerships, customer service
- Increase office stock to address growing demand
- Diversify economy - attract knowledge based jobs and businesses
- Leverage investments in high-order public transit, highways, and institutions
- Generate economic and fiscal impacts (employment, payroll, GDP)

# York Region Policies/Programs Approved in Oct 2019

## Large Office Buildings Development Charge Deferral Pilot Program

### **Key features:**

- Large office buildings in Centres and Corridors – minimum of 75,000 sq. ft.
- Maximum of 1.5 million sq. ft. over 3 years
- Larger office = longer deferral
- Interest free

## Development Charge Deferral

### **Key features:**

- 18-month deferral
- Interest free
- Minimum density: 4 storeys

Municipal  
Participation  
Required

*Effective date: October 16, 2019*



# Four Actions to Continue Momentum in Vaughan

1 CITY-WIDE DEVELOPMENT CHARGE DEFERRAL FOR OFFICE BUILDINGS	2 DEVELOPMENT CHARGE DEFERRAL FOR OFFICE BUILDINGS IN REGIONAL CORRIDORS	3 EXTEND EXISTING COMMUNITY IMPROVEMENT PLAN in VMC/Weston-7	4 START NEW COMMUNITY IMPROVEMENT PLANNING IN REGIONAL CORRIDORS
<ul style="list-style-type: none"> <li>Applies City-Wide</li> <li>4-storey minimum</li> <li>18-month deferral</li> <li>Interest free</li> </ul>	<ul style="list-style-type: none"> <li>50,000 SF, 4-storey minimum</li> <li>Interest free</li> <li>Max. 1.5 million SF allowable</li> <li>Larger office = longer deferral, up to 20 years</li> <li>Applicable to Highway 7 and Yonge Street Regional Corridors</li> </ul>	<ul style="list-style-type: none"> <li>2-year extension on current program applicable to CIP By-laws 176-2015 and 177-2015</li> <li>Review CIP</li> </ul>	<ul style="list-style-type: none"> <li>Office Building Incentives</li> <li>Study area: Highway 7 and Yonge Street Regional Corridors</li> <li>Consideration of new financial and non-financial incentives</li> <li>Study completion: Q3/Q4 2020</li> </ul>

# VMC Case Study – Economic Impact Statement

## Economic Benefits 2015 -2020

90% of annual benefits accrue to Vaughan

Economic Benefits	Development & Construction Activity	On-Going Operations
Economic Activity	\$9.1 billion	\$914.4 million
Jobs	45,500 person-years	18,500 person-years
Gross Domestic Product	\$4.8 billion	\$485.8 million
Wages	\$3.1 billion	\$311 million
Business Earnings	\$1.7 billion	\$101.8 million
Property Taxes	Not applicable	\$240.2 million

*Source: Altus Group Economic Consulting (Fall 2019) based on Input / Output Model and Other Sources, prepared for the City of Vaughan Economic and Cultural Development Department.*

***Economic Activity projected to grow to \$17 billion by 2041***



## Staff Recommendations

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- Approval of two Development Charges Deferral policies and programs
- Amend CIP By-laws 176-2015 and 177-2015 to provide a two-year extension
- Initiate industry stakeholder consultations on a potential new Community Improvement Plan for the Regional Corridors
- Subject to Council approval and funding, a Community Improvement Plan Study – Q3 / Q4 2020 completion date