



COMMUNICATION C9.

ITEM NO. 1

COMMITTEE OF THE WHOLE (2)

May 10, 2022

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Mayor Bevilacqua and Members of Council
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON
L6A 1T1

Sent via email to clerks@vaughan.ca

**RE: BILD COMMENTS | City of Vaughan Development Charges Review and Community Benefits Charges Update.
MAY 10TH STATUTORY PUBLIC MEETING**

The Building Industry and Land Development Association (BILD) is receipt of Item 6.1 *City-wide Development Charges and Area Specific Development Charges Public Statutory Meeting and Community Benefits Charge Strategy Update* as currently presented on the May 10th Committee of the Whole Agenda (2).

BILD would like to take this opportunity to thank City staff for the transparent consultation process with BILD to date. BILD's Review Team for the City's DC Review consists of Paul DeMelo from Kagan Shastri LLP, Daryl Keleher from Altus Group and Scott Cole from GEI Consultants. BILD has been working with City staff alongside our consultants and members of the BILD York Chapter through a series of stakeholder and technical meetings. We continue to meet with staff to address concerns that we have with the manner in which the charges have been calculated in addition to issues of compliance with the legislation.

Specifically for the CBC work, BILD has retained Ira Kagan from Kagan Shastri LLP. In our discussions with staff, we have raised a set of concerns that we continue to dialogue with legal counsel through our ongoing stakeholder and technical meetings with the City.

For ease of reference, we have attached our previous correspondence to the City by Altus Group on behalf of BILD in March of this year. We would like to note that Altus Group is in the process creating an additional memorandum for City staff that will be submitted shortly.

We look forward to future discussions on this very important matter.

Respectfully,

A handwritten signature in black ink, appearing to read "Victoria Mortelliti".

Victoria Mortelliti
Manager, Policy & Advocacy

CC: BILD Review Team
Gabe DiMartino, York Chapter Co-Chair
Mike McLean, York Chapter Co-Chair
Members of the BILD York Chapter



The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,500 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.

March 14, 2022

Memorandum to: Brianna Clace,
City of Vaughan

From: Daryl Keleher, Senior Director
Altus Group Economic Consulting

Subject: Vaughan DC Review
Our File: P-6775

Altus Group Economic Consulting was retained by BILD to review the City of Vaughan's 2022 DC Background Study and proposed DC by-law. We appreciate the City providing preliminary draft materials for our review in advance of the release of the full DC background study.

Given the preliminary/draft nature of the materials provided, this memorandum presents our preliminary questions and comments from our review of materials received thus far. For the Engineered Services categories, this memorandum combines preliminary questions from GEI Consultants.

Parks and Recreation

- 1) The size of some parks in the City's LOS inventory have changed from prior versions of the City's DC Study:
 - a. Woodbridge College Parkette (under Ward 2: Neighbourhood Parks) has a size of .04 ha in the 2018 DC Study, but has a size of 4.29 ha in the 2022 DC Study;
 - b. Agostino Park (under Ward 4: Neighbourhood Parks) had a size of 2.32 ha in the 2018 DC Study but has a size of 4.31 ha in the 2022 DC Study;
 - c. The size of Wishing Well Park (under Ward 2: Neighbourhood Parks) has increased by 1 ha each of the past four years in the LOS inventory in the 2022 DC Study.
- 2) Can details (such as a valuation study) regarding the per hectare land values (where it is able to be determined) assumed for land acquisition be provided:
 - a. Kleinburg CH, 2.02ha, \$17.0 million = \$8.4 million/ha;
 - b. Block 41 CC, 6.07ha, \$51.1 million = \$8.4 million/ha;
 - c. Weston & Hwy 7 CH, Yonge & Steeles CH and Vaughan Mills CH, 2.02ha, \$31.4 million = \$15.5 million/ha;
 - d. Block 27 CH, 2.02ha, \$26.2 million = \$12.9 million/ha

Further to the above request (and subsequent ones in this memo) for land value details/background, It is noted that for several community centres that the cost of land acquisition significantly exceeds the construction costs of the facility. For example, the Vaughan Mills Community hub has a land cost of \$31.4 million, but a building/construction cost (including design) of \$20.7 million. If the land values

are accurate, it would appear beneficial for the City to utilize existing owned lands for community facilities where possible going forward.

- 3) In the LOS Inventory, there are parks with unusual labelling that may have been included in the inventory in error:
 - a. Under Ward 1 Neighbourhood Parks, a park is labelled as “Hedgerow Park (not a real park)” and has a size of 0.51 hectares.
 - b. Under Ward 2 Neighbourhood Parks, a park is labelled as “Tanana Parkette (not sure what this is)” and has a size of 0.37 hectares (for the first five years of the 10-year period).

Studies

- 4) There are several Streetscape studies with significant project costs. We would like to confirm that these are the estimated costs for these studies and are not including streetscaping costs in-and-of-themselves (and if so, these costs would be better under the Engineering Services capital program). By comparison the Promenade Mall Streetscape Plan (1.5.4) has a cost of just \$64,600. Can the costs for the following studies be rationalized:
 - a. Islington Avenue Streetscape – Phase 2 - \$3.5 million;
 - b. Steeles West SPA Streetscape - \$2.9 million;
 - c. Carrville District Centre Streetscape - \$1.7 million;
 - d. Vaughan Health Care Precinct Streetscape Phase 2 - \$1.2 million;

The capital project list for roads includes project costs for streetscaping, with the project costs for some segments not dissimilar in scale to the apparent costs of streetscaping studies. For example, projects 32&33 (Islington Avenue Streetscaping Standard and Enhanced) equates to \$7.0 million, meaning that the Streetscaping Study is 50% of the cost of the work to be undertaken. Another example – project 187 of the Engineered Services capital program is \$1.2 million for Vaughan Healthcare Precinct Streetscaping, equal to the cost of the Streetscape Phase 2 study.

- 5) Given the exhaustive list of studies included in the City’s capital project list, what is the rationale for another \$29.7 million in studies included as “Growth Related Studies” under the City-wide Engineering capital project list?

Library

- 6) The project costs for several library projects have increased substantially since the City’s 2018 DC Study. We would like to understand the reasons for the significant cost increases:
 - a. Block 41 Library – increased from \$2.6 million in the 2018 DC Study to \$10.1 million in the 2022 DC Study, an increase of 284%;
 - b. Kleinburg/Nashville Library – increased from \$3.7 million in the 2018 DC Study to \$10.1 million in the 2022 DC Study, an increase of 172%;
- 7) Can details regarding the land areas and per hectare land values (where it is able to be determined) assumed for land acquisition be provided:
 - a. Kleinburg Library & Block 41 Library – 0.283 ha - \$2,382,050, or \$8.4 million/ha;

- b. West Woodbridge Library – parcel size unknown - \$2,382,050 gross cost;
 - c. Block 27 Library – 0.283 ha - \$3,664,693, or \$12.9 million/ha;
 - d. Vaughan Mills Library – 0.283 ha - \$4,397,631, or \$15.5 million/ha
- 8) Why have the cost of periodicals increased from \$100/item in the 2018 DC Study to \$300/item in the 2022 DC Study?
- 9) There appears to be some nominal excess capacity, with the 2021 inventory value of \$628.76 exceeding the 10-year average of \$608.45 per capita. How has this excess capacity (which equates to \$6.7 million) been accounted for in the calculation of the maximum allowable funding envelope?

Fire Services

- 10) Why have the building size for Station 7-1 and 7-2 changed from the 2018 DC Study?
- a. Station 7-1 was 8,224sf in 2018 DC Study, but 9,269sf in 2022 DC Study;
 - b. Station 7-2 was 8,462sf in 2018 DC Study, but 9,943sf in 2022 DC Study;
 - c. Station 7-3 was 10,075sf in 2018 DC Study,, but 13,843sf in 2022 DC Study.
- 11) Can details regarding the land areas, station locations and per hectare land values (where it is able to be determined) assumed for land acquisition be provided:
- a. Station 7-2 – 0.6 ha - \$5,050,283, or \$8.4 million/ha;
 - b. Station 7-13 – 0.6 ha - \$5,438,795, or \$9.1 million/ha;
- 12) The City has allocated a BTE of 76% for the construction and land costs for Station 7-2, but has not applied any BTE for the vehicle and equipment purchases. What is the rationale for the discrepancy in the various elements of this station? It is noted a similar issue is present for Station 7-6 (48% BTE for land/buildings, 0% for vehicles/equipment)

Public Works

- 13) Project 4.17.11 includes \$16.6 million for the “Dufferin/VMC Yard”, while project 5.3.9 includes another \$17.9 million for the “Dufferin/VMC Yard” project. What does this project entail, and what is the difference between the two line items in the capital project lists?

Roads and Related

- 14) We would like to understand what assumptions have been made regarding land acquisition for road widenings and new roads – what land values were utilized, and what assumptions were made regarding which roads could be widened or construction within existing City rights-of-way, or on land dedicated by landowners through the development process.
- 15) The project costs for several projects have increased substantially since the City’s 2018 DC Study. We would to understand the reasons for the significant cost increases for the sub-set of projects included in the table below.

Figure 1

Capital Cost Increases, City of Vaughan DC Background Studies, 2018-2022

Project Numbers		Description	From	To	2018 Gross	2022 Gross	% Increase
2018	2022				Cost	Cost	
					<i>Dollars</i>		
5	5	Portage Parkway	West of Black Creek	Creditstone	69,507,002	148,716,887	114%
8	8	Colossus Drive	Hwy 400 Midblock		71,257,700	176,085,504	147%
60	25	Huntington Road	Langstaff	Kirby	26,360,598	90,759,453	244%
65	30	Huntington Road	Nashville	Kirby	15,125,380	30,353,131	101%
77	77	Teston Road	Pine Valley	Kipling	13,825,008	22,519,010	63%
83	83	Bass Pro Mills	Hwy 400	Weston	12,947,689	29,264,630	126%
92	92	McNaughton Road at Barrie GO Rail	Falvro	Troon	23,642,683	74,755,068	216%
94	94	Kirby Road	Street 6	Keele	38,416,144	87,838,277	129%
123	126	Hwy 400 NB Ramp Extension			18,080,208	28,968,692	60%
191	191	Block 28 (Urban Expansion)			57,192,924	101,983,733	78%
192	192	Block 42 (Urban Expansion)			88,298,212	143,727,317	63%

Source: City of Vaughan

- 16) Many projects don't provide a "Source for Improvements", for example:
- Need an updated 2012 Transportation Master Plan indicating road capacity and LOS reduction due to growth;
 - Traffic signals warrant justifying locations and BTE allocations (or lack thereof);
 - Road/Rail separations "exposure index" review and justification via Transport Canada Grade Separation Assessment Guidelines or other recognized methodology.
- 17) Numerous projects are in Block Plan areas, such as Block 59 that are within developer-driven Secondary Plans – we need to see the City's current version of its local service policy to understand whether local works are being included in the DC or not.
- 18) Grade separations in well established areas (i.e. Rivermede Road) have little to no BTE allocation;
- 19) We would like to request that the City provide details regarding unit costs for the various road projects, as well as other engineered services projects (water, wastewater);
- 20) How were BTE allocations for street lighting and sidewalk projects justified, particularly for those projects installing streetlights or sidewalks in areas where they should have been installed when developed.

Stormwater Management / Black Creek Channel Renewal

- 21) There are numerous line items that would appear to overlap with the projects included in the Black Creek ASDC:
- VMC Edgeley Pond Construction - \$2.3 million in 2022 DC Study;
 - Black Creek Channel Renewal – Land Acquisition - \$40.2 million in 2022 DC Study (B4 of roads project list)
 - Other Black Creek Channel Renewal Works – realignment, earthworks, restoration, structures, bank treatments, urban design, landscape (B1-B3 of roads project list);
 - SWM Pond / Tank SE Quadrant of VMC (B5);

Vaughan DC
March 14, 2022
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