

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Tuesday, May 10, 2022 9:22 AM
To: Assunta Ferrante
Subject: FW: [External] DC Background Study Committee May 10th, 2022

From: Cam Milani <cam.milani@milanigroup.ca>
Sent: Monday, May 09, 2022 8:00 PM
To: Clerks@vaughan.ca
Subject: [External] DC Background Study Committee May 10th, 2022

Hi,

Please include these comments to the DC Background item tomorrow. See email below.

Thanks.

Cam Milani

----- Forwarded message -----

From: Cam Milani <cam.milani@milanigroup.ca>
Date: Tue, May 3, 2022 at 7:40 PM
Subject:
To: Coroneos, Michael <Michael.Coroneos@vaughan.ca>, Spensieri, Nick <Nick.Spensieri@vaughan.ca>, Matthew Di Vona <matthew@divonalaw.com>, Musacchio, Vince <Vince.Musacchio@vaughan.ca>, Michael Frieri <Michael.Frieri@vaughan.ca>

Hi Mr Coroneos,

I've been watching the DC Background Study items and see it coming forward for consideration next week.

Could you provide me with the following:

- Specifically identify each capital project, and the related benefit to existing as determined by Hemson; and
- Please direct me to any assumptions made by Hemson related to inflation rates and interest rates.

Furthermore, I see a significant amount of Citywide Engineering Capital Program Costs identified in the report that seem out of the ordinary. Appendix G, Table 3 totals \$3B+, however all projects don't seem to be appropriate. For Example, Block 41 and 27 have a significant amount of mid block collector roads and crossings that will be borne by the developers developing those lands in due course. Similarly Block 66 Valley Crossings, West Vaughan Employment Area Valley Crossings, VMC Road Extensions. Those projects will be built and paid for by the developer under the planning act, therefore artificially inflating the capital requirements and DC rates.

Conversely, you are missing a few NE Vaughan infrastructure upgrades that are needed to service growth. There is a water pressure issue in NE Vaughan for example as well as surcharging in some pipes near Block 12. I have copied Mike Frieri as I believe some studies are underway to fully assess those things. Those needs should be captured in this report.

Lastly, the land acquisition rate you are using seems to be artificially high as well. Approx \$3.5M/Acre on the low end? I have watched Vaughan use MUCH lower rates when actually attempting to acquire lands, while over budgeting acquisition costs when projecting DC rates. This inconsistency also artificially inflates the DC rates. Could you provide me with the Appraisal reports/Opinions you used to justify the land acquisition assumptions?

Happy to set up a meeting to discuss.

Thanks.

Cam Milani

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Cam Milani II

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