

# GB (VAUGHAN SEVEN) LIMITED PARTNERSHIP

May 9, 2022

**Office of the City Clerk**  
**Vaughan City Hall**  
2141 Major Mackenzie Drive  
Vaughan, Ontario, L6A 1T1

**COMMUNICATION C11.**  
**ITEM NO. 1**  
**COMMITTEE OF THE WHOLE (2)**  
**May 10, 2022**

**Attention:** City Clerk and Honourable Mayor & Members of Council

**RE:** **Statutory Public Meeting – May 10, 2022**  
**Vaughan City-Wide Development Charges Update, and**  
**Community Benefits Charge Strategy**

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The purpose of this letter is to advise you of our opposition to Vaughan's proposed City-Wide Development Charges Update, and to the proposed Community Benefits Charge Strategy, which was documented in the Committee of the Whole Report dated April 12, 2022, and is the subject of the statutory Public Meeting on May 10, 2022.

The City-Wide Development Charges Update proposes a 43 % increase from the current DC rates on mid and high-density developments including small and large apartment units. In addition, the Community Benefits Charge Strategy proposes a 4 % charge on the land value on the date prior to the issuance of a Building Permit.

The combined financial hit that is associated with both charges does not assist to make housing prices lower and more affordable but rather has the opposite effect. For new and those projects in process, the costs are passed onto the purchasers and the cost of housing increases substantially. For projects that have been approved already but have not been issued a Building Permit and where a substantial number of units have been sold, the added costs have the effect of potentially cancelling a project as the added costs cannot be absorbed by the developer. Unless the City includes a transition provision to allow developers to lock into paying DC's at the current prevailing rate and an exemption for paying the CBC charge particularly when the Owner has previously paid several millions of dollars in Section 37 costs to address the height and density increase for the Highway 7 project. Without the transition and exemptions, current and future projects on Highway 7 could become non-viable and questionable.

We ask the following of Vaughan Council:

1. To consider a transition provision in the City-Wide DC Rate By-law that will allow developers that have approved development applications to enter into an agreement with the City to pay DC's at the current existing rate.
2. To consider an exemption provision for the Community Benefits Charge By-law for developers that have already paid a Section 37 height and/or density bonussing charge to the City.
3. To consider lower City-Wide DC and CBC rates, and to consider various scenarios whereby the applicable rates can be lowered further where the developers commit to implementing desirable community benefits within the development design to off-set the total costs that would likely be passed onto the purchasers and have the effect of lowering housing prices in Vaughan.

We would appreciate a copy of the Minutes of the Public Meeting and to be notified of all future meetings associated with this matter. We look forward to Vaughan Council making amendments to the City-Wide DC and CBC By-laws to address our comments. If any Member of Vaughan Council or Vaughan Planning and Finance staff have any questions, I make myself available to meet with you.

Respectfully submitted,

**GB (VAUGHAN SEVEN) LIMITED PARTNERSHIP**



**Alireza Khosrowshahi**  
**Senior Management**

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