

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

September 25, 2023
HPGI File: 0449

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

**Re: Council Meeting - September 26th, 2023
Item 7.6.1 (Committee of the Whole (2) – September 19, 2023 – Item 6.1 –
Report No. 37) - Development Reimbursement and Credit Policy
Vaughan 400 North Landowners Group (Block 34W & 35)**

Humphries Planning Group Inc. (“HPGI”) is the planning consultant for the Vaughan 400 North Landowners Group (Block 34W & 35), the owners of the lands located in Block 34W and Block 35, in the City of Vaughan.

Further to a Committee of the Whole meeting on September 19, 2023, item 6.1, respecting Development Reimbursement and Credit Policy, being brought forward to Council on September 26, 2023, as item 7.6.1 on the agenda, we both disagree and have concerns with Section 3.5 as currently written which states: *“The reimbursement or credit amount shall not be indexed, and the City shall not be responsible for compensating the Developer for interest.”* We note that other municipalities including Durham Region, York Region and the City of Markham have policies to equitably compensate, including the recovery of indexing on the longer-term recoveries to landowners who enter into such agreements with the municipalities to deliver infrastructure.

We request that the proposed Development Reimbursement and Credit Policy be amended to equitably compensate owners who enter into agreements to front-fund infrastructure with long-term recovery periods. Specifically, Section 3.5 should be modified to state that the capital costs of works included in multi-year area-specific development charge credit/reimbursement agreements be subject to indexing equivalent to the City’s indexing of development charge rates.

Vaughan 400 North Landowners Group (Block 34W & 35)
September 25, 2023

Page 2 of 2

As such, we request that the proposed Development Reimbursement and Credit Policy be either modified per our request or deferred and staff be directed to undertake meetings with representatives of Block 34W and 35 to achieve revised wording that works for all parties.

Yours truly,
HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to be 'Rosemarie Humphries', with a long horizontal stroke extending to the right.

Rosemarie Humphries BA, MCIP, RPP
President

cc. *Vaughan 400 North Landowners Group (Block 34W & 35)*