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Communication
CW(1) – October 8, 2024
Item No. 1

VIA EMAIL clerks@vaughan.ca

City of Vaughan, Office of the City Clerk
Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1
Canada

Dear Sirs;

Re: Committee of the Whole (1) October 8, 2024
Item 6.1 TESTON ROAD EAST AND WEST SANITARY
INFRASTRUCTURE AREA SPECIFIC DEVELOPMENT
CHARGES PUBLIC STATUTORY MEETING

We are the Solicitors to a number of landowners within Block 41 (the "Landowners") that would be subject to the proposed Area Specific Development Charge ("ASDC") as described in the Staff report of Ms. Brianne Clace. We have had the opportunity to review the report as well as its multiple attachments and provide some preliminary respond herein.

Roughly 20 years ago some of the owners that we represent within Block 41 installed oversized sanitary sewers to accommodate future and expected residential development on their lands. This infrastructure was installed at their expense without contribution from the City or other landowners outside of Block 41. Now, the City has proposed to enact an ASDC that would see these same owners to pay for sanitary services a second time. Not only have they already paid for infrastructure that was put into the ground years before by them, but the City is now proposing to take that infrastructure and to allocate that capacity, which our clients constructed and paid for, to others that did not construct or contribute to same, while at the same time also now requiring our clients to pay for added infrastructure to service Block 41 that is not required to service them.

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I understand that our clients and the City Staff are involved in ongoing discussions regarding the application and final form of the ASDC. These discussions will hopefully lead to recommendations for changes the final form and application of the ASDC that reflect our client's prior contributions. Additionally, our client believes that there have been errors in the calculation of the charge including the appropriate amount of developable lands and the costing of various projects that have all resulted in a charge that is not appropriate and one that has not been calculated in accordance with the legislative provisions. Therefore we respectfully reserve the right to provide further comments regarding the ASDC following those future engagements.

If you have any questions regarding the above, please do not hesitate to contact me at (437) 780-3435 or via email at pdemelo@ksllp.ca

Yours truly,

KAGAN SHASTRI DeMELO WINER PARK LLP

A handwritten signature in black ink, appearing to read "Paul DeMelo", with a large, sweeping flourish underneath.

Paul DeMelo
PD/dp

cc: client.
Please reply to the: Yorkville Office