

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

June 2, 2025
HPGI File: 20648

Development Planning Department
Development Planning Department
City of Vaughan
2141 Major Mackenzie Dr W
Maple, Ontario
L6A 1T1

Attn: Clerks Department

Re: June 4th, 2025 Committee of the Whole Meeting – Item 5
The Q Towers Limited Partnership and The Q Towers General Partner Inc.
Part of Lot 20, Concession 6
Vicinity of Major Mackenzie Drive & Fossil Hill Road
City Files: OP.21.001, Z.21.002, DA.21.001

Humphries Planning Group Inc. represents The Q Towers Limited Partnership and The Q Towers General Partner Inc., the applicant for the above noted matter. We are supportive of the overall draft conditions of approval for the Site Plan Application (DA.21.001), with the exception of Condition No. 2(e) which states the following per Real Estate's comments dated February 1, 2021:

"The Owner shall convey land at the rate of one hectare per 300 units and/or pay to the City of Vaughan, cash-in-lieu of the dedication of parkland at the rate of one hectare per 500 units, or at a fixed unit rate for the residential component and cash-in-lieu of the dedication of parkland equivalent to two percent of the value of the Subject Lands for the commercial component prior to issuance of a building permit, in accordance with the Planning Act and the City's Cash-in-Lieu of Parkland Dedication policy. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

The Owner is proposing a privately-owner public space. Should the privately-owner public space not be provided, the Owner will not be eligible for a parkland credit and to meet dedication requirements under the Planning Act, the VOP 2010 and current Parkland Dedication By-Law and amendments, payment-in-lieu of parkland will be applicable at the time of building permit."

However, the February 2021 comments from Real Estate, and subsequently the above noted ratios, pre-date Bill 23 which is when the new parkland ratios came in to effect.

Per the attached confirmation from Real Estate, the cash-in-lieu clause ('CIL') is as follows:

"For high-density residential development, the Owner shall, prior to the issuance of a Building Permit, convey land at the rate of 1 ha per 600 net residential units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 1000 net residential units, or at a fixed unit rate, at Vaughan's discretion, in accordance with the Planning Act and the City of Vaughan Parkland Dedication By-law. Notwithstanding the above, such parkland contribution—whether in the form of parkland conveyance or cash-in-lieu as determined by the City—shall be subject to a cap of (i) 10% of the Lands or value of the Lands if the Lands are 5 ha or less; or (ii) 15% of the Lands or value of the Lands if the Lands are greater than 5 ha."

"Prior to the issuance of a Building Permit, the Owner shall pay to the City of Vaughan by way of certified cheque a community benefits charge equivalent to 4% of the value of the subject lands in accordance with Section 37 of the Planning Act and the City's Community Benefits Charge By-law. The Owner shall submit an appraisal of the subject lands, pursuant to City's Community Benefits Charge By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the community benefits charge payment."

As such, we request that the wording of Condition No. 2(e) of the draft Site Plan Approval Conditions be revised to reflect the current CIL clause for outstanding cash in lieu payments over above any POPS being provided.

We trust that this matter will be resolved quickly and look forward to continue to work with staff so as not to delay final approval by Council.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries BA, MCIP, RPP
President

cc. The Q Towers Limited Partnership and The Q Towers General Partner Inc.

Atch. Email – Email from Real Estate re: cash-in-lieu clause for parkland, dated June 2, 2025

Isabella Meggetto

From: Ashley Ben-Lolo <Ashley.Ben-Lolo@vaughan.ca>
Sent: June 2, 2025 11:03 AM
To: Isabella Meggetto; Judy Jeffers
Cc: Tania Dowhaniuk; Rosemarie Humphries
Subject: RE: [External] RE: Cash-in-Lieu of Parks - Q Towers (DA.21.001)

Hello,

Below is the CIL clause:

“For high-density residential development, the Owner shall, prior to the issuance of a Building Permit, convey land at the rate of 1 ha per 600 net residential units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 1000 net residential units, or at a fixed unit rate, at Vaughan’s discretion, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. Notwithstanding the above, such parkland contribution—whether in the form of parkland conveyance or cash-in-lieu as determined by the City—shall be subject to a cap of (i) 10% of the Lands or value of the Lands if the Lands are 5 ha or less; or (ii) 15% of the Lands or value of the Lands if the Lands are greater than 5 ha.”

“Prior to the issuance of a Building Permit, the Owner shall pay to the City of Vaughan by way of certified cheque a community benefits charge equivalent to 4% of the value of the subject lands in accordance with Section 37 of the *Planning Act* and the City’s Community Benefits Charge By-law. The Owner shall submit an appraisal of the subject lands, pursuant to City’s Community Benefits Charge By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the community benefits charge payment.”

Regards,

Ashley Ben-Lolo
Real Estate Office Coordinator & Lease Administrator
905-832-8585, ext. 8894 | ashley.ben-lolo@vaughan.ca

City of Vaughan | Real Estate Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
vaughan.ca



From: Isabella Meggetto <imeggetto@humphriesplanning.com>
Sent: Monday, June 02, 2025 10:56 AM
To: Judy Jeffers <Judy.Jeffers@vaughan.ca>; Ashley Ben-Lolo <Ashley.Ben-Lolo@vaughan.ca>

Cc: Tania Dowhaniuk <Tania.Dowhaniuk@vaughan.ca>; Rosemarie Humphries <rhumphries@humphriesplanning.com>

Subject: [External] RE: Cash-in-Lieu of Parks - Q Towers (DA.21.001)

Importance: High

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good morning,

This matter is scheduled for Wednesday CofW, we would like an answer by today. Please advise.

Thank you,

Isabella Meggetto (BA Hons.)

Intermediate Planner

HUMPHRIES PLANNING GROUP INC.

190 Pippin Road, Suite A, Vaughan L4K 4X9

t: 905.264.7678 ext 251 f: 905.264.8073 e: imeggetto@humphriesplanning.com

From: Judy Jeffers <Judy.Jeffers@vaughan.ca>

Sent: May 29, 2025 12:01 PM

To: Ashley Ben-Lolo <Ashley.Ben-Lolo@vaughan.ca>

Cc: Isabella Meggetto <imeggetto@humphriesplanning.com>; Tania Dowhaniuk <Tania.Dowhaniuk@vaughan.ca>

Subject: Cash-in-Lieu of Parks - Q Towers (DA.21.001)

Importance: High

Hi Ashley,

Please see the attached Real Estate comments and the below e-mail to advise if the information is correct? The Real Estate comments were included in the staff report's Attachment 13 that is going to the June 4, 2025 Committee of the Whole meeting.

Regards,

**Judy Jeffers, RPP MCIP
Planner**

905.832.8585, ext. 8645 | Judy.Jeffers@vaughan.ca

City of Vaughan | Development and Parks Planning Department

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

vaughan.ca



From: Isabella Meggetto <imeggetto@humphriesplanning.com>

Sent: Thursday, May 29, 2025 11:50 AM

To: Judy Jeffers <Judy.Jeffers@vaughan.ca>; Tania Dowhaniuk <Tania.Dowhaniuk@vaughan.ca>

Subject: [External] RE: Courtesy Meeting Notice - Q Towers (DA.21.001)

Importance: High

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hi there,

I hope this email finds you well.

Following up on the draft site plan conditions for Q Towers (DA.21.001), one condition requires the Site Plan Agreement to implement the following:

The Owner shall convey land at the rate of one hectare per 300 units and/or pay to the City of Vaughan, cash-in-lieu of the dedication of parkland at the rate of one hectare per 500 units, or at a fixed unit rate for the residential component and cash-in-lieu of the dedication of parkland equivalent to two percent of the value of the Subject Lands for the commercial component prior to issuance of a building permit, in accordance with the Planning Act and the City's Cash-in-Lieu of Parkland Dedication policy. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

The Owner is proposing a privately-owner public space. Should the privately-owner public space not be provided, the Owner will not be eligible for a parkland credit and to meet dedication requirements under the Planning Act, the VOP 2010 and current Parkland Dedication By-Law and amendments, payment-in-lieu of parkland will be applicable at the time of building permit.

Are the "one hectare per 300 units" and "one hectare per 500 units" in reference to the residential parkland component above a typo? Section 42(3) of the *Planning Act* allows 1 ha to 600 units for conveyance, with a cap of 10% of the site given that the site is about 1 hectare (s. 42(3.3)). The cash in lieu rate is 1 ha to 1,000 units (s. 42(6.0.1)). Please advise.

Thank you,

Isabella Meggetto (BA Hons.)

Intermediate Planner

HUMPHRIES PLANNING GROUP INC.

190 Pippin Road, Suite A, Vaughan L4K 4X9

t: 905.264.7678 ext 251 f: 905.264.8073 e: imeggetto@humphriesplanning.com

From: Judy Jeffers <Judy.Jeffers@vaughan.ca>

Sent: May 16, 2025 11:05 AM

To: Judy Jeffers <Judy.Jeffers@vaughan.ca>

Subject: Courtesy Meeting Notice - Q Towers

Good morning,

Please see the attached Courtesy Meeting Notice.

Regards,

**Judy Jeffers, RPP MCIP
Planner**

905.832.8585, ext. 8645 | Judy.Jeffers@vaughan.ca

City of Vaughan | Development and Parks Planning Department
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
vaughan.ca



This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.