

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2020

Item 32, Report No. 25, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 29, 2020, as follows:

By receiving the following communications:

- C10 Mr. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, dated June 15, 2020 on behalf of Block 41 Landowners Group;***
- C12 Mr. Richard Lorello, dated June 15, 2020;***
- C20 Mr. Robert A. Kenedy, MacKenzie Ridge Ratepayers Association, dated June 22, 2020;***
- C22 Ms. Kathryn Angus, Kleinburg & Area Ratepayers' Association, dated June 23, 2020; and***
- C27 Mr Terri Steeves, Canada Gas Operations, TC Energy, dated June 26, 2020.***

32. REQUEST FROM BLOCK 41 LANDOWNERS GROUP FOR A MINISTER'S ZONING ORDER FOR THE ZONING OF THE LANDS FORMING THE BLOCK 41 SECONDARY PLAN AREA

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following resolution of Mayor Bevilacqua, dated June 16, 2020 be approved;**
- 2) That the deputation by Mr. Chris Barnett, Osler, Hoskin Harcourt LPP, King St. W., Toronto, on behalf of TransCanada PipeLines Limited be received; and**
- 3) That Communication C5 from Terri Steeves, Vice President, Canada Gas Operations, TC Energy, Calgary, Alberta dated June 15, 2020 be received.**

Member's Resolution

Submitted by Mayor Bevilacqua

Whereas, Vaughan Council received a communication from the Block 41 Landowners' Group dated May 21, 2020 [Attachment 1] respecting a request of the Minister of Municipal Affairs and Housing, the Honourable Steve Clark, to enact a Minister's Zoning Order to allow for the development of Block 41 in accordance with the City of Vaughan Official Plan Amendment No. 50 (the "Block 41 Secondary Plan"); and

Whereas, the lands within the Block 41 Secondary Plan were designated in 2009 by York Region as one of two New Community Areas in the City of Vaughan to provide growth to the year 2031; and

Whereas, the York Region Official Plan 2010 (the "YROP") guides economic, environmental and community building decisions across York Region. Through Regional Official Plan Amendment No. 2 to the YROP, the

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Region designated the subject lands Urban Area on the YROP Map 1 “Regional Structure” in order to accommodate future urban residential growth in Vaughan; and

Whereas, through its Growth Plan Conformity exercise, Vaughan Official Plan 2010, the City designated the lands within the Block 41 Secondary Plan as a New Community Area; and

Whereas, the City of Vaughan initiated the formal Block 41 Secondary Plan process in 2015; and

Whereas, the City adopted the Block 41 Secondary Plan on October 9, 2019, and the Region made minor modifications thereto and approved same on January 30, 2020; and

Whereas, the land use designations provided within the Block 41 Secondary Plan, including New Community Area, Natural Areas and Agricultural are consistent with the policies of the Provincial Policy Statement 2020 and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019; and

Whereas, the Block 41 Secondary Plan makes more efficient use of existing and planned infrastructure by locating a residential neighbourhood in a designated New Community Area; and

Whereas, TransCanada Pipeline Limited (“TCPL”) appealed the Block 41 Secondary Plan to the Local Planning Appeal Tribunal (“LPAT”) on February 21, 2020 and TCPL is the sole appellant; and

Whereas, no dates have been scheduled by the LPAT with respect to the appeal of the Block 41 Secondary Plan and any hearing with respect to the appeal will be delayed as a result of the COVID-19 global pandemic owing to the LPAT’s closure of its facilities as of March 16, 2020 and the cancellation of all in-person hearing events. The LPAT has not yet rescheduled those cancelled events and has communicated that they will not begin to schedule new matters until after June 30, 2020; and

Whereas, the construction of the New Community Area within the Block 41 Secondary Plan will result in substantial economic benefits to the City, the Region and the Province, including the following estimates: \$412 million in development charges and \$16 million in building permit fees; 10,200-person years of employment during the construction of the project, including 6,700-person years of employment in the construction industry; \$2.2 billion in gross output and \$1.1 billion in GDP; 470 permanent jobs from the retail, education and recreation uses; an increase of \$3.6 billion in property assessment values; \$25.1 million in additional annual property tax revenues; \$450 million in HST, including \$290 million for the federal government (GST) and \$241 million for the provincial government

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(PST); \$70.4 million in revenues for the provincial government through the provincial Land Transfer Tax (LTT); \$201.4 million in retail spending on local goods and services; and the utilization of approximately \$1.074 billion in existing roads, utility, water and sanitary sewer infrastructure; and

Whereas, the Minister and the council of a municipality shall have regard to, among other matters, matters of provincial interest enumerated within section 2 of the Planning Act when carrying out their responsibilities under the Planning Act which include, but are not limited to: the protection of ecological systems, including natural areas, features and functions; the orderly development of safe and healthy communities; the protection of the financial and economic well-being of the Province and its municipalities; the resolution of planning conflicts involving public and private interests; and, the protection of public health and safety; and

Whereas, the City of Vaughan in adopting the Block 41 Secondary Plan included policies requiring that a number of studies be submitted as part of the City's Block Plan approval process, in order to define the ultimate development limits and confirm the land use designations and built form of the Block 41 lands; and

Whereas, the Minister of Municipal Affairs and Housing has the power to enact a Zoning Order on any land in Ontario, in accordance with Section 47 of the Planning Act and the development of the Block 41 Lands are of significant importance to the City of Vaughan, the Regional Municipality of York, and the Province of Ontario.

It is therefore recommended:

1. That Council supports the Minister's use of a Minister's Zoning Order for Block 41 and will request that the Minister of Municipal Affairs and Housing enact one; and
2. That Council direct staff to work with the Block 41 Landowners Group and the Ministry of Municipal Affairs and Housing to prepare a Minister's Zoning Order that is in conformity with the Block 41 Secondary Plan (OPA 50); and
3. That this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests, and be copied to the Regional Municipality of York, Toronto and Region Conservation Authority, and Ministry of Natural Resources and Forestry.

MEMBER'S RESOLUTION

Meeting/Date	COMMITTEE OF THE WHOLE (2) – June 16, 2020
Title:	REQUEST FROM BLOCK 41 LANDOWNERS GROUP FOR A MINISTER'S ZONING ORDER FOR THE ZONING OF THE LANDS FORMING THE BLOCK 41 SECONDARY PLAN AREA
Submitted by:	MAYOR MAURIZIO BEVILACQUA

Whereas, Vaughan Council received a communication from the Block 41 Landowners' Group dated May 21, 2020 [Attachment 1] respecting a request of the Minister of Municipal Affairs and Housing, the Honourable Steve Clark, to enact a Minister's Zoning Order to allow for the development of Block 41 in accordance with the City of Vaughan Official Plan Amendment No. 50 (the "Block 41 Secondary Plan"); and

Whereas, the lands within the Block 41 Secondary Plan were designated in 2009 by York Region as one of two New Community Areas in the City of Vaughan to provide growth to the year 2031; and

Whereas, the York Region Official Plan 2010 (the "YROP") guides economic, environmental and community building decisions across York Region. Through Regional Official Plan Amendment No. 2 to the YROP, the Region designated the subject lands Urban Area on the YROP Map 1 "Regional Structure" in order to accommodate future urban residential growth in Vaughan; and

Whereas, through its Growth Plan Conformity exercise, Vaughan Official Plan 2010, the City designated the lands within the Block 41 Secondary Plan as a New Community Area; and

Whereas, the City of Vaughan initiated the formal Block 41 Secondary Plan process in 2015; and

Whereas, the City adopted the Block 41 Secondary Plan on October 9, 2019, and the Region made minor modifications thereto and approved same on January 30, 2020; and

Whereas, the land use designations provided within the Block 41 Secondary Plan, including New Community Area, Natural Areas and Agricultural are consistent with the policies of the Provincial Policy Statement 2020 and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019; and

Whereas, the Block 41 Secondary Plan makes more efficient use of existing and planned infrastructure by locating a residential neighbourhood in a designated New Community Area; and

Whereas, TransCanada Pipeline Limited ("TCPL") appealed the Block 41 Secondary Plan to the Local Planning Appeal Tribunal ("LPAT") on February 21, 2020 and TCPL is the sole appellant; and

Whereas, no dates have been scheduled by the LPAT with respect to the appeal of the Block 41 Secondary Plan and any hearing with respect to the appeal will be delayed as a result of the COVID-19 global pandemic owing to the LPAT's closure of its facilities as of March 16, 2020 and the cancellation of all in-person hearing events. The LPAT has not yet rescheduled those cancelled events and has communicated that they will not begin to schedule new matters until after June 30, 2020; and

Whereas, the construction of the New Community Area within the Block 41 Secondary Plan will result in substantial economic benefits to the City, the Region and the Province, including the following estimates: \$412 million in development charges and \$16 million in building permit fees; 10,200-person years of employment during the construction of the project, including 6,700-person years of employment in the construction industry; \$2.2 billion in gross output and \$1.1 billion in GDP; 470 permanent jobs from the retail, education and recreation uses; an increase of \$3.6 billion in property assessment values; \$25.1 million in additional annual property tax revenues; \$450 million in HST, including \$290 million for the federal government (GST) and \$241 million for the provincial government (PST); \$70.4 million in revenues for the provincial government through the provincial Land Transfer Tax (LTT); \$201.4 million in retail spending on local goods and services; and the utilization of approximately \$1.074 billion in existing roads, utility, water and sanitary sewer infrastructure; and

Whereas, the Minister and the council of a municipality shall have regard to, among other matters, matters of provincial interest enumerated within section 2 of the *Planning Act* when carrying out their responsibilities under the *Planning Act* which include, but are not limited to: the protection of ecological systems, including natural areas, features and functions; the orderly development of safe and healthy communities; the protection of the financial and economic well-being of the Province and its municipalities; the resolution of planning conflicts involving public and private interests; and, the protection of public health and safety; and

Whereas, the City of Vaughan in adopting the Block 41 Secondary Plan included policies requiring that a number of studies be submitted as part of the City's Block Plan approval process, in order to define the ultimate development limits and confirm the land use designations and built form of the Block 41 lands; and

Whereas, the Minister of Municipal Affairs and Housing has the power to enact a Zoning Order on any land in Ontario, in accordance with Section 47 of the *Planning Act* and the development of the Block 41 Lands are of significant importance to the City of Vaughan, the Regional Municipality of York, and the Province of Ontario.

It is therefore recommended:

- 1. That Council supports the Minister's use of a Minister's Zoning Order for Block 41 and will request that the Minister of Municipal Affairs and Housing enact one; and**
- 2. That Council direct staff to work with the Block 41 Landowners Group and the Ministry of Municipal Affairs and Housing to prepare a Minister's Zoning Order that is in conformity with the Block 41 Secondary Plan (OPA 50); and**
- 3. That this resolution be forwarded to the Minister of Municipal Affairs and Housing as a statement of Council's direction and requests, and be copied to the Regional Municipality of York, Toronto and Region Conservation Authority, and Ministry of Natural Resources and Forestry.**

Respectfully submitted,

Mayor Maurizio Bevilacqua

Attachments

1. Letter to Mayor and Members of Council, dated May 21, 2020

<p>BLOCK 41</p> <p>LANDOWNERS GROUP</p>

May 21st, 2020

Mayor Maurizio Bevilacqua and Members of Council

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Cc: Mary Real, Deputy City Manager, Community Services

Dear Mayor Bevilacqua and Members of Council,

RE: Block 41 New Community Area Lands, City of Vaughan

As members of the Block 41 Landowners Group (Landowners) we are very concerned that the development of this block will be unduly delayed due to a frivolous appeal of City of Vaughan OPA 50 (the Block 41 Secondary Plan) by TC Energy Corporation/TransCanada Pipeline. This appeal prevents the delivery of a master planned residential community to the City and Region of York, as required by the Growth Plan for the Greater Golden Horseshoe. As such, we request that the City ask The Honourable Steve Clarke, Minister of Municipal Affairs and Housing, to use his power under Section 47 of the Planning Act to enact a Minister's Zoning Order (MZO) that would implement City of Vaughan OPA 50 – the Block 41 Secondary Plan. The TC Energy Corporation/TransCanada Pipeline appeal is the only appeal filed against the Secondary Plan and is the only thing standing in the way of this new community.

Background:

The Block 41 Landowners have been planning and investing for this development for nearly 15 years. This included the installation of sewer and water infrastructure over 10 years ago to serve the new community. The investment in this infrastructure and carrying costs have been incurred by the landowners at no expense and to the benefit of the City and existing residents. This infrastructure was sized to service Block 41 and should be used to its fullest capacity.

The Block 41 Lands were designated in 2009 by York Region as one of two New Community Areas in the City of Vaughan to provide urban growth to the year 2031. Since that time, the Landowners have worked in concert with the City staff to advance a Secondary Plan process. Accordingly, the Block 41 Lands have been planned for more than a decade for residential uses in order to fulfill the objectives of the Provincial Policy Statement and the Growth Plan.

In 2015, the formal Secondary Plan process commenced to develop a complete community with a mix of residential housing and supporting community facilities on the Block 41 Lands. The Secondary Planning process included the completion of a comprehensive set of studies including: transportation, noise, servicing, heritage and a detailed Subwatershed Study which

BLOCK 41 LANDOWNERS GROUP

was submitted to the City in March 2018. Throughout the process the Landowners worked co-operatively with the City of Vaughan and its consultants, the TRCA and other agencies to prepare and ultimately achieve approval of the Secondary Plan

In October 2019, City of Vaughan Council adopted the Block 41 Secondary Plan (OPA 50), which was subsequently forwarded to the Region of York for approval. In January 2020, York Region Council approved the Block 41 Secondary Plan. Unfortunately, the Secondary Plan was appealed to the LPAT by TC Energy Corporation/TransCanada Pipeline (the sole appellant).

Due to the Covid-19 pandemic, the Provincial state of emergency and the significant backlog this is creating at the LPAT, it may be years before the appeal of OPA 50 is resolved. As a result, the implementation and delivery timeline of the Block 41 Secondary Plan will be severely delayed and has put in jeopardy the realization of the 2031 population forecasts.

Solution:

We believe that the best solution is one that the City is familiar with and has recently implemented. The Minister has the authority under Section 47 of the Planning Act, to enact a Minister's Zoning Order (MZO). The MZO would neutralize the severe delay as a result of the TransCanada appeal. Minister Clarke is receptive to using his MZO powers where the local municipality supports the request and therefore, we seek this support from the City.

The MZO will allow Landowners to move forward with preparing the Draft Plans of Subdivision to implement the Block 41 Secondary Plan and accommodate approximately 4,063 new residential dwellings and 12,000 residents. Further, the MZO is an important mechanism to help kick start the economic recovery and increase the number of shovel-ready projects in the province.

Benefits:

The MZO will allow implementation of the City adopted and Region approved Secondary Plan without further delay. The Secondary Plan delivers key community benefits, such as 5.5 hectares of land for a new community centre and park with district level services, lands for three new elementary schools and a new Catholic high school, along with a series of public parks. These community benefits will create a complete community and provide much needed housing. The amenities support the future residents of Block 41, as well as provide broader community services to Vaughan. The Landowners have prepared a Preliminary Block Plan (**Attachment A**) which implements the Secondary Plan Land Use Plan (**Attachment B**).

In addition to these community benefits, there are substantial economic benefits which will be derived from the construction of this community. Altus Group has been engaged to do an economic impact assessment of the Block 41 Lands (**Attachment C**).

BLOCK 41 LANDOWNERS GROUP

This report estimates the following economic benefits for the City, Region and Province as follows:

- *\$412 million in development charges and \$16 million in building permit fees;*
- *10,200-person years of employment during the construction of the project, including 6,700-person years of employment in the construction industry;*
- *\$2.2 billion in gross output and \$1.1 billion in GDP;*
- *470 permanent jobs from the retail, education and recreation uses;*
- *An increase of \$3.6 billion in property assessment values;*
- *\$25.1 million in additional annual property tax revenue;*
- *\$450 million in HST, including \$209 million for the federal government (GST) and \$241 million for the provincial government (PST).*
- *\$70.4 million in revenues for the provincial government through the provincial Land Transfer Tax (LTT);*
- *\$201.4 million in retail spending on local goods and services;*
- *Utilizing approximately \$1.074 Billion in existing roads, utility, water and sanitary sewer infrastructure.*

In this time of economic uncertainty, all stakeholders should work together to encourage the private sector's ability to contribute to the economic well-being of the Province and City of Vaughan residents.

Request to Council:

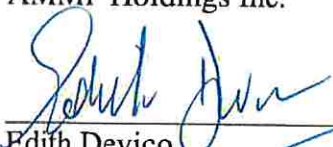
In closing, we the undersigned encourage Council to do what is necessary to proceed with the development of the Block 41 New Community Area and request a MZO from the Minister of Municipal Affairs and Housing.

Sincerely,


BLOCK 41 LANDOWNERS GROUP

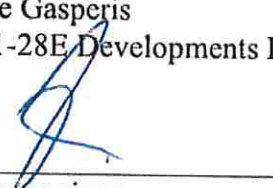

Elvio De Meneghi
Kirbywest Ltd.


Bobby Pilliteri
AMMP Holdings Inc.


Edith Devico
1212763 Ontario Limited
1212765 Ontario Limited


Jack Eisenberger
Block 41-28W Developments Inc


Silvio De Gasperis
Block 41-28E Developments Inc


Eddy Mastrogiuseppe
Richmond Properties (Block 41) Inc.

KIRBY ROAD



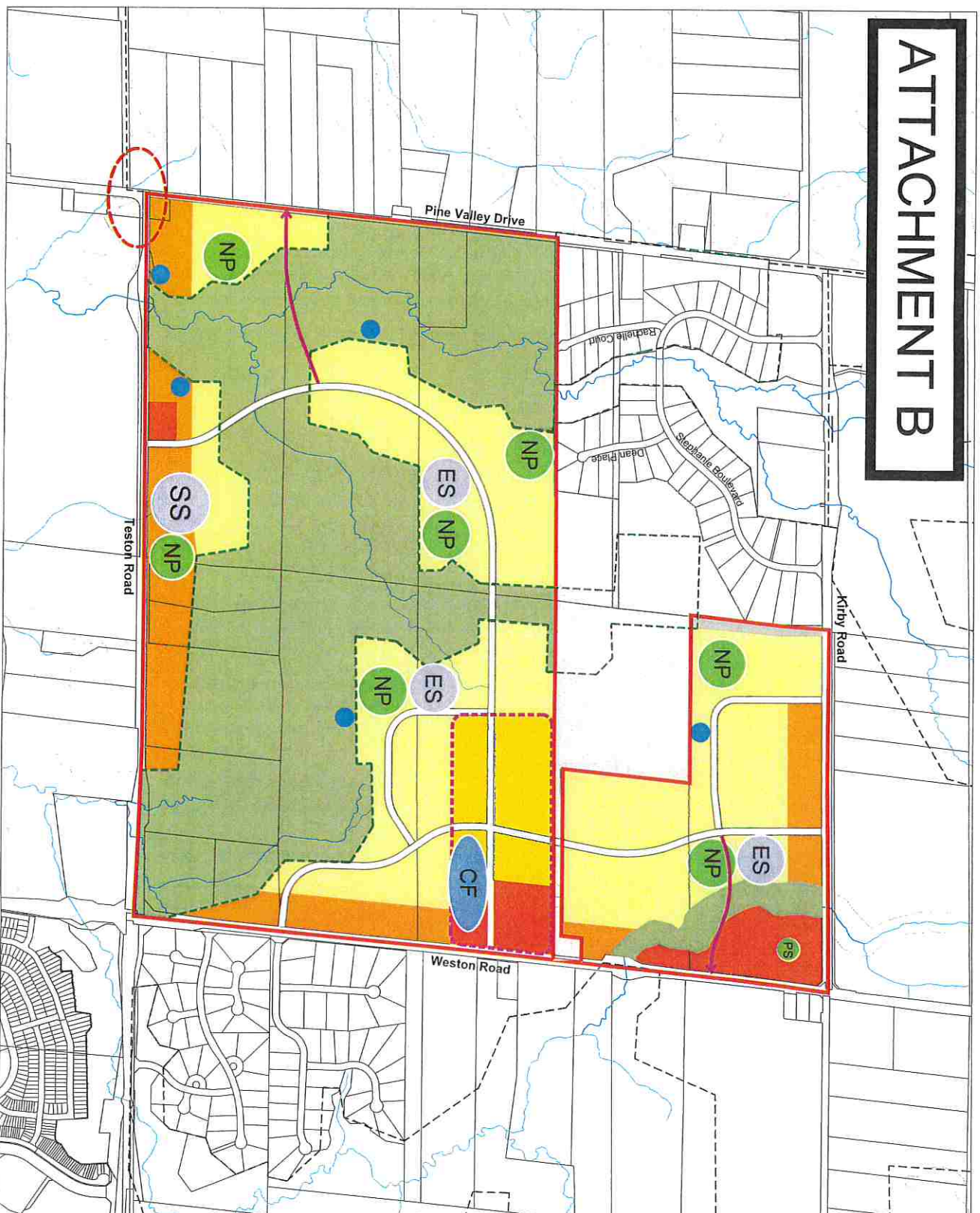
	Low Medium Density (street access)
	Low Medium Density (lane access)
	Medium Density Block
	Mid-Rise Mixed Use
	Institutional
	Park
	Storm Water Management Facility
	Commercial



MQP File: 11
Date: May 1:

S&S Marketing Group, Inc.

ATTACHMENT B



SCHEDULE B BLOCK 41 LAND USE PLAN

Legend

- Secondary Plan Area
- Greenbelt Plan Area
- Natural Areas
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- Neighbourhood Park
- Public Square
- Elementary School
- Secondary School
- Co-Location Facility
- Community Core
- Infrastructure and Utilities
- Potential Stormwater Management Facility (to be located outside of N/H features)
- Active Transportation Connection (Potential future collector road subject to further study)
- Route Alignment Subject to Intersection Improvements
- Stream
- TransCanada Pipeline and Compressor Lands



March 13, 2019

May 20, 2020

Memorandum to: Block 41 Landowners Group
Don Given & Lauren Capilongo, Malone Given Parsons Ltd.

From: Daryl Keleher, Senior Director
Justin Shin, Consultant
Altus Group Economic Consulting

Subject: Vaughan Block 41 – Economic Benefits
Our File: P-6383

Altus Group Economic Consulting ("Altus") was retained by Block 41 Landowners Group to provide an assessment of the economic benefits relating to the development on the Block 41 in the City of Vaughan. This memorandum provides an overview of the economic benefits that the proposed development would generate.

SUMMARY

The proposed development of Block 41 would generate the following economic and fiscal benefits for the City and Region:

- \$412 million in development charges;
- \$16 million in building permit fees;
- 10,200-person years of employment during the construction of the project, including 6,700-person years of employment in the construction industry;
- \$2.2 billion in gross output and \$1.1 billion in GDP;
- 470 permanent jobs from the retail, education and recreation uses;
- An increase of \$3.6 billion in property assessment values;
- \$25.1 million in additional property tax revenue;
- \$450 million in HST, including \$209 million for the federal government (GST) and \$241 million for the provincial government (PST);
- \$70.4 million in revenues for the provincial government through the provincial Land Transfer Tax (LTT);
- \$201.4 million in retail spending on local goods and services;
- Utilizing approximately \$1.074 billion in existing roads, utility, water, and sanitary sewer infrastructure.

A more detailed explanation of the above estimates is presented in the memorandum below.

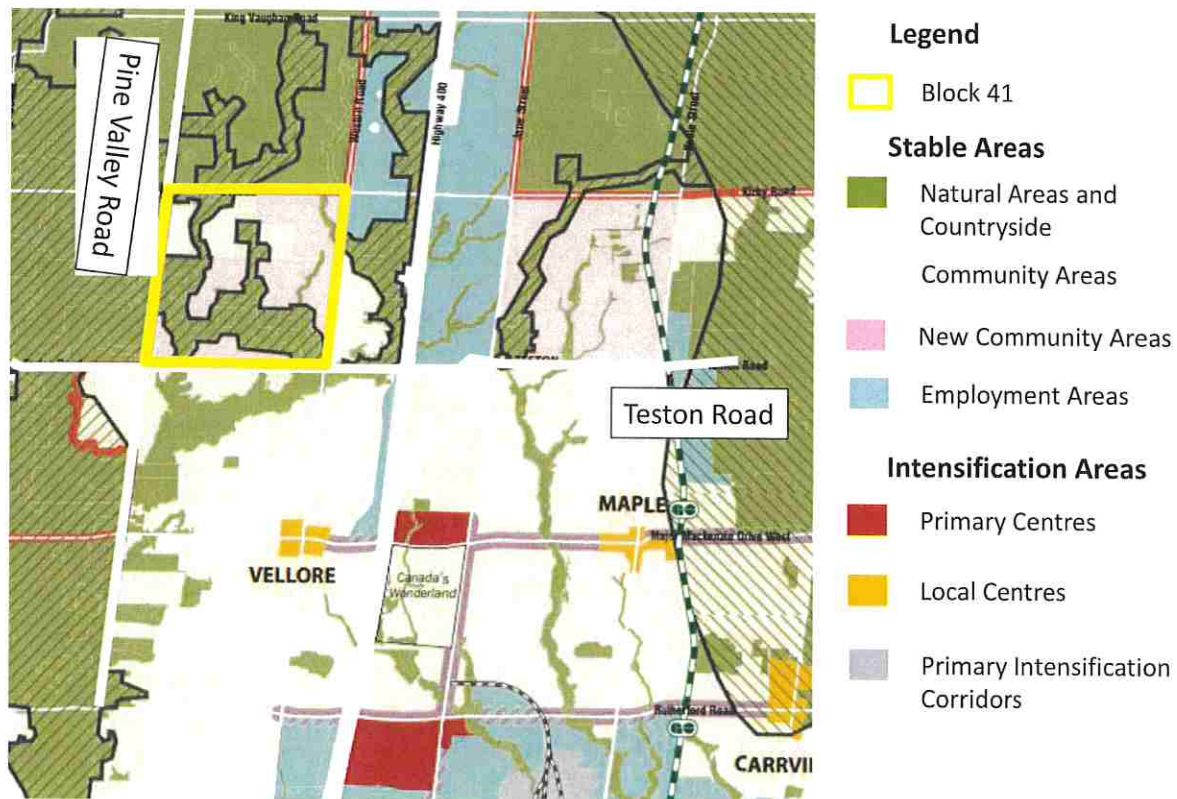
OVERVIEW OF DEVELOPMENT

The area within Block 41 (the “subject site”) is located north east of Pine Valley Drive and Teston Road. The location of Block 41 is shown in Figure 1 below. The lands are bound by:

- Pine Valley Drive to the west;
- Weston Road to the east;
- Teston Road to the south; and
- Kirby Road to the east.

Figure 1

Context Map of Block 41, City of Vaughan



Source: City of Vaughan

The proposed development of the subject site consists of single detached, townhouse, apartment and senior housing units. For the purposes of this study it was assumed that the housing units in medium density areas were townhouses. The non-residential uses consist of commercial space, one community centre, three elementary schools and one secondary school. The commercial space was assumed to be occupied by retail uses.

Figure 2 Development Scenario: Block 41, City of Vaughan

	Assumed Development		
	Units	Person Per Unit	Population
Residential	<i>Housing Unit</i>		<i>Persons</i>
Singles	1,434	3.64	5,220
Townhomes	1,477	3.00	4,431
Medium Density	207	3.00	621
Large Apartments	240	2.22	533
Small Apartments	560	1.60	896
Seniors	145	1.60	232
Total	4,063		11,933
	Employment		
	GFA	Ratio	Employment
Non-Residential	<i>Square Feet</i>	<i>Square Feet/Job</i>	<i>Employees</i>
Retail	93,087	431	216
Community Centre	146,927	7,000	21
Schools	<i>Square Feet</i>	<i>Jobs per School</i>	<i>Employees</i>
Elementary	220,567	40	120
Secondary	247,541	110	110
Total	708,122		467

Source: Altus Group Economic Consulting

ONE-TIME ECONOMIC BENEFITS

Development Charges

The proposed development of Block 41 would generate development charge (DCs) revenues that can be used by the City and Region to fund growth-related capital projects, such as roads, water works, sewers, libraries, recreation facilities, etc. The development of the subject site would also generate Education Development Charges (EDCs) which would provide revenue for local school boards to acquire land for prospective school sites. Schools and community centre were not included in these calculations as the City's bylaw exempts these uses from these charges.

Based on the City's DC rate schedule the proposed development would generate approximately \$411.8 million in DC and EDC revenues, including roughly \$177.2 million for the City, \$206 million for the Region and \$28.6 million for the school boards.

Figure 3 Estimated Development Charge Revenues, Block 41, City of Vaughan

DC Rates				
	City of Vaughan	Region of York	School Boards	Total
Residential	<i>Dollars per Unit</i>			
Singles	53,626	62,181	7,007	122,814
Townhomes	44,233	50,047	7,007	101,287
Medium Density	44,233	50,047	7,007	101,287
Large Apartments	32,705	36,374	7,007	76,086
Small Apartments	23,573	26,563	7,007	57,143
Seniors	23,573	26,563	7,007	57,143
Non-Residential	<i>Dollars per Square Metre</i>			
Retail	156.53	593.51	12.17	762
DC Revenues				
	City of Vaughan	Region of York	School Boards	Total
Residential	<i>Dollars</i>			
Singles	76,899,684	89,167,554	10,048,038	176,115,276
Townhomes	65,332,141	73,919,419	10,349,339	149,600,899
Medium Density	9,156,231	10,359,729	1,450,449	20,966,409
Large Apartments	7,849,200	8,729,760	1,681,680	18,260,640
Small Apartments	13,200,880	14,875,280	3,923,920	32,000,080
Seniors	3,418,085	3,851,635	1,016,015	8,285,735
Non-Residential				
Retail	1,353,671	5,132,674	105,246	6,591,592
Total	177,209,892	206,036,051	28,574,687	411,820,631

Source: Altus Group Economic Consulting based on DC rates in effect as of January 1, 2020

Building Permit Fees

The estimated building permit revenues to be generated on the proposed development is summarized in Figure 4. These revenues contribute a source of funding for the day-to-day operation of the City's building department. Based on the current 2020 fee rates, the development would generate approximately \$16.1 million in building permit revenues for the City.

Figure 4 Estimated Building Permit Revenues, Block 41, City of Vaughan

	Building Permit Rates \$ per Square Metre	GFA Square Metres	Building Permit Revenues Dollars
Residential			
Singles	16.17	532,887	8,616,789
Townhomes	17.85	274,433	4,898,634
Medium Density	17.85	38,462	686,538
Large Apartments	17.85	26,756	477,592
Small Apartments	17.85	41,620	742,921
Seniors	17.85	10,777	192,363
Non-Residential			
Retail	16.01	8,648	138,454
Community Centre	28.25	13,650	385,609
Total		947,233	16,138,902

Source: Altus Group Economic Consulting

CONSTRUCTION-RELATED BENEFITS

Using an economic input-output model, construction-related activity associated with the development scenario of the subject site would generate a variety of one-time short-term economic benefits in the economy, in terms of economic output, direct employment in the construction of the development, as well as derivative benefits for businesses that provide services and materials to the construction industry.

Construction Employment, Employment Income and Income Tax Estimates

Figure 5 summarizes construction-related employment that will be generated from the development of the subject site. In total, the construction of the proposed development is estimated to result in approximately 10,200-person years of employment. This includes approximately 6,700-person-years of employment in the construction industry and approximately 3,500-person years of employment in businesses and services that provide materials and services to the construction industry.

Figure 5 Construction-Related Employment for Block 41, City of Vaughan

	Proposed Development Person-Years of Employment
Construction-Related Employment	
Direct	6,700
Indirect	3,516
Total	10,216

Source: Altus Group Economic Consulting

Figure 6 provides an overview of the estimated income of construction-related employment and associated federal and provincial income taxes throughout the period of construction. In total, the employment income is estimated to be approximately \$659.8 million over the construction period. The

federal and provincial income taxes payable for the estimated income of construction-related employment would be \$90.0 million and \$36.5 million, respectively, over the construction period.

Figure 6 Estimated Income of Construction-Related Employment for Block 41, City of Vaughan

	Proposed Development
	Dollars (000,000s)
Income Associated with Construction-Related Employment	659.8
Income Tax Associated with Construction-Related Employment	Dollars (000,000s)
Federal Income Tax	90.0
Provincial Income Tax	36.5
Total	126.5

Source: Altus Group Economic Consulting

Gross Output and Gross Domestic Product (GDP) Estimates

Economic activity relating to construction of the proposed development on the subject site can be measured from Gross Output¹ or Gross Domestic Product (GDP).² Figure 7 summarizes that the construction of the proposed development would generate \$2.2 billion in Gross Output and \$1.1 billion in GDP

Figure 7 Construction-Related Economic Impact for Block 41, City of Vaughan

	Proposed Development
Impacts on Output and GDP	Dollars (000,000s)
Gross Output	2,214.6
GDP	1,054.6

Source: Altus Group Economic Consulting

Harmonized Sales Taxes

The prices of residential units paid by buyers will include a component for harmonized sales tax (HST) which is 13% of the base home price. Of this 13% HST, five percentage points are the federal portion (GST) and eight percentage points are the provincial portion (PST).

The GST payable is eligible for a rebate of 36% for houses priced at \$350,000 or less, with the amount of rebate declining for homes priced between \$350,000 and \$450,000. There are no GST rebates available on homes priced above \$450,000.

¹ Gross output represents a measure of economic activity in the production of new goods and services, and includes intermediate and final outputs

² Gross Domestic Product represents economic activity in the production of new goods and services and includes only final outputs.

The PST payable is also subject to a rebate, which is calculated by applying a 75% factor to the PST payable, up to a maximum rebate of \$24,000 per unit.

It is estimated that the sale of the residential units would generate approximately \$450 million in HST revenues, of which \$209 million would accrue to the federal government, and \$241 million would be generated for the provincial government.

Land Transfer Tax

The Province of Ontario levies a land transfer tax on the purchase of new homes in Ontario. The progressive tax rate applied to each home is as follows:

- 0.5% on amount up to and including \$55,000;
- 1.0% on amounts exceeding \$55,000 up to and including \$250,000;
- 1.5% on amounts exceeding \$250,000 up to and including \$400,000; and
- 2.0% on amounts exceeding \$400,000.

In total, the residential units proposed would generate approximately \$70.4 million in land transfer tax revenues for the province.

ON-GOING ECONOMIC BENEFITS

Permanent Employment and Associated Income

Figure 8 summarizes the number permanent employment that will be generated from businesses occupying space developed upon the completion the project. Upon build-out, the development would generate approximately 470 jobs. The floor space per worker ("FSW") factor used to convert gross floor area into estimates of job generation are industry standards that are used to estimate employment creation for different land uses.

Figure 8 Estimated Permanent Employment in Proposed Development on Block 41, City of Vaughan

Land Use	Floor Space per Worker Factor <i>SF per Job</i>	GFA <i>Square Feet</i>	Employment <i>Jobs</i>
Retail	431	93,087	216
Community Centre	7,000	146,927	21
Schools	<i>Jobs per School</i>		
Elementary	40	220,567	120
Secondary	110	247,541	110
Total		708,122	467

Source: Altus Group Economic Consulting

According to Statistics Canada data, average weekly earnings for retail employees in Ontario (as of 2019) were \$600 per week, educational employees earned \$1,100 per week and recreation employees earned

\$500 per week. Based on the estimated potential for 470 permanent employees on the subject site, the jobs generated in the proposed development would generate roughly \$20.6 million in annual income (see Figure 9). A significant proportion of the annual income earned will be spent at local businesses and service providers.

Figure 9 **Estimated Permanent Jobs and Income, Block 41, City of Vaughan**

Uses	GFA <i>Square Feet</i>	Employment Ratio <i>Square Feet/Job</i>	Employment <i>Jobs</i>	Average Weekly Earnings (2019) <i>Dollars</i>	Estimated Annual Income <i>Dollars</i>
Retail	93,087	431	216	607	6,826,835
Community Centre	146,927	7,000	21	503	548,600
Schools		<i>Jobs/School</i>			
Elementary	220,567	40	120	1,102	6,875,294
Secondary	247,541	110	110	1,102	6,302,353
Total	708,122		467		20,553,083

Source: Altus Group Economic Consulting based on Table: 14-10-0204-01: Average weekly earnings by Industry, 2019

An increase in personal income tax revenue is another economic benefit that will result from new permanent jobs created under the proposed development. The volume of annual income tax revenue generated from new employment on the Block 41 lands is estimated to generate approximately \$2.4 million in annual federal income tax and \$914,000 in annual provincial income tax revenues.

Estimated Assessment Value and Annual Property Tax Revenues at Full Build-Out

Development of the subject site will result in an increase of the City's property tax assessment base and will generate additional ongoing property tax revenues for the City, Region and school boards. The assessment value estimates were developed using benchmarks of comparable residential and retail properties in northern Vaughan. For residential uses, assessment estimates are based on the average price of actively marketed single-detached and townhouse developments in Vaughan using data generated by Altus Data Solutions. For non-residential uses, the assessment value benchmarks of comparable retail in Vaughan were reviewed. Values for schools and community centre were excluded, as they were assumed to be under ownership by the local school boards and municipality upon completion.

Figure 10 provides a summary of the assessment value that will be generated by the development. Based on the approach outlined above to estimating assessment values, the development would generate approximately \$3.6 billion in new assessment value.

Figure 10 Assessment Value Estimates at Build-Out of Block 41, City of Vaughan

	Proposed Development	Assessment Value Assumption	Total Assessment Value
Residential	Units	\$ / Unit	Dollars
Singles	1,434	1,182,000	1,694,988,000
Townhomes	1,477	846,000	1,249,542,000
Medium Density	207	846,000	175,122,000
Large Apartments	240	670,000	160,800,000
Small Apartments	560	375,000	210,000,000
Seniors	145	224,000	32,480,000
Total	4,063		3,522,932,000
Commercial	Square Feet	\$ / Square Foot	Dollars
Retail	93,087	370	34,442,217
Total			3,557,374,217

Source: Altus Group Economic Consulting

The estimates of annual property tax revenue generated from the proposed development of Block 41 are summarized in Figure 11. Based on the 2019 property tax rates, the proposed development would generate annual property tax revenue of approximately \$25 million, including \$7.1 million per year for the City of Vaughan and \$12.0 million per year for York Region and \$6.0 million for education purposes.

Figure 11 Property Tax Revenue Estimates at Build-Out, Block 41, City of Vaughan

Tax Class	Assessment Value Dollars	2019 Property Tax Rates			Total
		City	Region	Education	
		Percent			
Residential	3,522,932,000	0.19860%	0.33655%	0.16100%	0.69615%
Commercial	34,442,217	0.25409%	0.43058%	0.93183%	1.61650%
Land Use		Property Tax Revenues			Total
		City	Region	Education	
		2019 Dollars			
Residential		6,996,472	11,856,392	5,671,921	24,524,785
Retail		87,513	148,302	320,944	556,759
Total		7,083,986	12,004,694	5,992,865	25,081,545

Source: Altus Group Economic Consulting

Annual Retail Spending by Residents

The residents of the proposed development on the subject site will help support local businesses through regular purchases of goods and services. Based on the estimated annual household spending from Statistics Canada, annual retail spending in the local economy is estimated to be approximately \$49,600 for goods and services.

Figure 12 Estimated Spending on Goods and Services by Future Households in Block 41, City of Vaughan

	<i>Dollars</i>
Total: Estimate of Average Household Spending, Toronto CMA, 2020	103,357
Less: Shelter Costs	24,725
Less: Personal Taxes	19,774
Less: Insurance and Pension Contributions	6,548
Less: Gifts of Money	2,607
Less: Games of Chance (net)	132
Adjusted Total: Estimate of Average Household Spending on Goods and Services, Toronto C	49,571
	<i>Households</i>
Proposed Development	4,063
	<i>Dollars</i>
Estimated Annual Retail Spending by Households in Proposed Development	201,407,998

Note: Household Spending after deductions includes food, household operation, furnishings and equipment, clothing, transportation, health care, personal care, recreation, reading materials and other printed matter, education, tobacco products and alcoholic
Source: Statistics Canada, Tables 203-0001 and 203-0021: Survey of household spending (SHS), The Consumer Price Index (July 2014, July 2016)

Based on the number of residential units on the subject site, the proposed development would generate \$201.4 million in annual spending on goods and services. Much of the annual spending is likely to occur at local stores and services within the City of Vaughan. The estimated retail spending from the proposed development would also mean \$26.2 million in HST revenues, of which \$16.1 million will accrue to the government of the Province of Ontario, and \$10.1 million will be generated for the federal government.

Utilizing Existing Infrastructure

Development of Block 41 represents an opportunity to capitalize on infrastructure in place near the subject lands. Based on information provided by Schaeffers Consulting Engineers, the following existing infrastructure is already in place and can be utilized by the proposed development:

- **Water** – all water infrastructure in Pressure District 7 (PD7) of the Vaughan water supply system can be utilized and can immediately deliver water to the south-easterly corner of Block 41. The value of the existing water works that can be utilized is valued at approximately \$198 million;
- **Sanitary Sewage** – there are many sanitary sewer conveyance lines existing in the area, as well as a sanitary sewer at the south-easterly corner of Block 41 that could immediately convey sewage from the proposed development. In addition, a sewage pumping station has been constructed in the block south of Block 41 that can convey flows from other areas of Block 41. All sanitary sewage flows from Block 41 would be conveyed to the Duffin Creek Wastewater Treatment Plant and Block 41 would utilize various existing infrastructure works that would direct flows to that facility. The value of these existing sanitary sewer works is valued at approximately \$649 million;
- **Roads and Utilities** – the Block is bound by many major access routes, such as Major Mackenzie Drive (for those accessing the nearby community of Maple) and Weston Road (to access Vellore

Block 41 Landowners Group
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Village). The value of the existing roads likely to be utilized by occupants of the proposed development is valued at approximately \$224 million. The development would also utilize approximately \$2.9 million in existing utilities along Teston Road, Weston Road, Kirby Road and Pine Valley Drive.

In total, the value of existing infrastructure that Block 41 can utilize is valued by Schaeffers at \$1.074 billion. In addition, capital improvements identified in the York Region and City of Vaughan's recent DC background studies include an additional \$194 million in future capital improvements that the proposed development can utilize. In total, the value of existing and future capital improvements amounts to \$1.268 billion, which doesn't account for the significant value associated with additional future investments in adjacent highways, mass transit and downstream servicing infrastructure. A map showing existing and proposed infrastructure in the vicinity of Block 41 is attached to the end of this memorandum.

Sincerely,



Daryl Keleher, MCIP, RPP

Senior Director, Research, Valuation & Advisory, Economic Consulting

Altus Expert Services, Altus Group

SUMMARY OF BENEFITS

Figure 13 provides a summary of the economic benefits that would result from the proposed development of Block 41 in the City of Vaughan.

Figure 13

Economic Benefits – Block 41

DURING CONSTRUCTION

- \$412 million in Development Charges
- 10,200 person-years of Employment
- \$661 million in Wages
- \$450 million in HST revenues
- \$16 million in Building Permit fees
- GDP Impact of \$1.1 billion
- \$127 million in Provincial and Federal Income Taxes
- \$70 million in provincial Land Transfer Tax revenues

ANNUALLY UPON BUILD-OUT

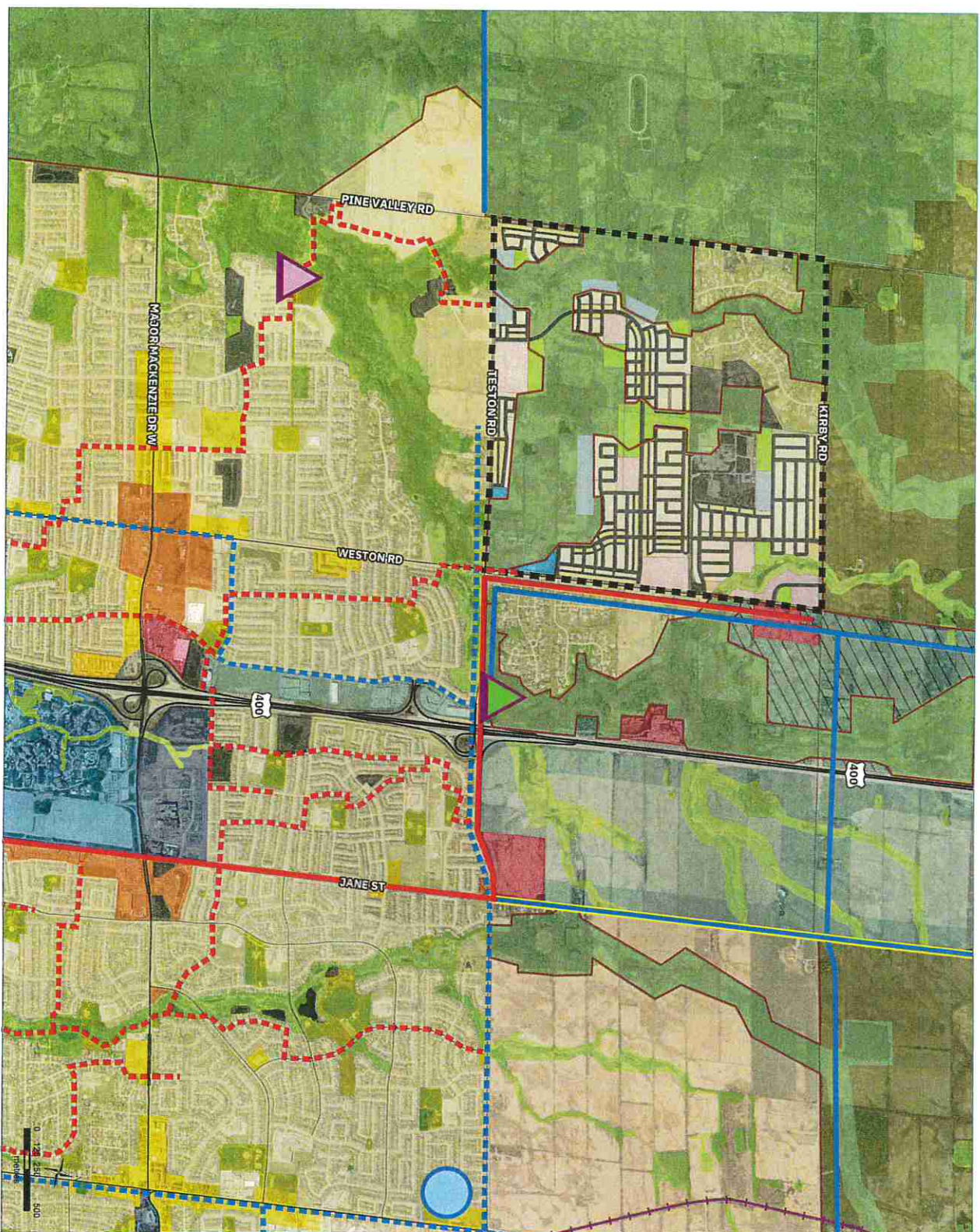
- 470 Permanent Jobs (retail, education, recreation)
- \$20 million in annual income (generating \$3 million in Provincial and Federal income taxes)
- \$201 million in annual retail spending by residents to support local stores and businesses
- \$3.6 billion in taxable assessment value (generating \$25 million in annual property tax revenue)

BENEFITS OF EXISTING INFRASTRUCTURE NETWORK

- Development of Block 41 would build upon, utilize and optimize capacity existing roads, water, sanitary sewer and utility infrastructure valued at \$1.074 billion

CONTEXT MAP

BLOCK 41 and SURROUNDING AREA, VAUGHAN



Block 41

Settlement Area Boundary

Existing GO Train Line

Greenbelt Plan

Block 41 - Preliminary Block Plan

Low Medium Density (street access)

Low Medium Density (lane access)

Medium Density Block

Mid-Rise Mixed-Use

Institutional

Commercial

Park

SWM

Land Uses

Low-Rise Residential

Low-Rise Mixed-Use

Mid-Rise Residential

Mid-Rise Mixed-Use

Employment Commercial Mixed-Use

General Employment Area

Prestige Employment Area

Prestige Employment Area - Office/Business Campus

Major Institutional

New Community Areas

Theme Park and Entertainment

Natural Areas

Parks

Private Open Space

Agricultural

Rural

Infrastructure and Utilities

Proposed New Sanitary Trunk / Capacity Improvement

Existing Sanitary Trunk Sewer

Proposed Sanitary Pump Station (Sanitary Servicing)

Existing Sanitary Pump Station (Sanitary Servicing)

Proposed Trunk Watermain

Existing Trunk Watermain

Proposed Regional Trunk Watermain

Existing Water Storage

Sources: Vaughan Official Plan 2019 - Volume 1 and 2, 2019 Office Consultation
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