

Council Information Session

Edgeley Pond and Park and Black Creek Channel Works ASDC Study and By-law



CITY OF VAUGHAN

April 7th 2021



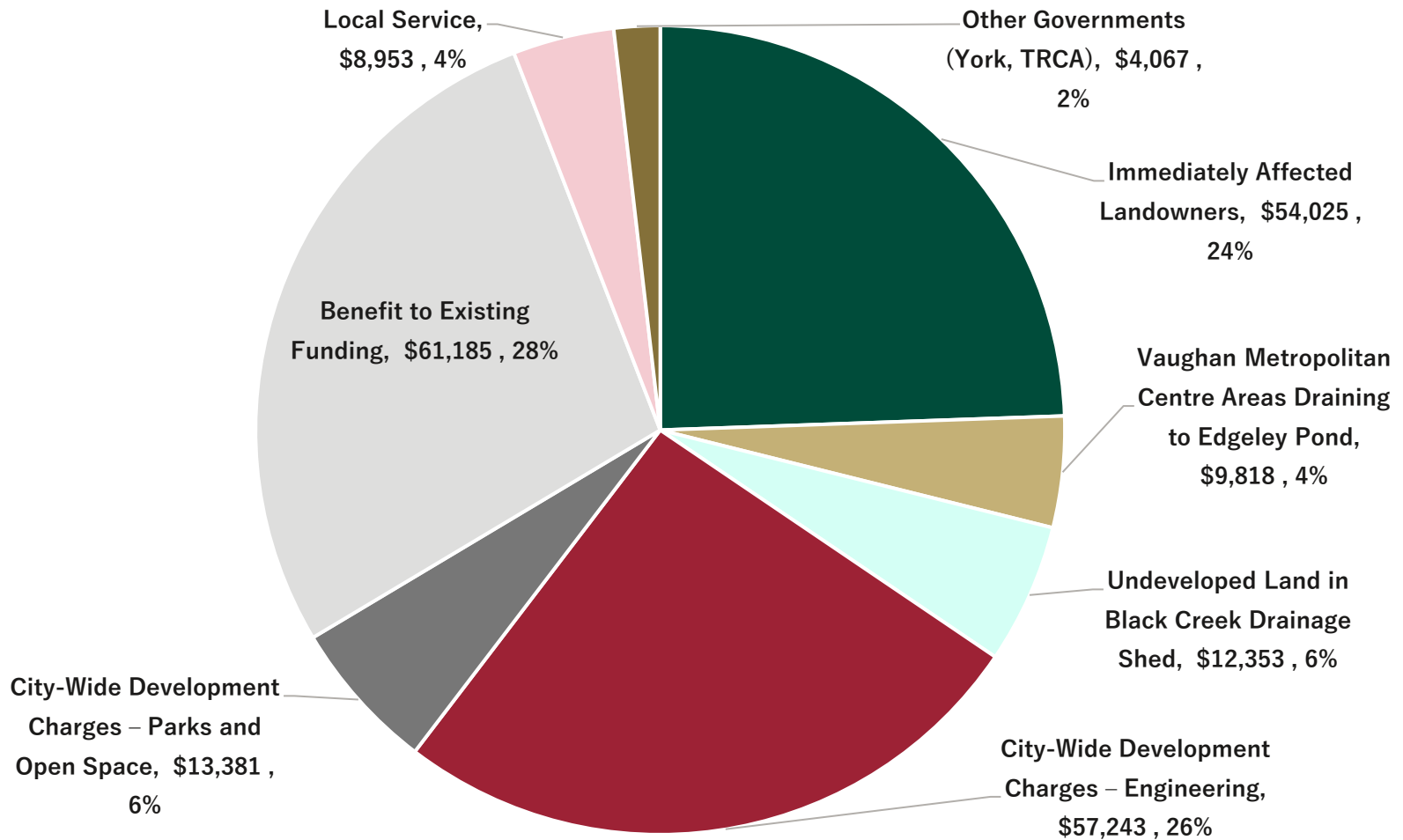
Background and Study Objectives

- The initial Black Creek Financial Strategy was prepared through a lengthy consultation process that occurred over several years, with final approval reached in 2016
- In 2016, the infrastructure was estimated to cost approx. \$96.5M and resulted in costs being allocated across several funding sources:
 - Immediately Affected Landowners(ASDC–Map 1)
 - VMC Areas Draining into Edgeley Pond (ASDC–Map 2)
 - Undeveloped Lands in the Black Creek Drainage Shed (ASDC–Map 3)
 - City-Wide Future Development
 - Benefit to Existing (to be funded from Storm Water rates or other non-dc sources)

Background and Study Objectives

- The City passed By-law 079-2016 to impose an Area Specific Development Charge for the Edgeley Pond and Black Creek Channel Works which came into effect on July 1st 2016
- The DCA requires that the by-law be updated every 5 years.
 - Existing by-law expires July 2nd 2021 and a new by-law needs to be passed in advance of this date.
- Hemson has been working with both DTAH and the City to update the comprehensive financial strategy to allocate costs across funding sources based on Engineering rationale
- Consultation with key stakeholders

Summary of ASDC Capital Program: \$221.0 Million



Graph figures in (\$000)

Cost Comparison: 2016 vs. 2021 Study (\$000)

Description	2016 Cost	2021 Cost	Difference (\$)	Difference (%)
Immediately Affected Landowners	\$ 13,024	\$ 54,025	\$ 41,000	315%
Vaughan Metropolitan Centre Areas Draining to Edgeley Pond	\$ 2,613	\$ 9,818	\$ 7,206	276%
Undeveloped Land in Black Creek Drainage Shed	\$ 2,978	\$ 12,353	\$ 9,375	315%
City-Wide Development Charges – Engineering	\$ 33,000	\$ 57,243	\$ 24,243	73%
City-Wide Development Charges – Parks and Open Space	\$ 7,926	\$ 13,381	\$ 5,455	69%
Parks 10% Discount – Tax	\$ 881	\$ -	-\$ 881	-100%
Benefit to Existing Funding	\$ 17,174	\$ 61,185	\$ 44,011	256%
Local Service	\$ 17,071	\$ 8,953	-\$ 8,118	-48%
Other Governments (York, TRCA)	\$ 1,931	\$ 4,067	\$ 2,136	111%
Totals*	\$ 96,598	\$ 221,026	\$ 124,427	129%
Totals (Adjust. For Index)	\$ 110,000	\$ 221,026	\$ 2,136	101%

Note*: 2016 Costs illustrate the figures as presented in the 2016 ASDC Study and not indexed to current dollars

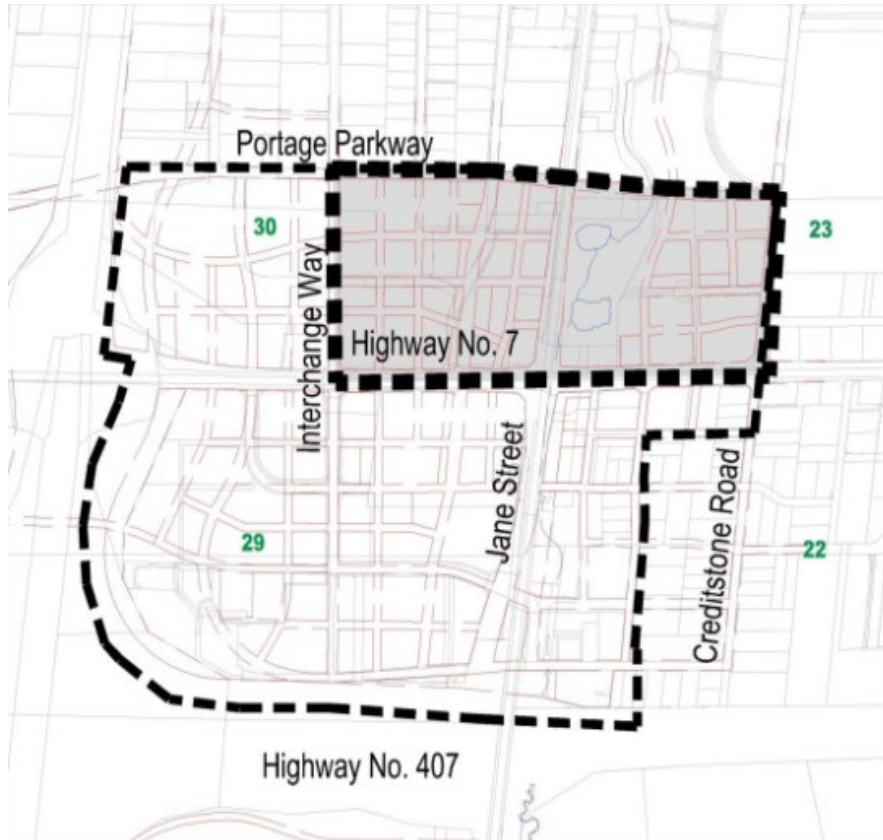
Map 1: Edgeley Pond and Black Creek Channel Works – Immediately Affected Landowners



- Net Benefitting Area: **5.78 ha**
- Calculated Rate: **\$9,467,470 per net Hectare**

Current Rate	Calculated Rate	Difference (\$)	Difference (%)
\$2,972,699	\$9,467,470	\$6,494,771	218%

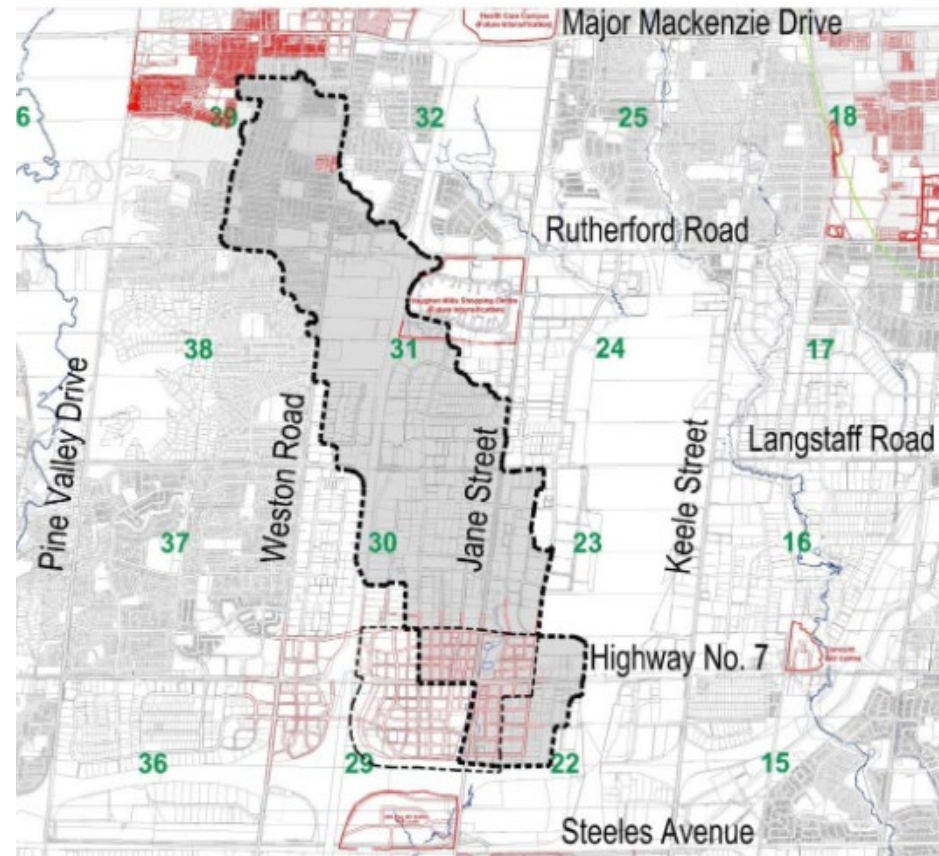
Map 2: Edgeley Pond and Black Creek Channel Works – VMC Draining to Edgeley Pond



- Net Benefitting Area: **20.06 ha**
- Calculated Rate: **\$465,823 per net Hectare**

Current Rate	Calculated Rate	Difference (\$)	Difference (%)
\$98,656	\$465,823	\$367,167	372%

Map 3: Edgeley Pond and Black Creek Channel Works – Undeveloped Lands in the Black Creek Drainage Shed



- Net Benefitting Area: **144.58 ha**
- Calculated Rate: **\$96,260 per net Hectare**

Current Rate	Calculated Rate	Difference (\$)	Difference (%)
\$26,695	\$96,260	\$69,565	261%



Key Considerations

1. Land Acquisition Costs represent \$80 Million (or 36%) of the total \$221 Million Capital Program
 - Land acquisition costs included in the analysis have already been reduced to consider possible “savings” by acquiring parcels from provincial/regional authorities or any opportunity to resell residual lands acquired.
2. Edgeley Pond Improvement Costs have increased by over 200% since 2016
3. Inclusion of Culvert under Highway 7 expenses (not considered in 2016).
 - Does include a regional share for recovery
4. BTE share represents a proportionately higher share of total costs due to increased costs of pond works (which have a higher BTE than Channelization works)
 - 2021: \$61 million and 28% of total cost
 - 2016: \$17 Million and 18% of total cost
5. Net developable Areas has been reduced since 2016 (as development has occurred)

Next Steps

- Continue discussions with external stakeholders (ongoing over the next several months)
- Draft DC Background Study is now made public for review and comments
- Statutory Public Meeting: May 12th 2021
- Passage of By-law by Council: June 8th 2021