

Statutory Public Meeting

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



CITY OF VAUGHAN

May 12th 2021

HEMSON

Purpose of Today's Meeting

- Statutory Public Meeting required by Section 12 of the *Development Charges Act*.
- Primary purpose is to provide the public with an opportunity to make representation on the proposed 2021 Development Charges Background Studies and By-laws.
 1. Edgeley Pond and Park and Black Creek Channel Works
 2. VMC West Interchange – Sanitary Sewer Services
- DC Background Studies and by-laws were made publicly available on **April 7th, 2021** ⁽¹⁾
- Notice of the public meeting was provided in accordance with the DCA

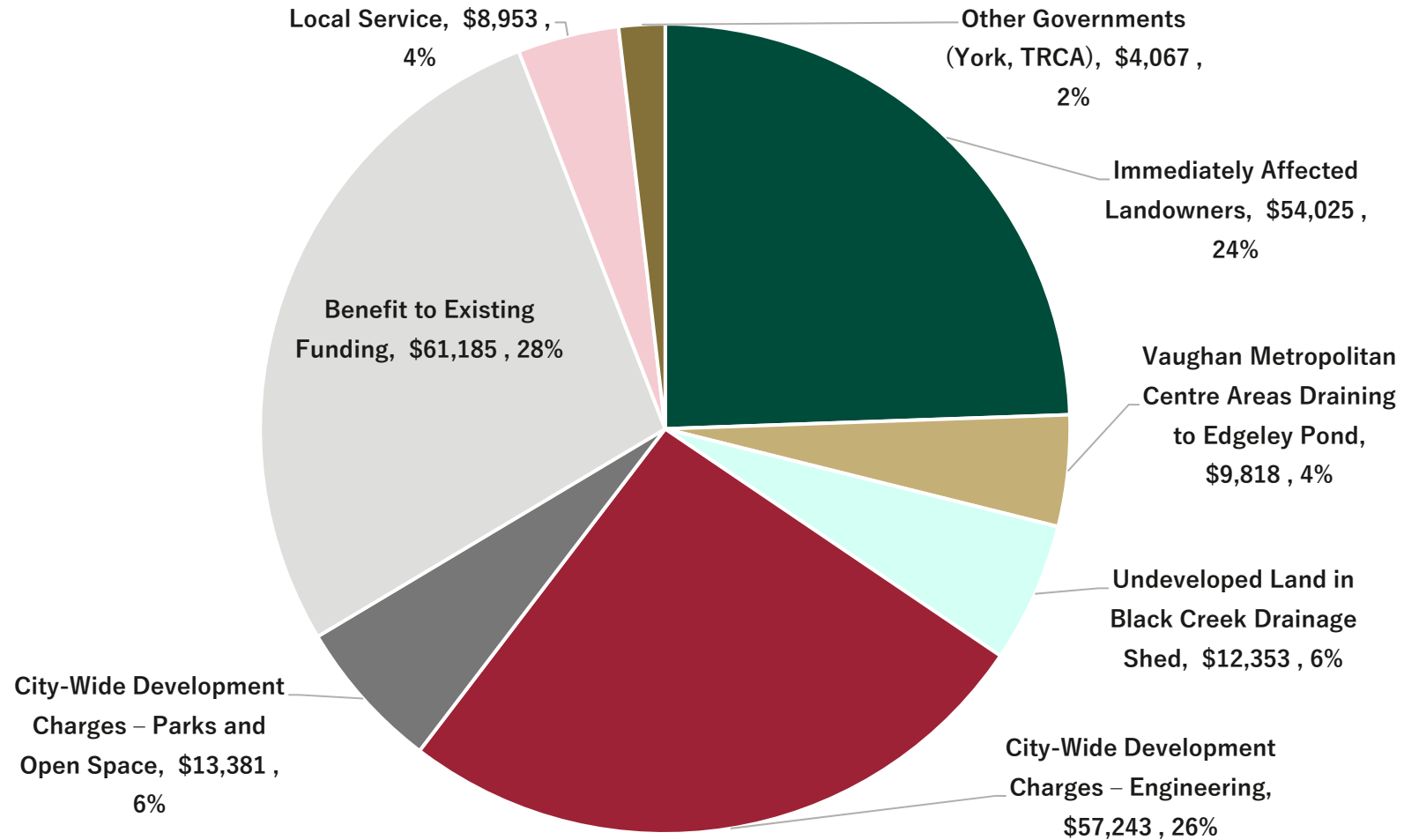
Note 1: VMC West Interchange ASDC Background Study has been updated since the initial release to reflect ongoing discussion with stakeholders. The updated study has been included for information in the Agenda for today's meeting inclusive of the updated rates.

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

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
- Several different consultation sessions with key stakeholders has occurred thus far and expected to continue to by-law passage

Summary of ASDC Capital Program: \$221.0 Million



Graph figures in (\$000)

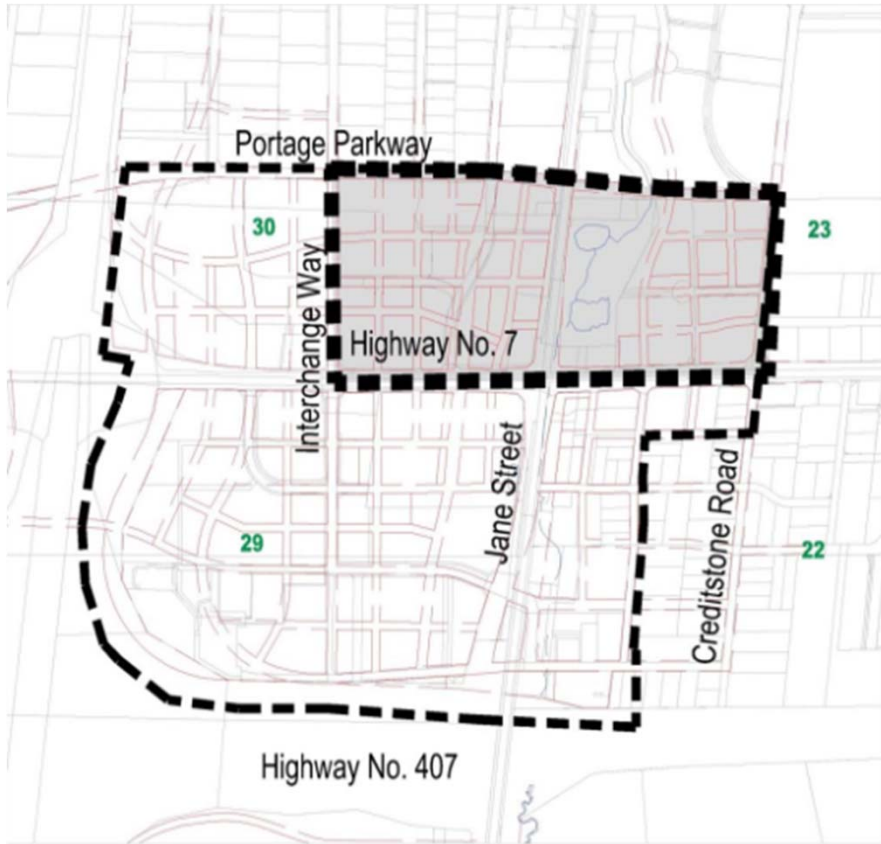
Map 1: Edgeley Pond and Black Creek Channel Works – Immediately Affected Landowners



- 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

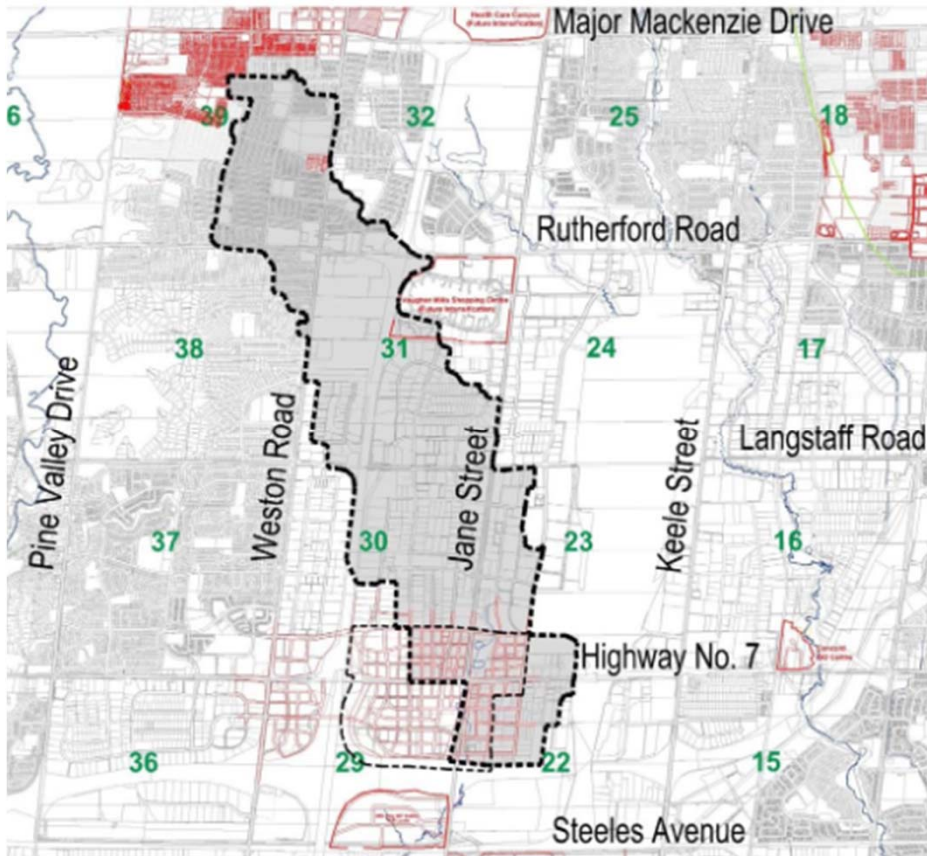


▪ Net Benefitting Area: **20.06 ha**

▪ 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

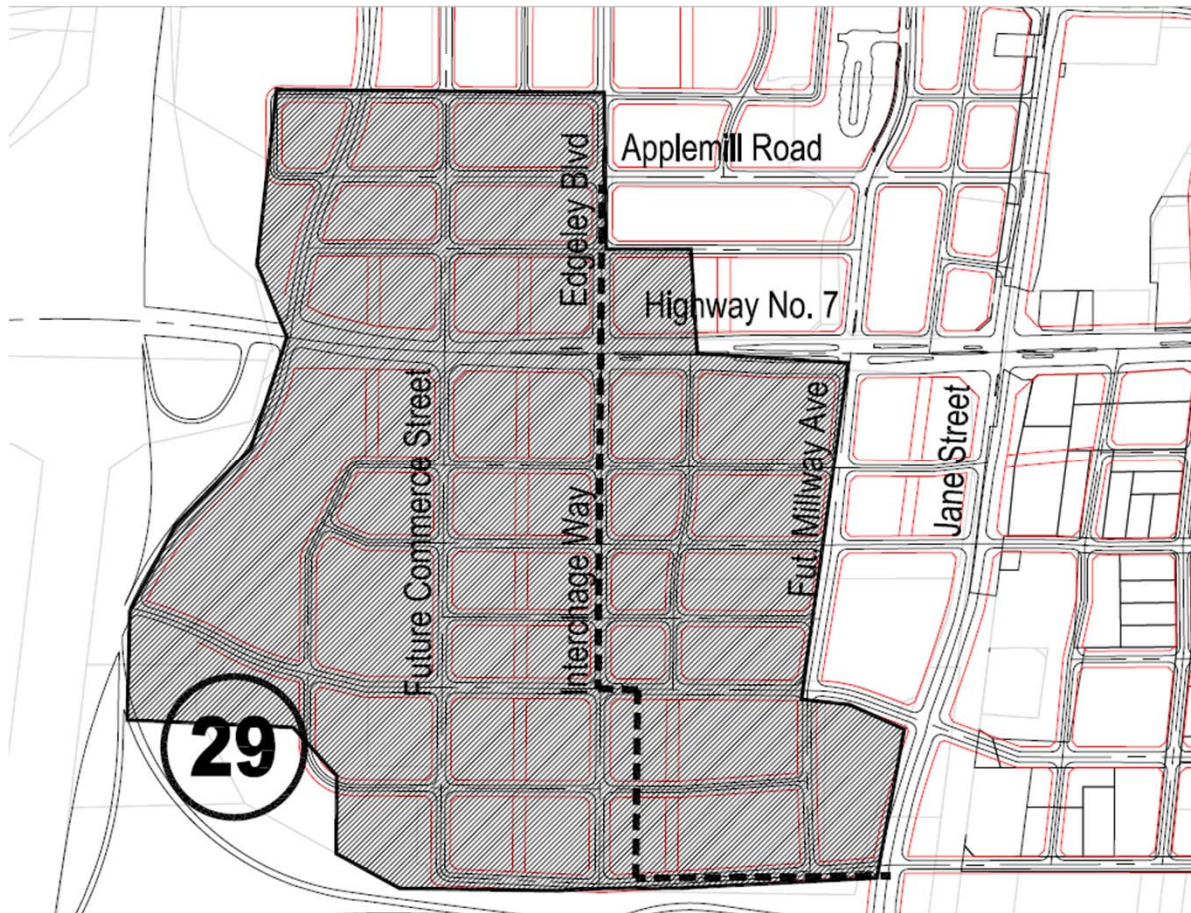
1. Land Acquisition Costs represent \$80 Million (or 36%) of the total \$221 Million Capital Program
2. Edgeley Pond Improvement Costs have increased
3. Inclusion of Culvert under Highway 7 expenses (not considered in 2016).
 - Does include a regional share for recovery
4. BTE share represents a proportionately higher share of total costs due to increased costs of pond works
5. Net developable Areas has been reduced since 2016 (as development has occurred)

2. VMC West Interchange – Sanitary Sewer Services

Background and Study Objectives

- The City passed By-law 094-2018 to impose an Area Specific Development Charge for the VMC West Interchange Sanitary Sewer Area in 2018
- During the consultation period, prior to approval of the 2018 ASDC By-laws, staff acknowledged that the by-law would likely require an amendment once more information was made available and prior to the existing by-law expiry in September 2023.
- Since the approval of the 2018 by-law, staff have worked closely with affected landowners to determine infrastructure needs related to the developments proposed.
- As a result, this background study initiates the by-law amendment which would be required to finalize the front-ending agreement with landowners
- Consultation with stakeholders has occurred throughout the process

Summary of Capital Costs and Applicable Area



- Includes Construction North and South of Highway 7
 - Costs for work South of highway 7 is based on “as built cost”
- Total capital cost is estimated at \$17.75 million
 - Entirely attributable to new development and DC fundable.

Calculated Residential and Non-Residential Development Charges Rates

Service	Current Residential Charges*	Calculated Residential Charges	Difference in Charge	
Single & Semi Detached	\$571	\$982	\$411	72%
Townhouses & Multiples	\$471	\$810	\$339	72%
Large Apartment	\$348	\$599	\$251	72%
Small Apartment	\$251	\$432	\$181	72%

* Represents rates effective January 1 2021. DC By-law 094-2018 and adjusted for indexing.

Service	Non-Residential (\$/Square Metre)			
	Current Non-Residential Charge*	Calculated Non-Residential Charge	Difference in Charge	
Sanitary Sewer Improvements	\$5.51	\$10.83	\$5.32	97%

* Represents rates effective January 1 2021. DC By-law 094-2018 and adjusted for indexing.

Charge levied per Square Meter of Gross Floor Area

Next Steps

- Continue discussions with external stakeholders:
 - Continue individual land-owner meetings to discuss site specific impacts as required
 - Continued dialogue with broader stakeholder group
- Refine DC Background Study and DC by-laws as required based on the input received
- Passage of By-law by Council: June 8th 2021