



Communication : C96  
Committee of the Whole (2)  
May 12, 2021  
Agenda Item # 1

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**DELIVERED ELECTRONICALLY**

DATE May 11, 2021

TO: Mayor and Members of Council  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

***RE: Committee of the Whole (2) Report, Item 1 – Black Creek Financial Strategy and VMC West Interchange Sanitary Sewer Public Statutory Meeting***

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Dear Mayor and Members of Council,

SmartCentres is pleased to provide the following comments on the **Black Creek Financial Strategy and VMC West Interchange Sanitary Sewer** reports prepared by Hemson Consulting Group dated March 2021 and April 2021, respectively. We look forward to working with staff prior to the finalization of the accompanying by-laws.

SmartCentres owns over 250 acres of land in the City of Vaughan, including 100 acres in the Vaughan Metropolitan Centre (VMC). We have worked closely with City staff for many years on the advancement of various studies and significant development proposals throughout the City of Vaughan. We have always strived to work collaboratively with the City of Vaughan including the significant developments we have advanced within the VMC.

In our review of the ***Development Charges Background Study for the Edgeley Pond and Park and Black Creek Channel Works – March 2021*** we would like to highlight:

1. City of Vaughan is currently undertaking a review of the VMC Secondary Plan and considering a potential expansion of the boundaries of the VMC. As such we respectfully ask that in the event the VMC boundary expansion is approved, the ASDC maps be updated to include the proposed expansion area.
2. The net benefiting areas stated in by-law 079-2016 do not match the net benefiting areas stated in the proposed draft by-law. We'd like to kindly confirm if the reduction in net benefiting areas for maps 2 and 3 solely reflects the developed land within the ASDC map area since the passing of by-law 079-2016.
3. On page 10 of this report, the definition of net developable land area for the purpose of the ASDC calculation excludes lands to be conveyed into public ownership for the purpose of open space and parks. We believe consideration should be given to exclude all publicly accessible open space.

4. Within Appendix A (page 46) of this report, we kindly note that *Figure 3: Areas in the VMC Tributary to Edgeley Pond (SWM Pond P1 NE)* includes outdated information pertaining to the ultimate VMC SWM pond P2 NW and is not correct. This figure is being updated and reviewed through the *VMC Functional Servicing Strategy Report* currently being prepared by CIVICA Infrastructure Group, on behalf of the City of Vaughan. As such we respectfully ask that upon the completion of the *VMC Functional Servicing Strategy Report*, future updates to Hemson's report include this updated figure for consistency and to reflect the ultimate VMC SWM infrastructure in the NW quadrant.

In our review of the ***Development Charge Background Study for the VMC West Interchange Sanitary Service Area – April 2021*** we would like to highlight:

5. The Edgeley Sanitary drainage area is currently under review by the City of Vaughan Development Engineering staff and CIVICA Consulting Group. Therefore, we kindly request that upon the finalization of the VMC Functional Servicing Strategy Report by CIVICA, the City of Vaughan compare the ultimate drainage areas proposed with the drainage boundary identified in Appendix B (page 35) of Hemson's report, for consistency.

We look forward to working with the City of Vaughan on addressing the comments above in consultation with City staff and Hemson Consulting Group prior to the finalization of these new by-laws.

Thank you.

Yours Truly,



**Paula Bustard**  
Executive Vice President, Development  
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CC: Tom Bosnjak, Andrew McLeod – SmartCentres