

Committee of the Whole (2) Report

DATE: Wednesday, May 12, 2021

WARD(S): ALL

TITLE: BLACK CREEK FINANCIAL STRATEGY AND VMC WEST
INTERCHANGE SANITARY SEWER PUBLIC STATUTORY
MEETING

FROM:

Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer

ACTION: DECISION

Purpose

To facilitate and provide information pertinent to the Public Meeting regarding the Draft Development Charges Background Studies and By-Laws for the Black Creek Financial Strategy and VMC West Interchange Sanitary Sewer.

Report Highlights

- Public Statutory Meeting is being held in accordance with the Development Charges Act, 1997 for the Black Creek Financial Strategy and VMC West Interchange Sanitary Sewer ASDCs.
- Minor changes have been made to the VMC West Interchange Sanitary Sewer which has resulted in rates slightly revised from what was released on April 7, 2021.

Recommendations

1. That a report be brought to the June 8, 2021 Committee of the Whole (2) meeting, summarizing and addressing, as necessary, comments from the public received at the May 12, 2021 Black Creek Area Specific Development Charges (ASDC) and VMC West Interchange Sanitary Sewer ASDC Public Statutory meeting; and

2. That the revised draft VMC West Sanitary Interchange Sewer Service Area Background Study and draft ASDC By-Law be received.

Background

The Draft Area Specific Development Charges (“ASDC”) Background Studies and By-Laws for the Black Creek Financial Strategy and the VMC West Interchange Sanitary Sewer were originally presented to Council at the April 7, 2021 Committee of the Whole (1) Meeting, Item #10. For the full background on the financial strategy and related area specific development charge background studies, please refer back to this report which is linked below.

Previous Reports/Authority

Black Creek Financial Strategy and VMC West Interchange Sanitary Sewer Area Specific Development Charges Updates Staff Report

<https://pub-vaughan.escrimemeetings.com/filestream.ashx?DocumentId=66729>

Analysis and Options

The Development Charges Act has mandatory communication requirements that require the advertising of at least one public hearing and the Clerk is mandated to carry out such advertising at least 20 days in advance of the meeting date. The Public Statutory hearing was scheduled for May 12, 2021 and was advertised using a number of channels. This included advertising in the Vaughan Citizen and Vaughan Liberal on April 15, 2021.

Both advertising of the Public Meeting as well as pertinent information such as the draft Development Charge Background Study and By-law was also made available on April 7, 2021 on the City’s website.

Subsequent to Council approval of the Development Charge Background Studies and the Edgeley Pond and Black Creek Works ASDC by-law and VMC West Interchange Sanitary Sewer ASDC by-law, appropriate notices will be provided by the Clerks Department as prescribed by the Development Charge Act.

Minor changes to the VMC West Interchange Sanitary Sewer Background Study

After receiving feedback from the stakeholders that will be impacted by the VMC West Interchange Sanitary Sewer, staff had determined that some minor changes to the rates was required.

The non-residential development forecast found in Appendix A, Table 3 of the Background Study had identified a projected growth of 494,096 m2 to build-out and total projected employment of 19,472. An application that was included in the original analysis has since been revised. This results in the total GFA projected in the drainage area decreasing. This revision has been made and is now reflected in the attached draft Background Study.

Additionally, it was identified that the 3% Administrative recovery which is included on all City capital projects was excluded from the original rate calculation. This revision has also been made and is now reflected in the attached draft Background Study.

This has resulted in revised rates as follows:

Revised: VMC West Interchange Sanitary Sewer Residential Development Charges

Service	Unadjusted Charge Per Capita	Residential Charge By Unit Type ⁽¹⁾			
		Singles & Semis	Townhouses & Multiples	Large Apartments (≥ 700 sq.ft.)	Small Apartments (< 700 sq.ft.)
Sanitary Sewer Improvements	\$269.87	\$982	\$810	\$599	\$432
<i>(1) Based on Persons Per Unit of:</i>		3.64	3.00	2.22	1.60

Revised: VMC West Interchange Sanitary Sewer Non-Residential Development Charges

Service	Non-Residential Charge per Square Metre
Sanitary Sewer Improvements	\$10.83
<i>*Charge levied per Square Meter of Gross Floor Area</i>	

Financial Impact

Although there is no direct financial impact as a result of this report, an outline of the full financial implications and related Black Creek Financial Strategy and VMC West Interchange Sanitary Sewer Area Specific Development Charges which are the subject of the Public Statutory Meeting can be found in the report titled “Black Creek Financial Strategy and VMC West Interchange Sanitary Sewer Area Specific Development Charges Updates Staff Report” and linked above.

Broader Regional Impacts/Considerations

The Region of York continues to be engaged in discussions regarding the Black Creek Financial Strategy and the infrastructure components that they have committed to partially funding.

Conclusion

Completion of the Black Creek and VMC West Interchange Sanitary Sewer works are a vital step towards flood relief and the development of the VMC as Vaughan's downtown core. One component of the Strategies is the enactment of ASDC By-laws and therefore a statutory process must be followed. Staff will report back to the Committee of the Whole (2) Meeting on June 8, 2021 after the public consultation and statutory meeting are complete in order to obtain approval for the ASDC By-law enactment.

For more information, please contact: Brianne Clace, Project Manager of Development Finance, ext. 8284 or Nelson Pereira, Manager of Development Finance, ext. 8393.

Attachments

1. Draft Black Creek Financial Strategy and Development Charge Background Study, Prepared by Hemson Consulting Ltd.
2. Draft Black Creek Financial Strategy ASDC By-Law.
3. Draft VMC West Interchange Sanitary Sewer Development Charge Background Study.
4. Draft VMC West Interchange Sanitary Sewer ASDC By-law.

Prepared by

Brianne Clace, Project Manager of Development Finance, ext. 8284

Approved by



Michael Coroneos, DCM of Corporate Services and CFO and City Treasurer

Reviewed by



Jim Harnum, City Manager