

**C51**  
**COMMUNICATION**  
**COUNCIL – June 22, 2021**  
**CW - Report No. 32, Item 1**

**From:** [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**To:** [Adelina Bellisario](#)  
**Subject:** FW: Item 7.4.1 - CoW Report No. 32 (Black Creek Financial Strategy and VMC West Interchange Sanitary Sewer ASDC)  
**Date:** June-21-21 10:04:49 AM  
**Attachments:** [PTL Vaughan Council Request 2021-06-21.pdf](#)

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**From:** Stephen Albanese <stephen.albanese@IBIGroup.com>

**Sent:** Monday, June 21, 2021 9:56 AM

**To:** Clerks@vaughan.ca

**Cc:** Jay Claggett <jay.claggett@quadreal.com>; Nelson Pereira <Nelson.Pereira@vaughan.ca>; Amy Roots <Amy.Roots@vaughan.ca>; Jennifer Cappola-Logullo <Jennifer.Logullo@vaughan.ca>; Alison Quigg <alison.quigg@ibigroup.com>; Vanessa Opassinis <vanessa.opassinis@ibigroup.com>; randygrimes47 [REDACTED]; John Federici <john.federici@ibigroup.com>

**Subject:** [External] Item 7.4.1 - CoW Report No. 32 (Black Creek Financial Strategy and VMC West Interchange Sanitary Sewer ASDC)

Good Morning,

Please find our letter regarding the VMC West Interchange Sanitary Sewer ASDC Matter attached for Council consideration.

Thank you very much, and please let me know if you have any questions.

**Stephen Albanese** RPP

Associate - Manager, Planning

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June 21, 2021

City of Vaughan  
c/o Office of the City Clerk  
2141 Major Mackenzie Drive  
Vaughan, ON  
L6A 1T1

Dear Mayor and Members of Council:

**VMC WEST INTERCHANGE SANITARY SEWER AREA SPECIFIC DEVELOPMENT CHARGES**

IBI Group represents 2748355 Canada Inc., a majority landowner within the southwest quadrant of the Vaughan Metropolitan Centre (VMC). In 2019, 2748355 Canada Inc. entered into a pre-servicing arrangement with the City of Vaughan to front-end the financing and construction of Phase 1 of the VMC West Interchange Sanitary Sewer Improvements located south of Highway 7.

During the recent June 8<sup>th</sup>, 2021 Committee of the Whole meeting Item 6.1 “*Black Creek Financial Strategy and VMC West Interchange Sanitary Sewer Area Specific Development (ASDC) Charges Updates*”, the VMC West Interchange Sanitary Sewer ASDC portion of the item was not discussed by Committee. Only the Black Creek Financial Strategy was discussed, where Committee expressed their wish to have the summer to review it more in-depth. A motion was passed to defer the entire item to the June 22<sup>nd</sup> Council meeting and have staff advise on how the Development Charges By-law July 1<sup>st</sup> expiry could be extended until the fall, with the intent of Committee revisiting the Black Creek Financial Strategy sometime in the fall.

While our client is respectful of the careful consideration that Committee is giving the Black Creek Financial Strategy, it is highly concerning that a decision on the VMC West Interchange Sanitary Sewer ASDC be delayed several months due to the VMC West Interchange Sanitary Sewer ASDC's arbitrary grouping with the Black Creek Financial Strategy.

**IBI Group on behalf of 2748355 Canada Inc. would like to formally request the City of Vaughan separate the Black Creek Financial Strategy and the VMC West Interchange Sanitary Sewer ASDC into two standalone items for Council and/or Committee consideration so that the VMC West Interchange Sanitary Sewer ASDC is not deferred to the fall.**

Please do not hesitate to contact the undersigned should you have any questions.

Regards,

**IBI GROUP**

Stephen Albanese MCIP RPP