

Statutory Public Meeting

C2
Communication
CW (1) – September 14 2021
Item# - 1

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



CITY OF VAUGHAN

September 14th 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 Study and By-law.
- DC Background Study and by-law were made publicly available in advance of this meeting
- Notice of the public meeting was provided in accordance with the *DCA*

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
 - Interim DC by-law (#106-2021) was passed by City Council in June maintaining the existing DC rates in order to continue dialogue with development community and City Council over the summer
- 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

Council and Developer Consultation Process to Date

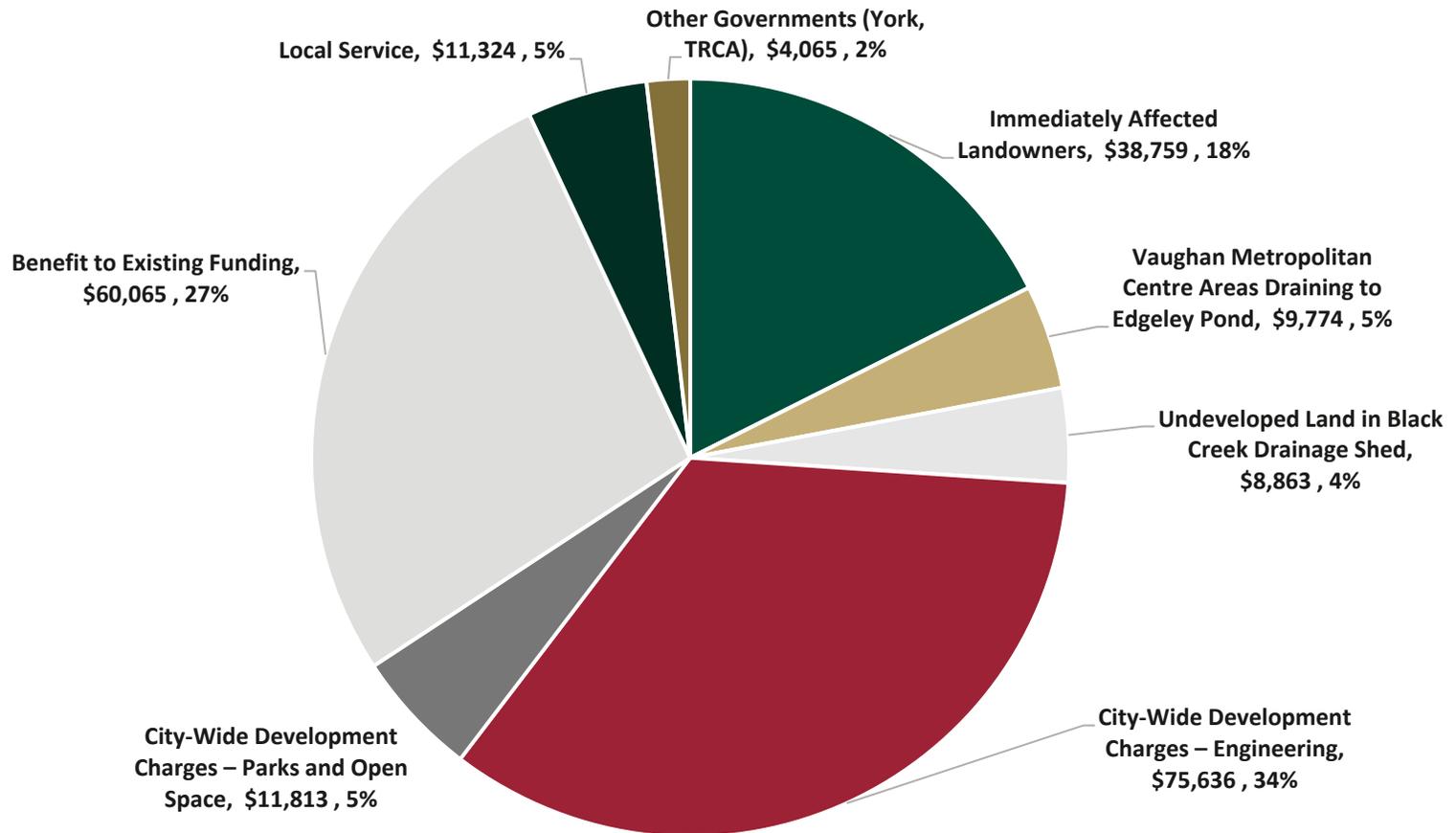
City Council

- Council Information Session – April 7th 2021
- Statutory DC Public Meeting held on May 12th 2021
- Ongoing communications throughout the summer

Development Community

- Four technical sessions with the broader stakeholder group has been place
 - Kick-Off – February 2021
 - Draft results presented: March 19th
 - Other Technical Meetings: April 9th and May 14th
- Site Specific meetings held with individual landowners upon request

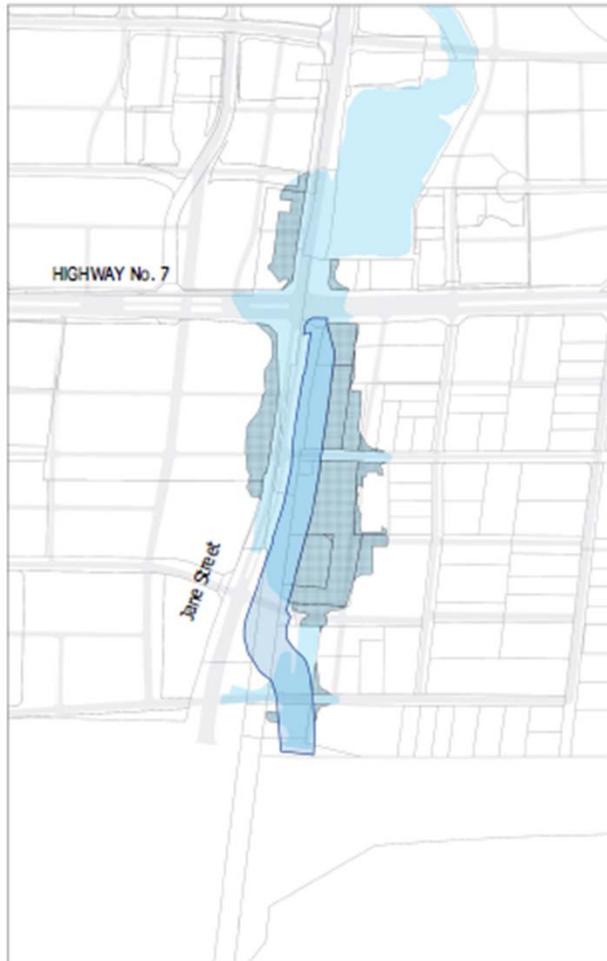
Summary of ASDC Capital Program: \$220.3 Million



Graph figures in (\$000)



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



- Net Benefitting Area: **5.78 ha***
- Calculated Rate: **\$6,685,033 per net Hectare**

Current Rate	Calculated Rate	Difference (\$)	Difference (%)
\$3,029,180	\$6,685,033	\$3,655,853	121%

**represents the area removed from the floodplain*

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

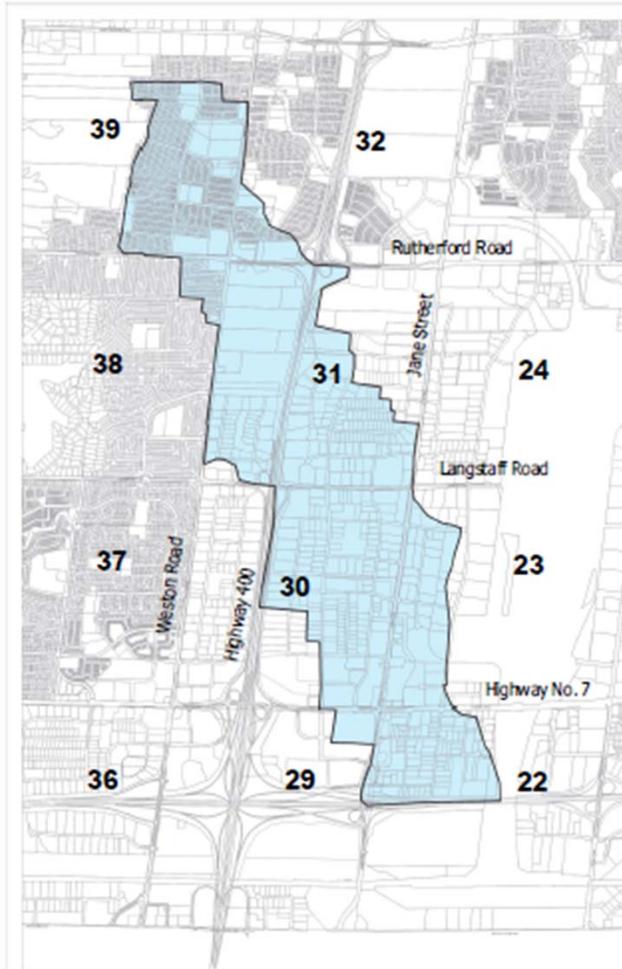


- Net Benefitting Area: **18.98 ha**

- Calculated Rate: **\$494,653 per net Hectare**

Current Rate	Calculated Rate	Difference (\$)	Difference (%)
\$100,530	\$494,653	\$394,653	392%

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: **\$67,620 per net Hectare**

Current Rate	Calculated Rate	Difference (\$)	Difference (%)
\$27,202	\$67,620	\$40,418	149%

Key Considerations

1. Land Acquisition Costs represent \$80 Million (or 36%) of the total \$220 Million Capital Program
2. Edgeley Pond Improvement Costs have increased
3. Inclusion of Culvert under Highway 7 expenses (not considered in 2016).
 - Includes 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)

Next Steps

- Continue discussions with external stakeholders:
 - Continue individual land-owner meetings to discuss site specific impacts as required
- Refine DC Background Study and DC by-law as required based on the input received
- Passage of ASDC By-law by Council: October 20th 2021