



Real Estate | Infrastructure Development

Land Acquisition Strategy

October 6, 2021

COMMUNICATION C1

ITEM NO. 2

COMMITTEE OF THE WHOLE
(WORKING SESSION)

October 6, 2021



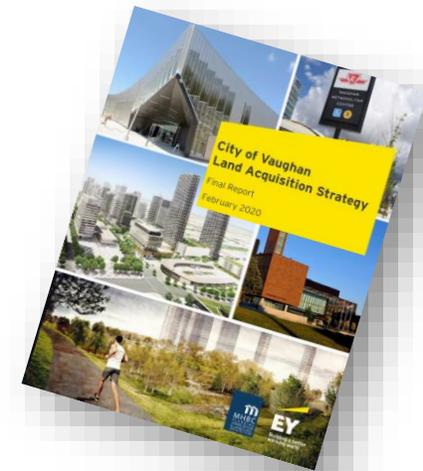
Agenda

- Background
- Land Acquisition Strategy Timeline
- Recommendations

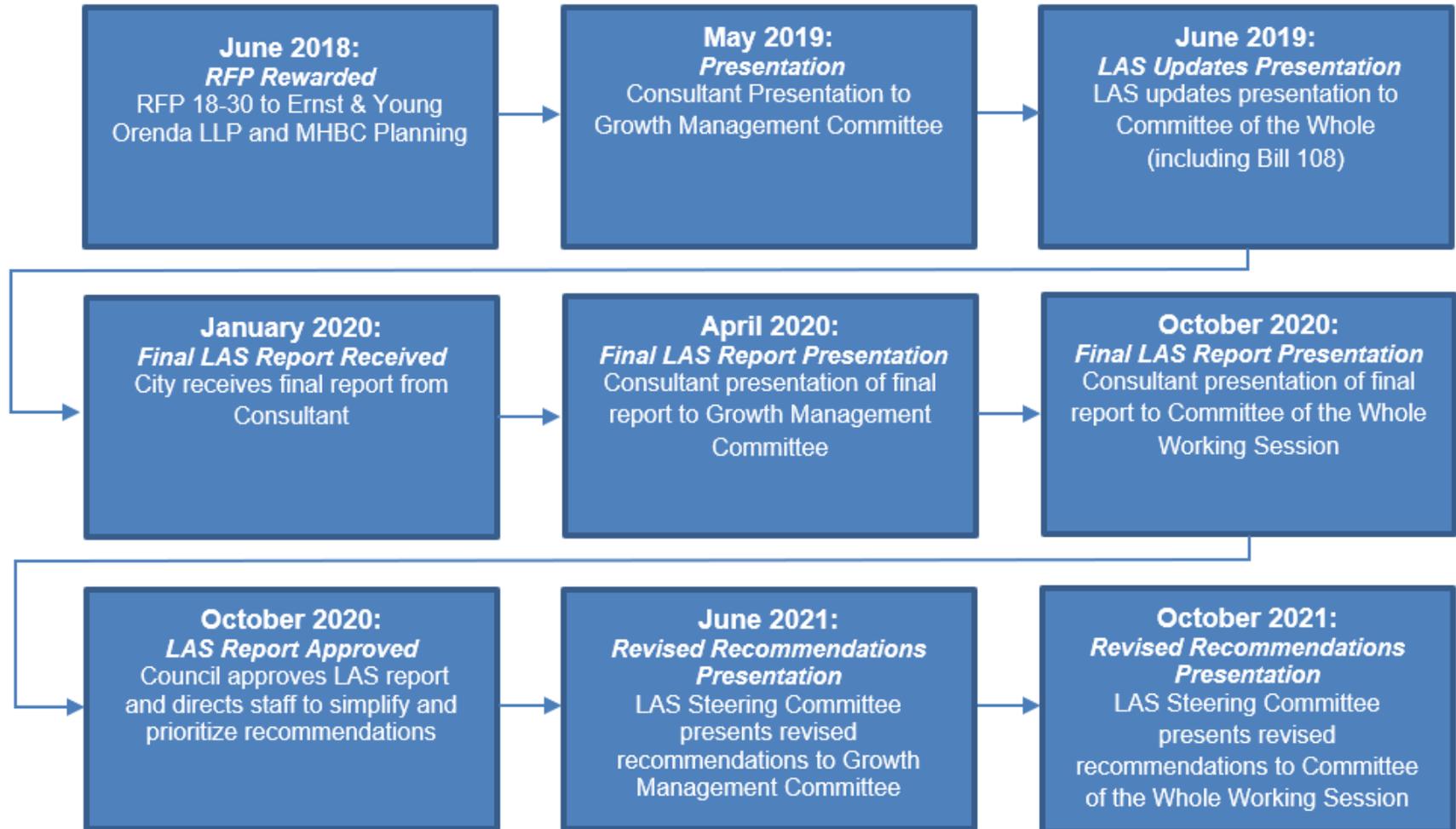
Background

Land Acquisition Strategy - Purpose

1. Review City's current lands holdings, identify future requirements and provide a final strategy that is fiscally sustainable
2. Identify associated policies that support growth management plans achieving fiscal accountability
3. Develop strategies for long-term City requirements based on defined provisional standards and/or level of service
4. To respond to priorities identified in the City's Official Plan, Master Plans and other strategic planning documents
5. Develop proactive approach to securing property
6. Identify alternative approaches to land acquisition



LAS Timeline



Recommendation #1

Develop a Community Benefits Charge (CBC) Strategy based on Bill 108/Bill 138/Bill 197 revisions to the *Planning Act* and *Development Charges Act*.



Community Benefits Charge (CBC) Strategy



Short-term Implementation



Financial Planning and Development Finance

Recommendation #2

Develop a Parks and Open Space Strategy to guide the City's planning, development and use of greenspaces. The strategy will consider new park typologies and develop guidelines for acquiring non-designated greenspaces for high-priority areas.



Greenspace Strategic Plan



Short-term Implementation (Underway)



Parks Infrastructure Planning and Development

Recommendation #3

Consider the use of Cash in Lieu (CIL) funds for growth-related redevelopment of existing Parks and Open Space Trails in high priority areas.



Parks Acquisition Strategy and Community Benefits Charge (CBC) Strategy, Parkland Dedication Guideline



Short-term Implementation (Underway)



Parks Infrastructure Planning and Development / Financial Planning and Development Finance

Recommendation #4

Develop a Land Acquisition Master Plan for City-wide Greenspaces in high priority areas. The Master Plan will consider acquisition costs, funding alternatives and potential partnerships.



Greenspace Strategic Plan



Medium-term Implementation



Parks Infrastructure Planning and Development

Recommendation #5

Repurpose the existing sale of public land reserve and create a new land acquisition reserve for the acquisition of lands other than Parkland and update City governing financial policies to reflect the Land Acquisition Strategy, with respect to reserves, Land Acquisition and Disposition of property.



Consolidated Reserve Policy



Medium-term Implementation



Financial Planning and Development Finance

Recommendation #6

The City's property assets to be reviewed to ensure property use is maximized by co-locating community services.



Corporate Asset Management Plan, Vaughan Transportation Plan, Vaughan Integrated Urban Water Plan, City-wide Official Plan Review, Growth Related Departmental Master Plans



Immediate, Medium-term and Longer-term Implementation



Multiple Departments – Championed by Corporate Asset Management

Recommendation #7

Strengthen the City's Natural Heritage Network and Open Space System through land acquisitions, donations, land trust partnerships and stewardship initiatives.



Official Plan Review, Natural Heritage Network Review, Municipal Energy Plan Update, Sustainability Matrix (at Development Application), Greenspace Strategic Plan, Climate Change Adaptation Framework



Longer-term Implementation



Multiple Departments – Championed by Policy Planning & Special Programs

Recommendation #8

Review and update Vaughan's Land Disposition By-law and related policy; and establish a Land Acquisition By-law and related policy.



Disposition By-law and Related Policy Update



Medium-term Implementation
(Draft to completed by Q2 2022)



Legal Services and Real Estate

Recommendation #9

Ensure governing policies, By-laws and guidelines in support of the Land Acquisition Strategy relating to Land Acquisition, Sale of Land and Property Disposition, Leasing Strategy and third-party proposals are established and updated.



Leasing Strategy Kick-off (Q3 2022)
Land Acquisition/Disposition Third-party Guidelines (Q2 2022)



Short-term Implementation



Legal Services and Real Estate

Recommendation #10

The City will update its Accommodation Master Plan to ensure Vaughan is equipped to meet future growth and workplace demand strategies.



Space Management Plan



Medium-term Implementation



Facility Management and Office of the Chief Human Resources Officer



Questions.





Thank You.

