

**COMMITTEE OF THE WHOLE (WORKING SESSION) –
NOVEMBER 3, 2021**

COMMUNICATIONS

Distributed October 29, 2021

C1 Presentation Material

Item(s)

1

Distributed November 2, 2021

C2 Presentation Material

2

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Development Charges and New Community Benefits Charges: Council Information Session



CITY OF VAUGHAN

Wednesday, November 3rd, 2021

Agenda

- Background and Overview of “Growth-Related” Capital Framework
- Development Charges Study
- Community Benefit Charges
- Timeline and Next Steps

Background

- The City has retained Hemson to complete:

1. Development Charges
(DC) Background Study +
Draft By-law
(Hemson)

2. Community Benefits
Charge (CBC) Strategy +
Draft By-law
(Hemson)

By-laws to be passed
2nd Quarter of 2022.

Alternative Parkland
Dedication Rate:
(Hemson only in the Capacity
to review costs to ensure
consistency with DC and CBC)

What Does the Future Look Like?



Certain “soft” services removed from DC framework (municipal parking, cemeteries and airports)



Library, park development, indoor recreation, long-term care, public health, child care, recycling, organics, and paramedic services remain and now 100% cost eligible under the *Development Charges Act* (DCA)



Previous *Planning Act* Section 37 (density bonusing) is replaced with new Community Benefits Charges (CBC) regime



CBCs can only be applied on high-density developments

New Framework for “Growth-Related” Capital



Development Charges Act (DCs)

- Used to fund initial round of capital infrastructure
- Prescribed list of eligible services
- Certain “soft” services removed from list (e.g. parking, cemeteries, airports)
- No eligible services subject to 10% discount



Planning Act: Community Benefits Charges (CBCs)

- Initial round of capital, can overlap with DCs
- In-kind contributions permitted
- Capped at 4% of land value
- Imposed only on development with 5 or more storeys & 10 or more housing units
- Only local municipalities can charge



Planning Act: Parkland & CIL

- Parkland acquisition and CIL
- Standard rate of 5% for residential and 2% for non-residential
- Alternative, higher rate may apply based on units/ha *with Parks Plan*
- Cash In Lieu of land permitted

All tools are appealable to Ontario Land Tribunal (OLT) (with conditions)

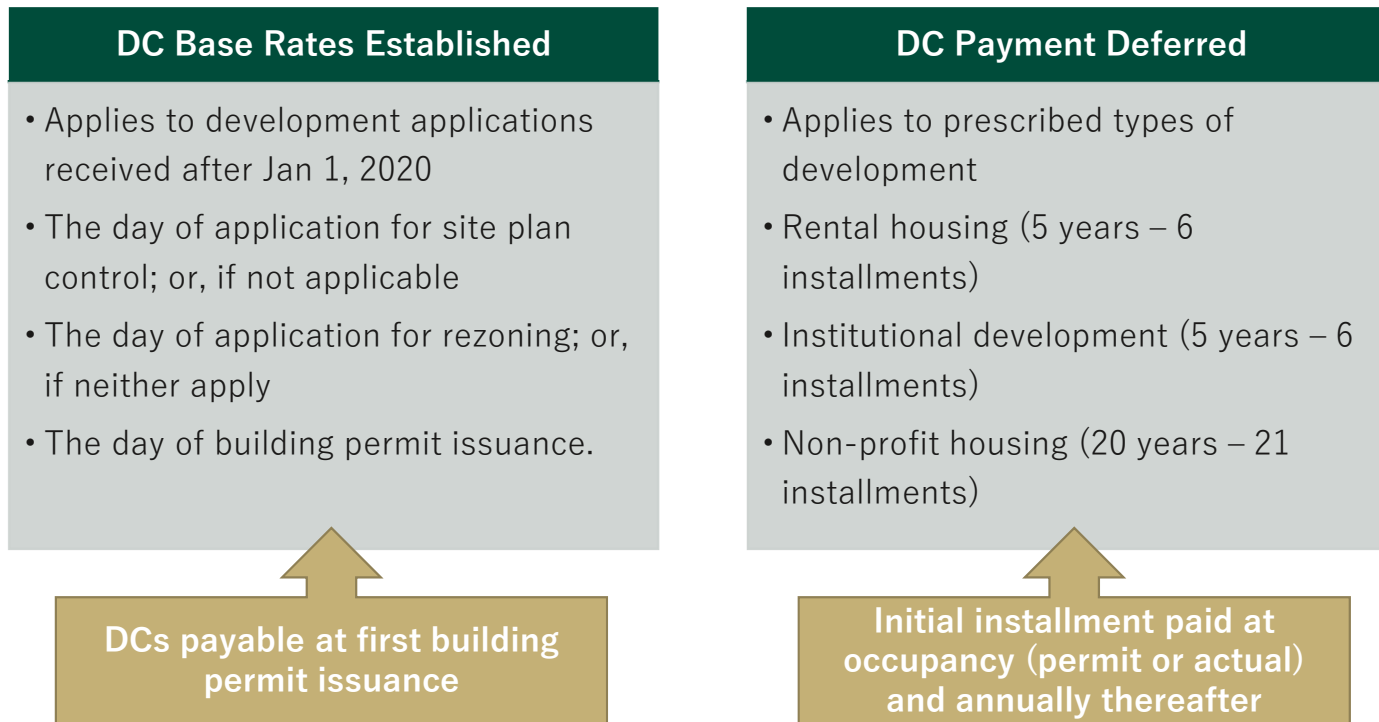
Development Charges

- Fees imposed on development to finance development-related capital costs.
- As a municipality grows, new infrastructure and facilities are required to maintain service levels (e.g. roads, water, etc.)
- The principle is “growth pays for growth” so that the financial burden of servicing development is not borne by existing tax/rate payers.



Source: The Toronto Star

Changes as of January 1, 2020: When are DCs Determined and Paid?



Note: DCA allows municipalities to charge interest on DC freeze and deferrals. The City has enacted a policy to charge interest.

DC Study Update to Align with CBC Study and Region of York Study

- The Region of York is currently in the process of updating their DC Background Study and By-law.
- City and Region have initiated discussions to ensure process aligns where practical to do so.
- City DC By-law policy considerations to align with Region
- City exploring modifications to the rate structure to consider smaller residential housing types

Planning Act: Community Benefits Charges (CBCs)

- Height/density “bonusing” under s.37 of Planning Act now gone
- Replaced by CBC for growth-related capital—can overlap with DCs
- In-kind contributions permitted (credits given)



Source: Urban Toronto

CBCs – Legislative Basics

- Imposed by by-law (no term limit)
- Only local municipalities can charge
- Can only be levied against higher density development
 - 5 or more storeys and
 - 10 or more residential units
- Requires a “strategy”
- Legislation does not prescribe CBC rate structure
- Timing of payment should be stated in by-law
- In-kind works can be provided but then valued and credit against charge provided

CBC payable in any particular case cannot exceed **4%** of land value as of the day before a building permit is issued

CBC Statutory Exemptions

- Development with fewer than 10 residential units and 5 storeys
- Long-term care & retirement homes
- Colleges, universities and post-secondary indigenous institutes
- Royal Canadian Legion
- Hospice for end of life care
- Non-profit housing

What Can CBCs Fund?

- **Can recover any “growth related” capital cost**
 - Eligible DC services (no overlap with DCs)
 - Parkland acquisition (no overlap with s.42)
 - Other services
 - Service level increases
- **Requires nexus test to be met**
 - Community benefits
 - Benefit to apartment residents

- **Potential services**
 - Affordable Housing
 - Cycling infrastructure
 - Public realm improvements
 - Traffic calming measures
 - Community gardens
 - Park improvements
 - Libraries and Community Centres
 - Other benefits to apartment residents

Potential CBC Rate Structures



Percentage of Land Value



Per Unit



Per Gross Floor Area (Square Foot)



Per Hectare/Acre of Land

- Could differentiate charge by area, built form, etc.
- Regardless, CBC cannot exceed 4% of land value *for each specific development*
- Complex rules where there is disagreement

Transition Period Provided: September 2022

- Two-year transition period to conform to all the changes – DCs, Parkland (if using alternative rate) and CBCs
 - Note: Ontario municipal elections are October 24, 2022
 - Many municipalities, including the City of Vaughan, are aiming to pass new by-laws in Q2 2022
- Benefit to undertaking all studies concurrently
- Timeline provides for ample industry and Council consultations which will begin early 2022.

VAUGHAN MILLS PUBLIC REALM AND STREETScape MASTER PLAN

COMMITTEE OF THE WHOLE WORKING SESSION

COMMUNICATION C2

ITEM NO. 2

COMMITTEE OF THE WHOLE
(WORKING SESSION)

November 3, 2021

FINAL REPORT
NOVEMBER 03, 2021

DTAH / TMIG / AW HOOKER / R.E. MILLWARD / LURA



CONTENTS

- » **Introduction and Background**
- » **Recommendations: Public Realm**
- » **Recommendation: Streetscape**
- » **Demonstration Plan**
- » **Implementation and Phasing**

INTRODUCTION & BACKGROUND

VAUGHAN MILLS TODAY - EAST SIDE



VAUGHAN MILLS TODAY - WEST SIDE



STUDY PROCESS



Project Purpose and Schedule	Public Realm and Streetscape Vision Guiding Principles	Public Realm Framework and Streetscape Master Plan	Prepare Draft Report
Background, Review & Analysis	Draft Design Guidelines	Public Realm Framework and Streetscape Plan Report	TAC Meeting Public Meeting
Project Management Meeting TAC Meeting	TAC Meeting	Design Review Panel_02 TAC Meeting	Implementation and Phasing Strategy Final Report
Stakeholder/Landowner Meeting Public Meeting		Stakeholder/Landowner Meeting Public Meeting	Committee of the Whole Working Session
Design Review Panel_01			

WE ARE
HERE

STUDY PURPOSE + OBJECTIVES

**Build Upon &
Complement
Vaughan Mills
Centre
Secondary
Plan**

**Guide Design,
Implementation,
& Maintenance**

**Establish
Coherent
Design
Approach**

**Develop a
Legible
Public Realm
Framework**

**Improve
Connectivity
Within and
Beyond**

**Elevate and
Emphasize
User Comfort,
Experience,
Choice**

**Create a
Robust and
Timeless Palette
of Materials and
Furnishings**

VAUGHAN MILLS CENTRE SECONDARY PLAN

March 18, 2014

Adopted by the City of Vaughan Council

July 11, 2014

Adopted by York Region Council
with modifications

Current Status

Subject to appeals at the
Ontario Municipal Board related to
non-public realm related issues

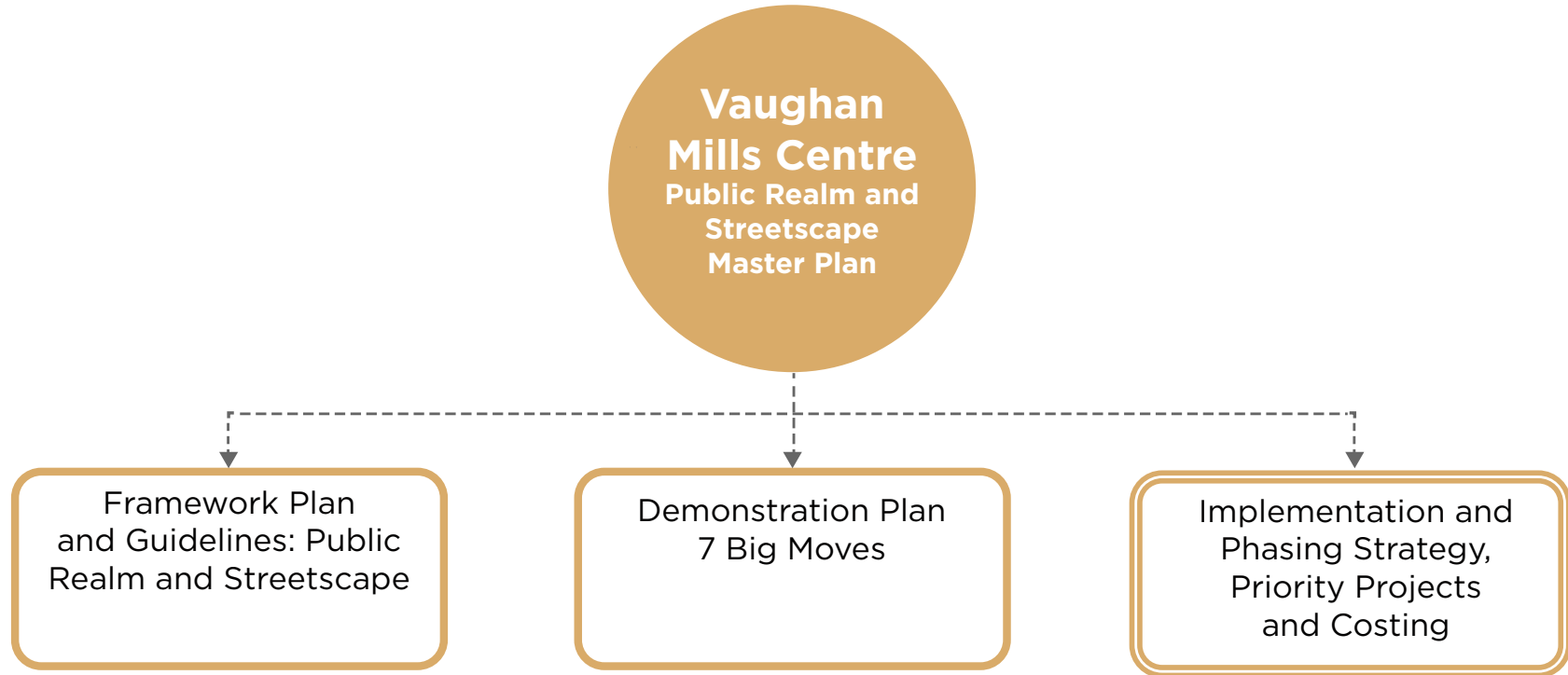


VAUGHAN MILLS CENTRE SECONDARY PLAN

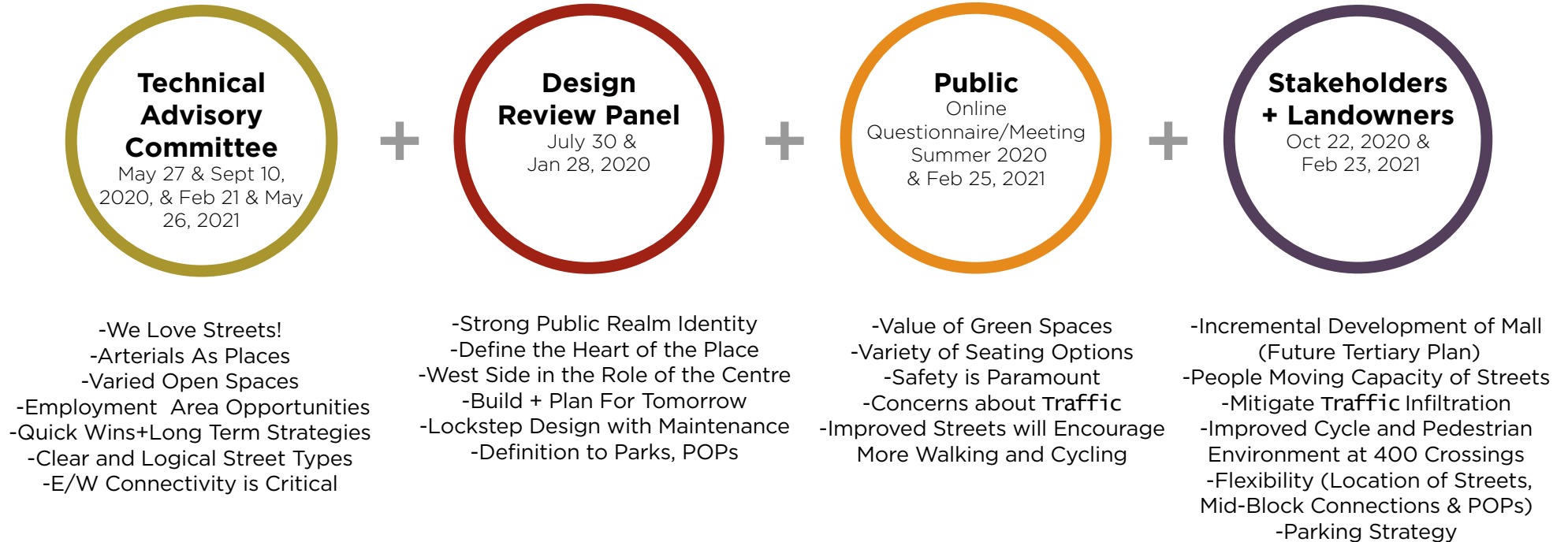
DIALOG

Prepared by DIALOG and MMM Group
Distributed September 19, 2014

MASTER PLAN OUTCOMES



WHAT WE'VE HEARD: KEY MESSAGES



VISION AND GUIDING PRINCIPLES



RECOMMENDATIONS: PUBLIC REALM

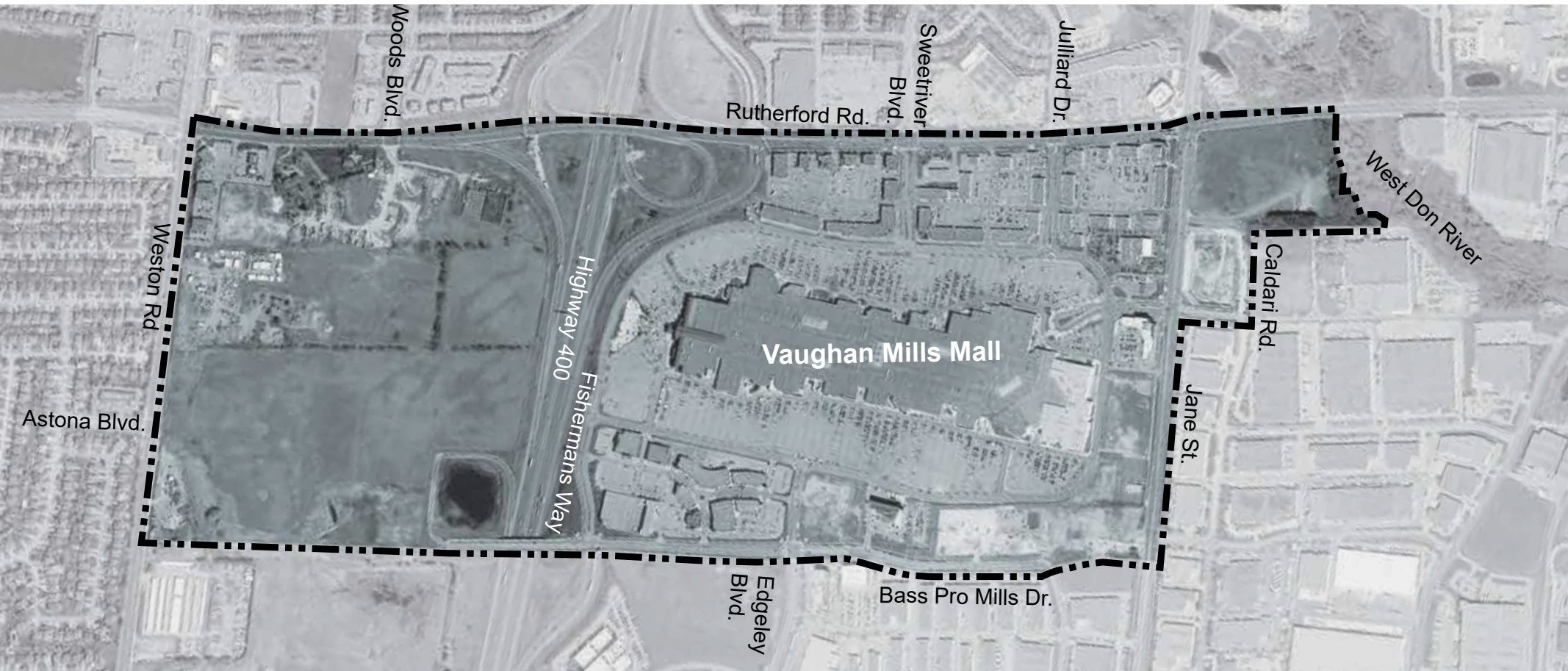
PUBLIC REALM FRAMEWORK

09 ELEMENTS

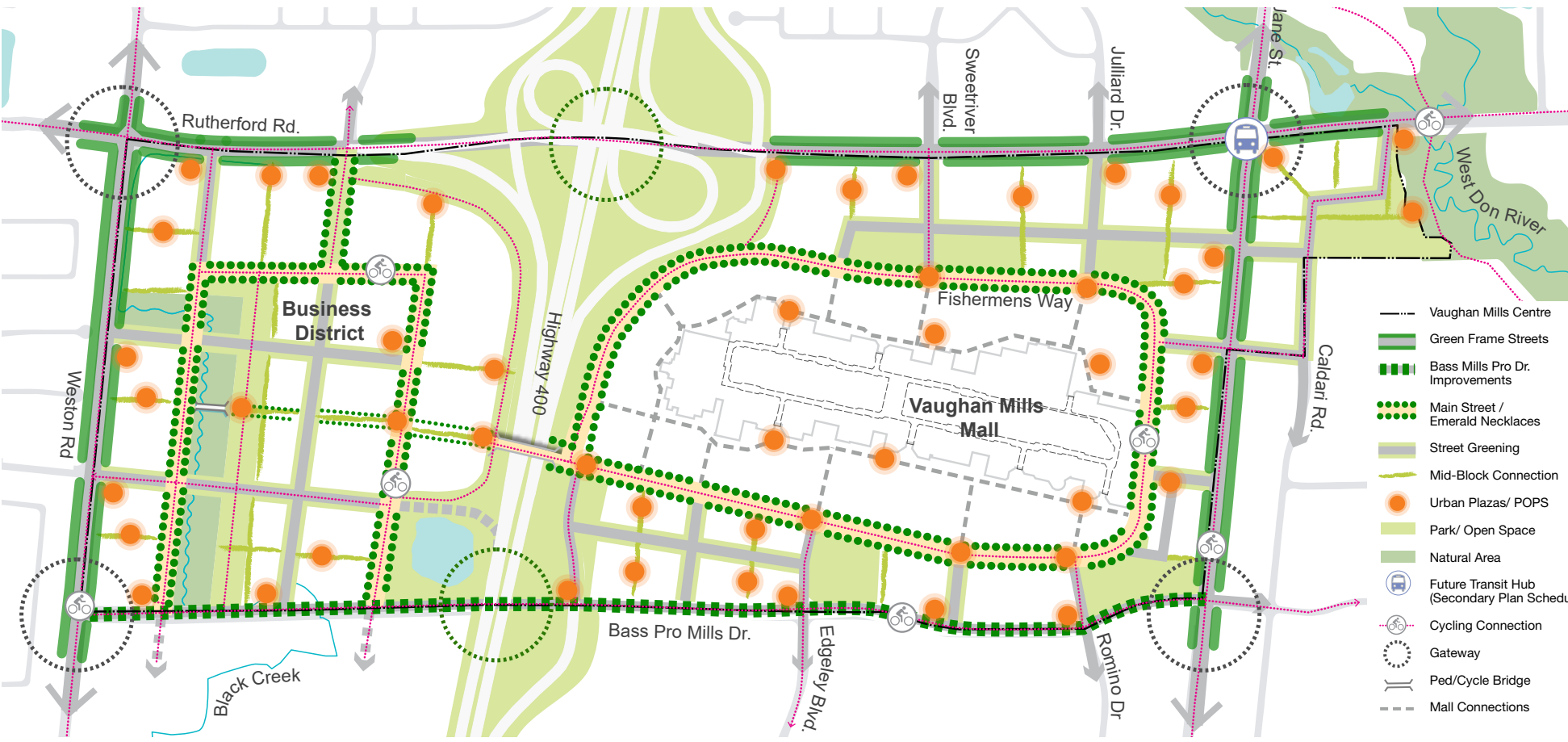
Green Frame
Emerald Necklaces
Parks
Internal Streets and
Connections

Urban Plazas & POPS
Landscape Stitch
Gateways
Cycling Connections
Transit Connections

STUDY AREA TODAY: 146 HECTARES (+/-360 ACRES)



PUBLIC REALM FRAMEWORK



SAMPLE GUIDELINES: PARKS

Urban Parks



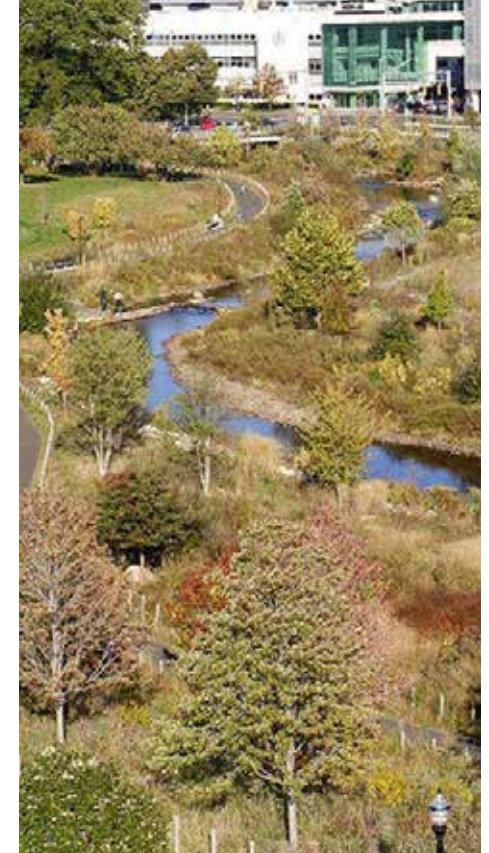
- R1. *Use park as a primary organizing element within the urban fabric with respect to street and block layout and land use.*
- R2. *Locate new urban parks to connect and extend to existing parks and open spaces, provide for community and individual recreational use and front onto public streets for visibility, access and safety.*



Greenways



Black Creek Common



SAMPLE GUIDELINES: POPS



Urban Plaza/Pops Design Character

- Orange dot: Plaza/Gateway
- Green dot: Green
- Blue dot: Courtyards/Mews
- Grey dot: Mall



- R1. *Locate and design POPs in accordance with the City Wide Urban Design Guidelines Performance Standards No. 6.2.4-6.2.8.*
- R2. *Orient and design POPs to create a comfortable micro-climate. South-facing POPs are encouraged as they maximize the space's exposure to direct sunlight. Provide minimum 3 hours direct mid-day summer sunlight.*



MATERIALS PALETTE

Paving and Curbs



Planters



Lighting



Street Furniture



Wayfinding



RECOMMENDATIONS: STREETSCAPE

COMPLETE STREETS APPROACH

Streets for
movement



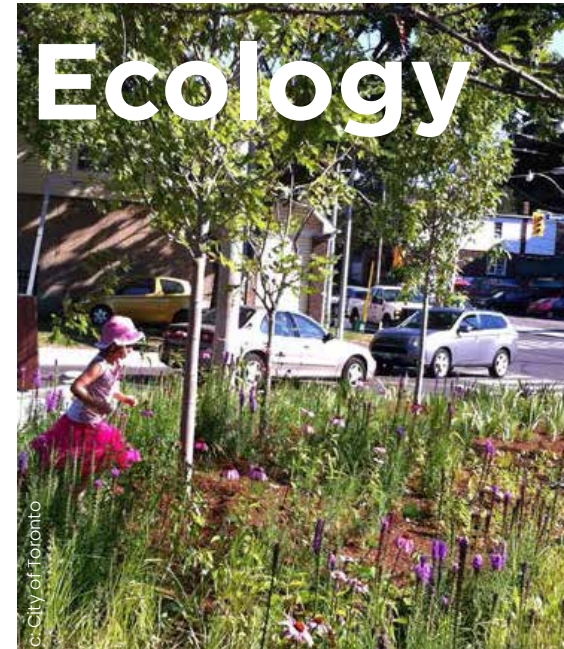
Design Objective:
Move People

Streets as
destinations



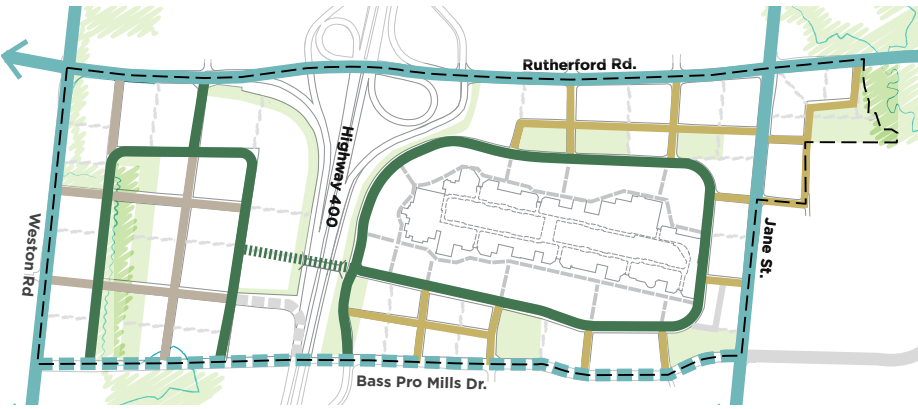
Design Objective:
Spend Time

Streets as green
infrastructure



Design Objective:
Improve Ecosystems

STREET CHARACTER



GREEN INFRASTRUCTURE



Bio-Retention Swales



Curb Extensions with Bio-Retention



Passive Irrigation



Soil Cells



Increased Urban Tree Canopy

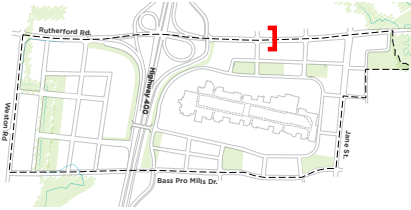


Permeable Paving to Parking



Bio-Retention / Storm Planters

GREEN FRAME STREET / RUTHERFORD ROAD DEMONSTRATION



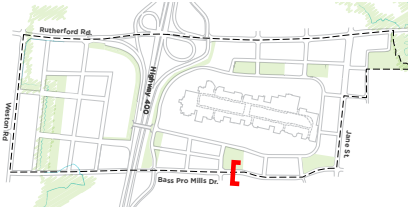
Right-of-Way 43.0m
Boulevards 9.0m
Pedestrian Clearway 2.1m
Roadway 26.0m (Inc. Cycle Track 2.0m / Edge Zone 1.0m /
Travel Lanes 3.5m, Curb Lanes 3.5m, Median 5.0m)



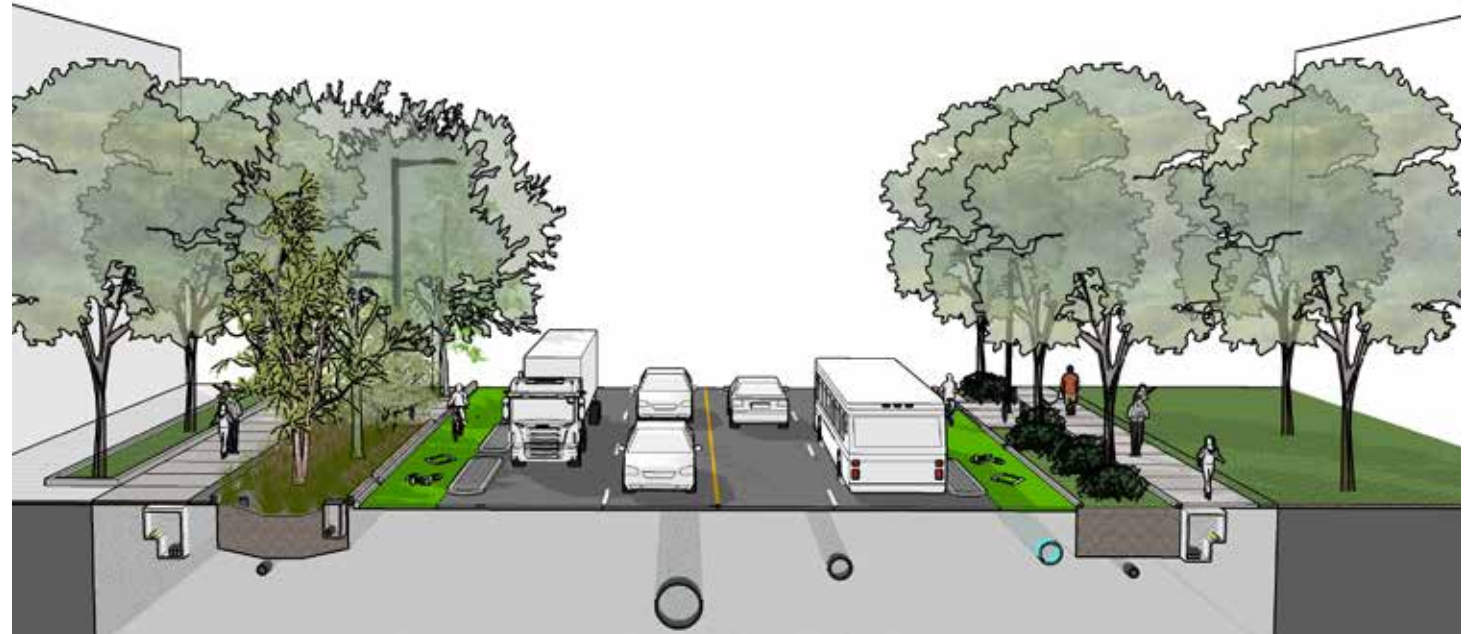
RUTHERFORD ROAD BOULEVARDS



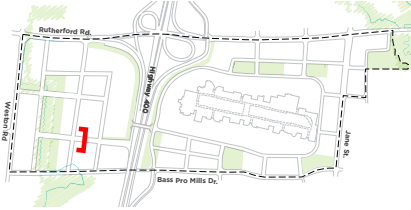
GREEN FRAME STREET / BASS PRO MILLS DEMONSTRATION



Right-of-Way 30.0m
North Side Boulevard 5.9m
South Side Boulevard 4.5m
Pedestrian Clearway 2.0m
Roadway 19.6m (Inc. Cycle Track 2.0m / Buffer 1.0m /
Travel Lanes 3.0m, Curb Lanes 3.5m)
Subject to EA Study



EMPLOYMENT CONNECTOR DEMONSTRATION



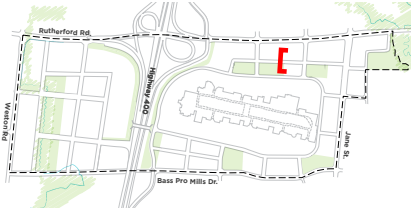
Right-of-Way 23.0m
Boulevards 8.0m
Pedestrian Clearways 2.0m
Roadway 7.0m



BASS PRO MILLS PRECEDENTS



NEIGHBOURHOOD CONNECTOR / LOCAL STREETS DEMONSTRATION



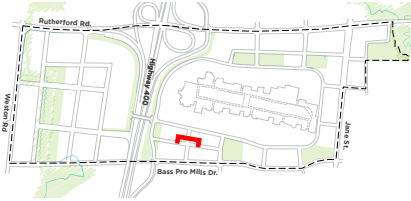
Variations:
On-Street Parking;
Cycle Tracks



NEIGHBOURHOOD CONNECTORS BOULEVARDS



ADAPTIVE STREET DEMONSTRATION



Right-of-Way 17.5m-20m
6.0m Travelway / 2.5m Furnishing, Planting or Parking Strips / 5.25m Clearways
Rolled Curbs or Flush Curbs
Private or Public



ADAPTIVE STREET PRECEDENTS



Market Street, Toronto



Scott Street, Toronto

DEMONSTRATION PLAN

DEMONSTRATION PLAN



SEVEN BIG MOVES



JANE AND RUTHERFORD NODE

BIG MOVE #1



JANE STREETSCAPE

BIG MOVE #2



JANE STREETSCAPE: BOULEVARDS

BIG MOVE #2



BASS PRO MILLS

BIG MOVE #3



FISHERMENS WAY (EMERALD NECKLACE STREET)

BIG MOVE #4



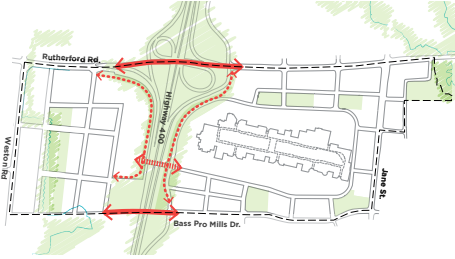
FISHERMENS WAY: BOULEVARDS

BIG MOVE #4



LANDSCAPE STITCH

BIG MOVE #5

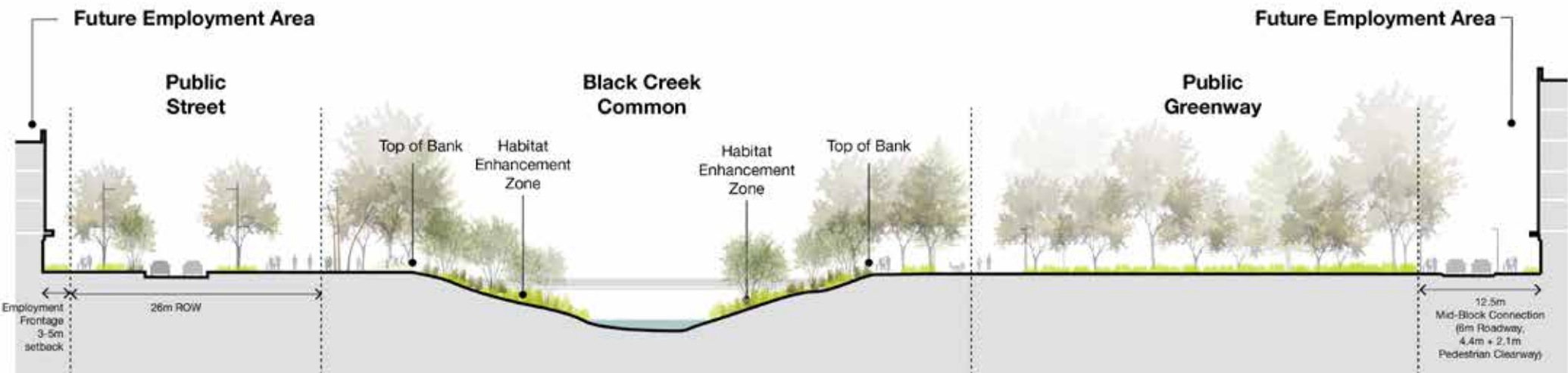


- Greening Opportunities
- Improved Street Crossings
- Pedestrian and Cycling Bridge
- New North/South Pedestrian and Cycling Connections



BLACK CREEK COMMON

BIG MOVE #6



BLACK CREEK COMMON

BIG MOVE #6



EMPLOYMENT AREA PROMENADE

BIG MOVE #7



IMPLEMENTATION AND PHASING

IMPLEMENTATION STRATEGIES



**Focus Funding and
Improvements on
Concentrated Areas**



**Build Synergies
with Parallel Initiatives**



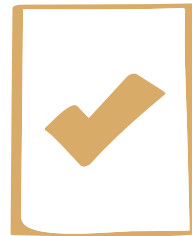
**Work in an
Interdisciplinary Way**



**Consider Life-Cycle
Cost Benefit Analysis**



Update Regularly



**Create Project
Specific Guidelines**



**Measure Success
Over Time**

PROJECT PRIORITY MATRIX

<div>18</div> <div>Projects and Actions</div>	<div>3</div> <div>Time Frame</div> <div>Progress- Immediate Short- Medium Term Medium-Long Term</div>	<div>4</div> <div>Implementation Responsibility</div> <div>Province Region City Developer</div>
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THANK YOU

PLEASE VISIT

<http://vaughan.ca/vaughanmillsplan>