

May 12, 2015

**Mayor Maurizio Bevilacqua and Members of Council**

Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, ON  
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Via email to City Clerks [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)

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Item #	5
Report No.	20 (cw)
Council - May 19/15	

MGP File: 11-2003

Dear Mayor Bevilacqua and Members of Council,

**Re: Council Meeting – May 19, 2015**  
**Item #3 - Report No. 20 of the Committee of the Whole**  
*Oak Ridges Moraine Conservation Plan Review Update on Provincial Plan Review - In Response to the Members Resolution of March 24, 2015*  
**2015 Coordinated Review of Ontario's Land Use Plans**  
**Lands located within the Greenbelt Plan Area**  
**Block 41, City of Vaughan**

Malone Given Parsons Ltd. is the land use planner for the Block 41 Landowners Group. We are writing in response to the Province's coordinated policy review of the *Growth Plan for the Greater Golden Horseshoe* (Growth Plan), the *Oak Ridges Moraine Conservation Plan*, the *Greenbelt Plan* and the *Niagara Escarpment Plan*. This coordinated review is an opportunity to provide valuable input to the Province and to evaluate how well the plans collectively support and align with the goals and objectives of each plan, as well as with York Region's and the City of Vaughan's Official Plans and their growth management initiatives.

Block 41 is one of two New Community Areas identified in the City of Vaughan's Official Plan 2010, which are to accommodate growth up to the 2031 planning horizon. These lands are currently the subject of a study and planning process to support preparation and approval of Secondary Plans that will enable development for a range of urban uses at a density of 70 people and jobs per hectare. Lands located within the *Greenbelt Plan* area in Block 41 are shown on the attached figure. Highlighted in yellow are lands within the *Greenbelt Plan* area which do not comprise natural heritage features and should be removed from the Greenbelt.

**It is our recommendation that the City of Vaughan recommend that the Province:**

1. Establish a process to permit adjustments to the *Greenbelt Plan* areas; and,
2. Permit additional uses within the *Greenbelt Plan* area.

**A Mechanism to Refine the *Greenbelt Plan* Area Boundary:**

It remains unclear as to what exact measures the Province used to establish the original *Greenbelt Plan* area boundary in 2006. The approach used in the past to demarcate the original boundary lines should be enhanced by a more detailed scientific analysis of environmental and economic criteria. As such, it is our request that the City request the Province to define a process to refine the boundary of the *Greenbelt Plan* area based on a set of criteria. These criteria should be based on the outcomes of environmental studies, utilizing sound scientific principles, which would then be implemented through municipal Official Plan amendments.

The development of Block 41 as currently anticipated, without any potential boundary adjustment to the *Greenbelt Plan* area, would result in fragmented parcels of agricultural land, economically unsuitable for the purposes of growing crops. These lands have been identified in yellow on the attached figure.

The provincial plans currently under review have set a clear course for containing growth. One of the guiding principles of the *Growth Plan* is to optimize the use of existing and new infrastructure to support growth in a compact and efficient form. Block 41 has approximately 78 hectares of lands within the *Greenbelt Plan* area not currently identified as natural heritage features and which will be unsuitable for agricultural purposes once development occurs. If these 78 hectares are reviewed and confirmed for removal from the *Greenbelt Plan* area and developed at the required density of 70 people and jobs per hectare, approximately 5,500 additional people and jobs would be accommodated within Block 41. This is a substantial amount of jobs and population that would otherwise require additional lands be brought into the settlement area as part of future urban expansions, which in turn would require further expansion of infrastructure at significant costs and would be an inefficient use of existing infrastructure. As such, we request that the City request that the Province consider a review process to allow for lands improperly designated within the *Greenbelt Plan* area to be removed.

**Expansion of Uses within the *Greenbelt Plan* Area:**

We also request clarity on the *Greenbelt Plan* policies regarding the location of stormwater management ponds within the *Greenbelt Plan* area in New Community Areas. The policies of the *Greenbelt Plan* are unclear on where and when stormwater management ponds are permitted. It is our opinion that stormwater management ponds are compatible with natural areas and should be permitted within the *Greenbelt Plan* area.

The *Greenbelt Plan* also precludes active parkland from locating within the *Greenbelt Plan* area. Active parkland is necessary to support sound development and complete communities, and can complement natural areas by enlarging their footprints and offering access and visual windows into them. As such, we would like clarification of the *Greenbelt Plan* policies regarding stormwater management ponds in the *Greenbelt Plan* area and would request the flexibility to locate both stormwater management ponds and parkland within the *Greenbelt Plan* area.

May 15, 2015

We appreciate this opportunity to provide our comments to the City of Vaughan for consideration in their review of the provincial plans.

We respectfully request that the City include these comments in its submission to the Province.

If you wish to further discuss any matter raised here please do give me a call at 905-513-0170 ext. 127, or at the email address below.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ali Ikram', with a stylized flourish extending to the right.

Ali Ikram

Planner

**MALONE GIVEN PARSONS LTD.**

Email: [aikram@mgp.ca](mailto:aikram@mgp.ca)

cc John Mackenzie, Commissioner of Planning, City of Vaughan  
Steve Kanellakos, City Manager, City of Vaughan  
Roy McQuillin, Acting Director of Policy Planning, City of Vaughan  
Block 41 Landowners Group