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Communication
CW: Jan 15/13
Item: 14

January 9, 2013

City of Vaughan
Planning and Development
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mr. J. MacKenzie
Commissioner of Planning

Dear Sir:

Re: Proposed Modifications to the West Vaughan Employment Area Secondary Plan
Report to the Committee of the Whole, January 15, 2013
Block 59 Landowners Group - Lots 11-15, Concession 9
City of Vaughan

On behalf of the Block 59 Landowner Group I wish to advise that since the adoption of the Secondary Plan we have had a number of meetings with City of Vaughan staff from various departments (Planning, Engineering, Parks) to discuss the Block 59 Landowner Groups concerns with the West Vaughan Employment Area Secondary Plan policies and schedules. We continue to have a number of concerns with the Secondary Plan document but remain hopeful that we can continue to work with staff and Council to alleviate the concerns.

Our concerns are as follows:

1. In meetings with staff we have made it known that Local Streets should not be shown on the Secondary Plan Schedules. There is insufficient information at the secondary plan stage to identify locations of Local Streets. Normally secondary plans show the general location of collector roads and the boundary arterial roads and provincial highways. The location of the Local Streets should be determined through the Block Plan process and, as such, removed from the Secondary Plan schedules.

The Secondary Plan schedules show 6 crossings of valley systems. Valley crossing are very expensive initiatives. From a cost and environmental perspective we believe that valley crossings should be minimized. We have provided staff with a proposed road pattern that proposes two (2) efficient crossings and have attached it to this correspondence for your convenience. The two crossings proposed by the Landowners Consultants will demonstrate that

these crossings will provide sufficient connectivity with regards to traffic flow. Furthermore, in the current Development Charge Bylaw update an amount of \$18,000,000 is proposed to be carried for valley crossings, an amount considered by many to be woefully inadequate for 6 structures, and likely somewhat inadequate for 2.

2. We do not believe that it is necessary to identify 'Listed Heritage Resources' on the Secondary Plan Schedules. The Listed Heritage Resources will be addressed as part of the Block Plan process.
3. We met with staff on several occasions to discuss parkland policies and alternative park locations and did not reach consensus on the issues. The proposed modified Secondary Plan policies and mapping addressing parkland do not satisfy the concerns of the effected parties.

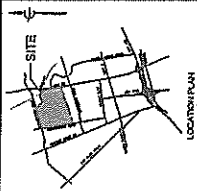
In view of the foregoing, and in an effort to minimize the concerns, the Block 59 Landowners request that a meeting be scheduled with staff, representatives of Council and Block 59 Landowners before the proposed modifications are adopted by Council.

Your very truly
KLM Planning Partners Inc.



Roy Mason
Vice President

cc: Block 59 Landowners Group
Mr S. Cole, Cole Engineering
Mr. P. Sytsma, Cole Engineering



- LEGEND**
- EXISTING
 - PROPOSED
 - EXISTING LOT LINES
 - PROPOSED LOT LINES
 - EXISTING DRIVEWAYS
 - PROPOSED DRIVEWAYS
 - EXISTING SIDEWALKS
 - PROPOSED SIDEWALKS
 - EXISTING UTILITIES
 - PROPOSED UTILITIES
 - EXISTING FENCE LINES
 - PROPOSED FENCE LINES
 - EXISTING POULTRY HOUSES
 - PROPOSED POULTRY HOUSES

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Vaughan

KLM ENGINEERING & CONSULTING INC.

CONCEPT PLAN

SEP 25, 2012

CP



CONCEPTUAL
SEP 25, 2012