



c9
64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
F. 905.669.0097
klmplanning.com

P-2160

January 15, 2013

(via E-mail)

City of Vaughan
Clerks Department
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

c9
Communication
cw: Jan 15/13
Item: 14

Attention: Mr. Jeffrey A. Abrams

**Re: Committee of the Whole – January 15, 2013 – Item #14
Modifications to the West Vaughan Employment Area Secondary Plan
City of Vaughan Official Plan - Volume 2
Block 66 West Landowners Group Inc.
Part of Lots 21 to 25, Concession 10,
Block 66 West
City of Vaughan**

Dear Mr. Abrams,

We act on behalf of the Block 66 West Landowners Group Inc., the owners of approximately 155 Ha. of land situated north of Major Mackenzie Drive, east of Highway 50, south of Nashville Road and west of the hydro corridor in the City of Vaughan.

The Block 66 West Landowners Group represents 73 percent (155 Ha.) of the entire Block 66 West lands (214 Ha.) and was formed in January 2011. A formal Block Plan Funding Agreement was signed by the participating landowners in July 2011. In the spring of 2011, the Landowners Group retained a consulting team to review and analyze the opportunities and constraints of the Block 66W lands for the purposes of pursuing a Block Plan Application on the lands.

The lands are currently designated "Employment Secondary Plan Study Area" and "Major Open Space and Valley Lands" by Official Plan Amendment No. 600 (i.e. the existing in force Official Plan). The new City of Vaughan Official Plan 2010 ("VOP 2010") was adopted by Vaughan Council on September 7, 2010, and is currently under appeal at the Ontario Municipal Board (OMB). Under the new Official Plan (VOP 2010), the lands are designated "Prestige Employment", "General Employment" and "Natural Area" and subject to the policies of the Vaughan West Employment Area Secondary Plan.

The City of Vaughan is considering modifications to the West Vaughan Employment Area Secondary Plan at the Committee of the Whole meeting on January 15, 2012. We have reviewed the revised policies and the related mapping and we have some concern with the modifications proposed.

Attachments 5a, 5b, and 5c in the Development Planning Department staff report proposes to replace Schedules "1", "2", and "3" in the Secondary Plan respectively, which among other modifications proposes a new land use designation - "GTA West Transportation Corridor Protection Area". This new designation applies to the northern portions of the Block 66 West lands.

We have concern with the addition of the GTA West policies as proposed in subsection 2.2.3. We understand that the approval of OPA No. 637 (Highway 400 North Employment Area Plan) provided the policy basis for the proposed policies in the West Vaughan Employment Area Secondary and we generally have no concern with this approach. However we do have concern that the proposed policies do not account for the timeframes associated with the final approval of OPA No. 637. The final approval of OPA No. 637 was the result of a mediated settlement, in which it was agreed that if by December 31, 2013, the Province either clearly indicates that the corridor will not proceed or the Province has not proceeded expeditiously in determining the final alignment of the corridor, that landowners affected by the preliminary study boundary may apply after that date to amend the official plan.

We respectfully request that the same terms be offered to the landowners of Block 66 West through a revised policy in the proposed modified plan. This will allow the landowners to continue to work with the Province, the Region and the City with regard to submission of a Block Plan Application which will facilitate the development of these important employment lands based on the analysis completed thus far, which could be impacted by unnecessary delays through the determination of the final alignment of the GTA West corridor.

I trust that these comments are helpful and would appreciate the opportunity to meet with staff to discuss them in some more detail. Please provide me with written notice of Council's Decision and adoption in regard to the proposed modifications to the West Vaughan Employment Area Secondary Plan.

Yours very truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, MCIP, RPP
Senior Planner

Copy: John Mackenzie, Commissioner of Planning
Diana Birchall, Director of Policy Planning
Block 66 West Landowners Group Inc.