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March 6, 2018

Mayor and Members of Council

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
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MGP File: 11-2003

**PUBLIC HEARING
COMMUNICATION**

Date: Mar 6/18 ITEM NO. 1

VIA EMAIL: clerks@vaughan.ca

Dear Mayor Bevilacqua and Members of Council:

RE: City of Vaughan Committee of the Whole Public Meeting – March 6, 2018

Item 1: New Community Area – Block 27 Secondary Plan Study File 26.4.1

Comments from Block 41 Landowners Group, City of Vaughan

Malone Given Parsons Ltd. are the Planning Consultant to the Block 41 Landowners Group, who own approximately 232 gross hectares of land located north of Teston Road, south of Kirby Sideroad, east of Pine Valley Drive and west of Weston Road, within the City of Vaughan. The Block 41 Lands are one of two New Community Areas designated by the City of Vaughan's Official Plan to provide for urban growth to the year 2031.

Block 41 is working towards submission of the subwatershed study to the City to support the preparation of the Secondary Plan. Following its submission, we will work with City staff to bring a draft Secondary Plan forward for Council's consideration in the coming months.

On behalf of the Block 41 Landowners Group, we have reviewed the Committee of the Whole (Public Hearing) Report dated March 6, 2017 and are supportive of moving forward with the Secondary Plan for the Block 27 Lands which in concert with the Block 41 Lands, will assist the City in accommodating the forecasted population growth in the City of Vaughan to 2031.

We understand that full build-out of the New Community Areas, consisting of Blocks 27 and 41 in the City of Vaughan, is dependent upon the construction of York Region's Northeast Water and Wastewater Servicing Solution, which is expected to be completed by 2028. Through engineering work completed for Block 41, we understand that there is interim servicing capacity available in the existing regional network which will allow initial development to proceed in both Blocks 27 and 41.

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However, many of the conveyances required for the new servicing infrastructure to service Blocks 27 and 41, have been previously accommodated by some of the individual landowners within Block 41 as part of the development approval process for Block 40 (south of the Block 41 lands). On that basis, we expect that the initial servicing allocation in the future will be fairly distributed to Blocks 41 and 27 by the City.

Should you have any questions or wish to discuss our comments in greater detail, please contact me at (905) 513-0170.

Yours very truly,

MALONE GIVEN PARSONS LTD.



Don Given, MCIP, RPP

President

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cc: Block 41 Landowners Group
Daniel Kostopoulos, City Manager
Stephen Collins, Deputy City Manager of Public Works
Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management
Armine Hassakourians, City of Vaughan