

C3 - Communication

CW (WS)

MARCH 4, 2014

Item #1



February 27, 2014

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

Your Worship, Mayor Maurizio Bevilacqua and Members of Council,

**RE: PROPOSED NATURAL GAS PIPE LINE THROUGH THE VAUGHAN  
ENTERPRISE ZONE**

We are writing this letter on behalf of the Huntington Landowners Group (the "Landowners"), in response to a proposal by TransCanada Pipe Line ("TCPL") to locate a new natural gas transmission pipe line (the "Pipeline"), referred to as the King's North Connection Project, within the Huntington Block Plan area.

The Pipeline route, as proposed, will have a significant negative impact on the continued development of the Block Plan. The Landowners are therefore strongly objecting to the TCPL proposal.

The Huntington Block Plan, including Blocks 57 and 58 West, is bounded by Highway 407 to the south, Regional Road 50 to the west, Langstaff Road to the north and Highway 427 to the east.

The Huntington Block Plan, arguably the core of the Vaughan Enterprise Zone, was from the very beginning, in 1998, planned as a prestige employment area. Its location is unique in the City of Vaughan, with direct access to major transportation corridors, close proximity to the airport and now the home of many prominent businesses with several million square feet of space and several thousand employees.

Most of the infrastructure work in the Block Plan has been completed or is under contract to be completed this year. Commitments for additional, significant industrial and commercial buildings, have also been made, and are scheduled for construction in the very near future.

TCPL is proposing that the Pipeline will be constructed within an 18 m wide easement, generally following the alignment of Highway 427 and the future Highway 427 Extension on private lands already approved for development. This easement, together with a 7 m wide no-build setback zone, will effectively sterilize approximately 25 acres of some of the most prestigious industrial/commercial lands in the City of Vaughan. In addition to the significant financial impact to the Landowners, this Pipeline project will result in significant loss of employment opportunities, and of course future revenues to the City.

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TCPL claims that the proposed Pipeline route has been established by extensive consultation and stakeholder engagement. The Huntington Landowners strongly disagree that this has been the process. In fact, only recently, has TCPL been in contact with some of the Landowners.

The preferred route of the proposed Pipeline is unacceptable. Roads and servicing infrastructure are already completed and additional works have been contracted and are scheduled for completion in 2014. Buildings in the Block Plan have been built, building lots have been developed, serviced and sold and/or are under contract for future buildings.

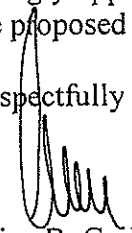
It is important to note that the lands within the Huntington Block Plan have received Block Plan approval Master Environmental and Servicing Plan approval, Draft Plan of Subdivision approvals with many of the Subdivision Agreements executed and registered. It appears, based on the pipe line proposal, that TCPL is unaware of such approvals and agreements.

TCPL has indicated that alternative Pipeline routes do exist but they have not been forthcoming with respect to any information regarding such potential alternative routes and/or why such alternative routes were rejected. They appear to be completely unaware of the very significant infrastructure and building investments that have been made by the Landowners and companies that are now located in the Block Plan.

If the Pipeline is to be constructed as currently proposed, it will have major negative consequences to existing and future developments within the Huntington Block Plan. Furthermore, we can only assume that all developments north of the Huntington Block, along the Highway 427 Extension, will suffer similar consequences.

The Landowners are therefore asking for the City of Vaughan to support their position to strongly oppose this Pipeline alignment and to urge TCPL to seek out alternate routes for the proposed pipe line.

Respectfully Submitted,

  
Orjan B. Carlson