

# DEPUTATION REQUEST

REGIONAL COUNCIL

MARCH 18, 2021

**Subject:** Item F.1 - Proposed 2051 Forecast and Land Needs Assessment – Request 51

**Spokesperson:** David McKay

**Name of Group or person(s) being represented (if applicable):**

DiBattista Farms Ltd/Signature Communities

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**Brief summary of issue or purpose of deputation:**

To discuss the inclusion of the lands within the future urban boundary as employment area rather than community area. The lands are immediately west of a planned community area. Given the isolated location vis-a-vis existing or future employment areas it is more appropriate to include the lands as community area as detailed in our July 2019 request (attached)

OFFICE OF THE REGIONAL CLERK

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york.ca



July 16, 2019

Paul Freeman, MCIP, RPP  
Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON  
L3Y 6Z1

Dear Mr. Freeman:

**RE: REQUEST FOR INCLUSION INTO CITY OF VAUGHAN URBAN BOUNDARY  
LANDS WITHIN BLOCK 67 ON THE WEST SIDE OF HUNTINGTON ROAD  
DIBATTISTA FARMS LIMITED/SIGNATURE COMMUNITIES, CITY OF VAUGHAN  
OUR FILE 16136H**

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We are the planning consultants for DiBattista Farms Limited/Signature Communities, owners of the lands located within Block 67 on the west side of Huntington Road, north of Nashville Road, east of the rail line, and south of Kirby Road, within the Kleinburg-Nashville area in the City of Vaughan (the "Subject Lands"). The Subject Lands are triangular in shape and are 39 hectares (94 acres) in size, as shown on Figure 1. They are currently being used for agricultural purposes.

The purpose of this letter is to request the inclusion of the Subject Lands, and the expansion area identified on Figure 1, within the City of Vaughan urban boundary expansion as a "future urban area". The following provides our planning rationale for this request.

Growth Plan for the Greater Golden Horseshoe

Section 2.2.8 of the Growth Plan for the Greater Golden Horseshoe ("Growth Plan") permits settlement area expansions only through a municipal comprehensive review and subject to certain criteria. We understand that York Region is currently undertaking a Municipal Comprehensive Review ("Review") which will help the Region plan for growth and ensures that the infrastructure to support that growth is in place, now and for the future. One of the ways to accommodate the 2036 and 2041 population and employment growth in the Region's municipalities, including in the City of Vaughan, is through an urban boundary expansion into the whitebelt areas (those lands that are not currently designated Urban Areas or Towns and Villages and are outside of the Greenbelt and Oak Ridges Moraine). The Subject Lands are located within the whitebelt area and the proposed urban boundary expansion to include the Subject Lands would assist the Region and City in meeting the population and employment growth target numbers.

In our opinion, it appears that the proposed urban boundary expansion onto the Subject Lands would satisfy the criteria within the Growth Plan for Settlement Area boundary expansions although further studies may be required as part of the process. Specifically:

- The Subject Lands are located outside of any key hydrologic areas and the Natural Heritage System as required by the Growth Plan.
- Although the Subject Lands are Prime Agricultural Areas, the lands are not located within a Specialty Crop area, within which the Growth Plan prohibits any expansions. Notwithstanding this, the Region of York Scoped Agricultural Assessment of Preferred Growth Scenarios 2036/2041 includes a Land Evaluation Area Review (LEAR) component which indicates that the Subject Lands, located within Whitebelt Area No. 9, are located within the lowest priority prime agricultural lands in the Region. Further, the LEAR indicates that Whitebelt Area No. 9 is ranked 5<sup>th</sup> out of 11 for the areas where inclusion in a settlement boundary would result in least impact on adjacent agricultural operations.
- Although additional studies would be required as part of the process to determine the servicing of the lands, we do not believe that there would be significant impediments existing in this regard.

#### Region of York Official Plan

Section 5.1.12 of the Region of York Official Plan states that expansions of the urban area shall only be initiated by the Region, in consultation with local municipalities, as part of a Regional municipal comprehensive review in conformity with policy 2.2.8 of Places to Grow: Growth Plan for the Greater Golden Horseshoe and the following:

- a. population and employment forecasts for the Region;
- b. the role of the lands proposed for expansion in the context of local municipal growth management;
- c. the protection of and integration with the Regional Greenlands System;
- d. the amendment is large enough (e.g. a concession block) with clear and identifiable boundaries, such as concession streets, major natural features, rail or major utility corridors;
- e. the role of the lands proposed for expansion that is supportive of the Region's urban structure, including centres and corridors, Regional Rapid Transit Corridors, and GO commuter rail line;
- f. that expansions of the Urban Area are contiguous to an existing Urban Area;
- g. the completion of local municipal strategies and policies to phase in and achieve the intensification targets in this Plan;
- h. the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;
- i. future expansions, to the Urban Area as shown on Map 1 of this Plan, are directed to lands outside the boundary of that Urban Area and outside the Greenbelt Plan Area Boundary;
- j. the Region and local municipalities shall protect for the opportunity for new community areas and employment lands within such lands that could be considered through any future municipal comprehensive review; and,
- k. other policies of this Plan.

In our opinion, the inclusion of the Subject Lands within the City of Vaughan urban boundary expansion as a "future urban area" satisfies the above criteria for the following reasons:

1. The York Region 2041 Preferred Growth Scenario Land Budget indicates that residential unit and employment forecasts in the Built-Up Area and Designated Greenfield Areas in the City of Vaughan do not meet overall forecast demand to 2036 or 2041. As a result, an additional 5,950 residential units will be required within the urban boundary expansion in the Whitebelt Areas by

2036 and an additional 12,560 by 2041. This requires an additional 297 hectares of land by 2036 and 628 hectares by 2041. The Subject Lands can assist in providing the land area required in order to meet the Region's residential forecast targets.

2. The Subject Lands are shown as Natural Areas and Countryside on Schedule 1 of the City of Vaughan Official Plan (City OP), and the lands are designated Agricultural on Schedule 13 of the City OP. The Subject Lands are located directly on the opposite side of Huntington Road from the North Kleinburg-Nashville Secondary Plan area and more specifically the Huntington Road Community. The uses on the opposite side of Huntington Road from the Subject Lands are designated KN Low-Rise Mixed-Use I, KN Low-Rise Mixed-Use II, KN Low-Rise Residential I, and KN Low-Rise Residential III. The KN Low-Rise Mixed-Use I and KN Low-Rise Mixed Use II designations permit townhouses, stacked townhouses, and low-rise buildings up to a maximum height of 3 storeys and a minimum height of 2 storeys. The Low-Rise Residential I designation permits single detached dwellings with a maximum height of 3 storeys while the KN Low-Rise Residential III designation permits semi-detached dwelling, townhouses, and stacked townhouses up to a maximum height of 3 storeys and a minimum height of 2 storeys.

Inclusion of the Subject Lands as part of the Huntington Road Community will result in the rounding out the Huntington Road Community Area and the residential land use pattern. This assists the City in creating a complete community on both sides of Huntington Road which is in line with both provincial and municipal policies. Further, Schedule 10 of the City OP identifies a Proposed Commuter Rail Line along the existing rail line and a Proposed GO Station on Nashville Road, east of Huntington Road, approximately 1.5 kilometres from the Subject Lands. Providing additional development opportunities on the Subject Lands would assist in increasing transit ridership from this proposed Station and utilization of this proposed infrastructure. This is in keeping with both provincial and municipal policies.

3. The Subject Lands are not located within the Greenbelt Plan Area Boundary, the Oak Ridges Moraine or within the Regional Greenlands System.
4. The expansion area to be included within the urban boundary expansion will contain clear and identifiable boundaries. It is proposed to be triangular in shape and include Huntington Road to the east, the railway to the west, and a line to the north as shown on Figure 1.
5. The lands are located on the opposite side of Huntington Road from a Towns and Villages designation. Increasing the urban boundary onto the Subject Lands and extending the Towns and Villages Urban Structure designation is an appropriate and reasonable approach and will advance the Region's policies related to Towns and Villages. The Subject Lands can round out the Huntington Road Community to create a complete community. Further and as noted previously the Subject Lands are within proximity of a future proposed commuter rail line and proposed GO Station, which would assist in providing increased transit ridership opportunities and therefore increased utilization of this proposed infrastructure.
6. The Subject Lands are located on the opposite side of Huntington Road from an identified Towns and Villages area in the Region Official Plan. As such, the expansion of the Towns and Villages designation would ensure that this is contiguous to an existing Towns and Villages designation.
7. The City of Vaughan is in the process of updating their municipal strategies and policies to phase in and achieve the intensification targets up to 2036 and 2041. The City of Vaughan Official Plan will be amended and updated following the completion of the amended Region of York Official

Plan which is being targeted for 2020. The Vaughan Tomorrow Growth Management Strategy was adopted in 2010 and City Council has resolved that City Staff update this Plan and that the timing align with the timing of the Region Municipal Comprehensive Review. Vaughan Tomorrow consists of a number of Plans and Master Plans which include Vaughan Vision 2020 Update, Green Directions Vaughan, Active Together Master Plan, Development Charges Study, 2018 Engineering DC Background Study Update, Long Range Fiscal Model, Water and Sewer Master Plan and Storm Water/Drainage Master Plan, North Vaughan and New Communities Transportation Master Plan, Pedestrian and Bicycle Master Plan, Asset Management Policy and Plans and the Employment Sectors Strategy Study. Any urban boundary expansion which includes the Subject Lands would need to be in keeping with these strategies and policies.

8. The York Region 2041 Preferred Growth Scenario Land Budget indicates that lands in west Vaughan can be serviced with wastewater services by the West Vaughan servicing project which is scheduled for completion in 2028 and that additional water supply infrastructure, if required, will be considered in the Water and Wastewater Master Plan update. As a result, servicing to the Subject Lands will be available subject to allocation. We would also request at this time that the alignment of the GTA West Corridor be relocated away from the Subject Lands.
9. Allowing the urban boundary expansion onto the Subject Lands will not preclude the opportunity for new community areas and employment lands through future municipal comprehensive reviews. The Subject Lands are located adjacent to the Huntington Road Community Area and are clearly defined through identifiable boundaries. They would allow for the rounding out of this Community Area and contribute towards a complete community. The required transportation infrastructure to allow for this boundary expansion is already in place and there are plans in place for the required servicing infrastructure.

For the above reasons, we would request inclusion of the Subject Lands within Block 67 on the west side of Huntington Road, within the Kleinburg-Nashville area in the City of Vaughan within the City of Vaughan urban boundary expansion as a “future urban area”. In our opinion, the inclusion of the Subject Lands within the City of Vaughan urban boundary expansion as a “future urban area” satisfies the provincial and regional policy documents and represents good planning.

Please feel free to us if you have any questions or wish to discuss in further detail.

Yours truly,

**MHBC**

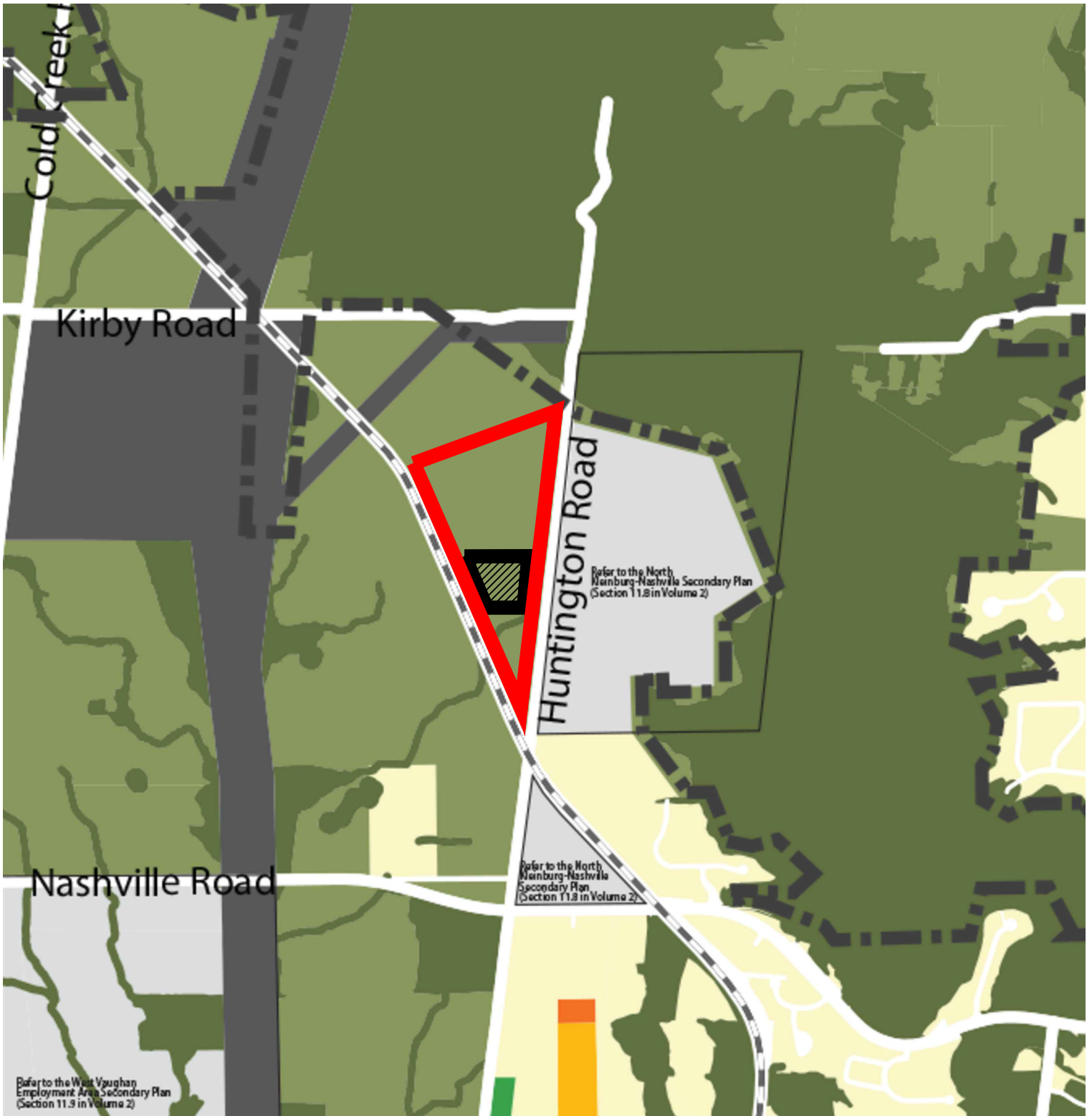


David A. McKay, MSc, MLAI, MCIP, RPP  
Vice President and Partner



Mariusz Jastrzebski, BURPI, MCIP, RPP  
Senior Planner

- cc. *DiBattista Farms Limited/Signature Communities*  
*Jason Schmidt-Shoukri, Deputy City Manager of Planning and Growth Management*  
*Bill Kiru, Interim Director of Policy Planning and Environmental Sustainability*  
*Melissa Rossi, Manager of Policy Planning*  
*Kyle Fearon, Planner, Policy Planning*



Data Source: City of Vaughan Official Plan- Schedule 13- Land Use (2018)

Figure 1  
**City of Vaughan  
 Official Plan  
 Schedule 13  
 Land Use**

**Vaughan, Ontario**

**LEGEND**

Subject Lands

Proposed Expansion Area

Natural Areas

Agricultural

Infrastructure and Utilities

Private Open Space

Low-Rise Residential

Mid-Rise Residential

Mid-Rise Mixed Use

Greenbelt Plan Area & Oak Ridges Morain Conservation Plan Area

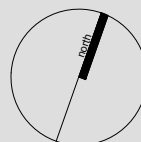
Lands Subject to Secondary Plan

Roads

Railway

DATE: June 10, 2019

SCALE 1:20000



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