



WESTON CONSULTING

planning + urban design

Regional Municipality of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

June 9, 2021
File 10130

Attn: Paul Freeman, MCIP, RPP

**RE: York Region Municipal Comprehensive Review
0 & 11535 Cold Creek Road
City of Vaughan**

Weston Consulting is the planning consultant for the registered owners of the lands municipally addressed as 0 & 11535 Cold Creek Road, in the City of Vaughan (herein referred to as the 'subject lands'). Weston Consulting has been retained to monitor and advise on the Region of York's Municipal Comprehensive Review (MCR) process. Enclosed to this letter for your reference, are response letters prepared by Weston Consulting to the Region on behalf of the landowner as part of the MCR process dated, November 10, 2020 and March 17, 2021.

We have reviewed the third Policy Directions Report and associated attachments on the June 10, 2021 Regional Committee of the Whole agenda. In regards to the proposed Regional Official Plan mapping contained in Attachment 2 of the Report, we offer the following comments as it relates to the subject lands.

The subject lands are to be located within the "Urban Area" and "Regional Greenlands System" in accordance with proposed Map 1 – Regional Structure. Additionally, the subject lands are to be designated "Employment Area" in accordance with proposed Map 1A – Land Use Designations, designated "Designated Greenfield Area" in accordance with proposed Map 1B – Urban System, and outside of the "Greenbelt Plan Boundary" in accordance with proposed Map 1C – Provincial Oak Ridges Moraine Conservation Plan and Greenbelt Plan Designations.

The subject lands are well situated to accommodate future growth and development, including the establishment of employment uses to support long-term economic growth and stability. Given the subject lands and surrounding area's strategic location within the City of Vaughan and York Region (and proximity to Bolton and Peel Region), we are supportive of these designations as depicted on the proposed mapping, as they support the creation of complete communities with resilient economic bases to and beyond the 2051 planning horizon.

We look forward to continuing to work with Regional staff through the MCR process to ensure the evolving policy framework is flexible enough to accommodate the detailed technical studies and delineation of natural feature boundaries to accurately reflect the situation on the ground. We also look forward to working with City of Vaughan on a comprehensive planning policy framework that will guide the future development of the subject lands and surrounding lands to meet the current and future needs of the municipality and its residents.

Recognizing that the land forecast is to the year 2051 and municipalities are required to plan for a 30-year planning horizon, it is our opinion that the proposed urban expansion area as indicated on the mapping is a logical, orderly progression of establishing new urban areas to allocate for future growth and development. We are also supportive of the Region's recommendation for phasing policies proposed through their Official Plan update and at the local municipal level, to ensure that future development occurs in a logical and sustainable manner that supports the development of complete communities.

Please accept this correspondence as our client's formal submission to the MCR process and part of the public record. We intend to continue to monitor the Region's MCR process and request to be notified of any future developments, including reports, meetings and decisions regarding this matter.

Should you have any questions or require further information, please contact the undersigned at 245 or Mathew Halo ext. 282.

**Yours truly,
Weston Consulting**



Sandra K. Patano, BES, MES, MCIP, RPP
Vice President

cc. Client
Sandra Malcic, York Region
Paul Bottomley, York Region
Mayor Maurizio Bevilacqua
Regional Councillor Gino Rosati
Regional Councillor Linda Jackson
Regional Councillor Mario Ferri
Fausto Filipetto, Manager of Long-Range Planning, City of Vaughan

Encl. November 2020 Letter to York Region, prepared by Weston Consulting
March 2021 Letter to York Region, prepared by Weston Consulting