

SENT VIA EMAIL

File: P-2367

June 23, 2021

The Regional Municipality of York
York Region Administration Centre
17250 Yonge Street,
Newmarket, Ontario
L3Y 6Z1

Attention: Regional Chair Emmerson and Regional Council

**Re: York Region Municipal Comprehensive Review ("MCR")
Committee of the Whole, Thursday June 10, 2021
Agenda Item H.2.4
Block 42, City of Vaughan
Regional Municipality of York ("Region")**

KLM Planning Partners Inc. is the land-use planning consultant on behalf of the Block 42 Landowners Group, composed of Melrose Properties Inc., Ironrose Investments Inc., MCN (Pinevalley) Inc., Mel-Terra Investments Inc., Azure Woods Home Corp., Lazio Farms Holdings Inc., Mastro Capital Partners Inc., Mastro Investments Inc. and Intu Developments Corporation.

Our clients own approximately 238.22 hectares (588.65 acres) of land located within Block 42 (the "**Subject Lands**"), bounded by Weston Road to the east, the King/Vaughan municipal boundary located north of King-Vaughan Road to the north, Pine Valley Drive to the west and Kirby Road to the south (**Attachment 1**), in the City of Vaughan.

We have reviewed the *Proposed 2051 Forecast and Land Needs Assessment Report* (the "**LNA Report**"; Attachment 1 to the staff Report) presented to Regional Council on March 18, 2021 as part of the MCR, which identifies that the Subject Lands are to be included in the proposed urban expansion area for the City of Vaughan.

Our clients support this outcome.

We have also reviewed the *Regional Official Plan Update Policy Directions Report* (the “*Policy Directions Report*”; item H.2.4 on the June 10, 2021 Committee of the Whole), which presents the policy framework and draft Regional Structure, amongst other matters, to be incorporated in to the Regional Official Plan in support of the *LNA Report*.

We look forward to continuing to work with the Region through the finalization of the MCR. There is, however, one matter we wish to raise at this time, arising out of the following.

- The proposed GTA West Corridor (the “**GTAWC**”) traverses the Subject Lands in an east-west direction.
- The *LNA Report* identifies that within the City of Vaughan, future employment areas are to be located adjacent to the GTAWC, west of the Highway 400 employment area, which includes the Subject Lands (see **Attachment 2**, Map 2 of the staff report identifying the location of the Subject Lands). This approach is consistent along the entire stretch of the GTAWC within the Region.
- In particular, the Subject Lands are proposed to be designated ‘Employment Area’ adjacent to the proposed GTAWC, and ‘Community Area’ for the balance of the Subject Lands (except those parts within the Greenbelt). Further consideration of the proposed land use designations and their supporting policies applicable to the Subject Lands is being requested at this time.
- At its March 18, 2021 meeting, Regional Council passed a motion requesting a Federal environmental Impact Assessment for the GTAWC. This came in response to an “Invitation for Input” from the Impact Assessment Agency of Canada. The Invitation related to a request from Ecojustice, on behalf of Environmental Defense, to have the GTAWC designated under s. 9(1) of the federal *Impact Assessment Act* (“**IAA**”).
- On May 3, 2021 pursuant to subsection 9(1) of the *IAA*, the Minister of the Environment issued an order designating the GTAWC project.

The *LNA Report* could not have anticipated these events. Nevertheless, they create considerable uncertainty about the appropriate future designation of the Subject Lands.


In our opinion, these events suggest that lands adjacent to the GTAWC warrant reconsideration in the MCR, and should be treated differently than other employment lands. In particular, should the GTAWC be suspended permanently as a result of the Federal Impact Assessment, the proposed ‘Employment Area’ designation needs to be revisited.

We note that there are no policies to accompany the proposed mapping within the Policy Directions Report. We will provide additional comments when the policies which support the mapping are released.

Finally, we respectfully request an opportunity to meet with Regional staff to discuss the foregoing. We look forward to hearing from staff to set one up.

Yours very truly,

KLM PLANNING PARTNERS INC.



Ryan Mino-Leahan, MCIP, RPP
PARTNER

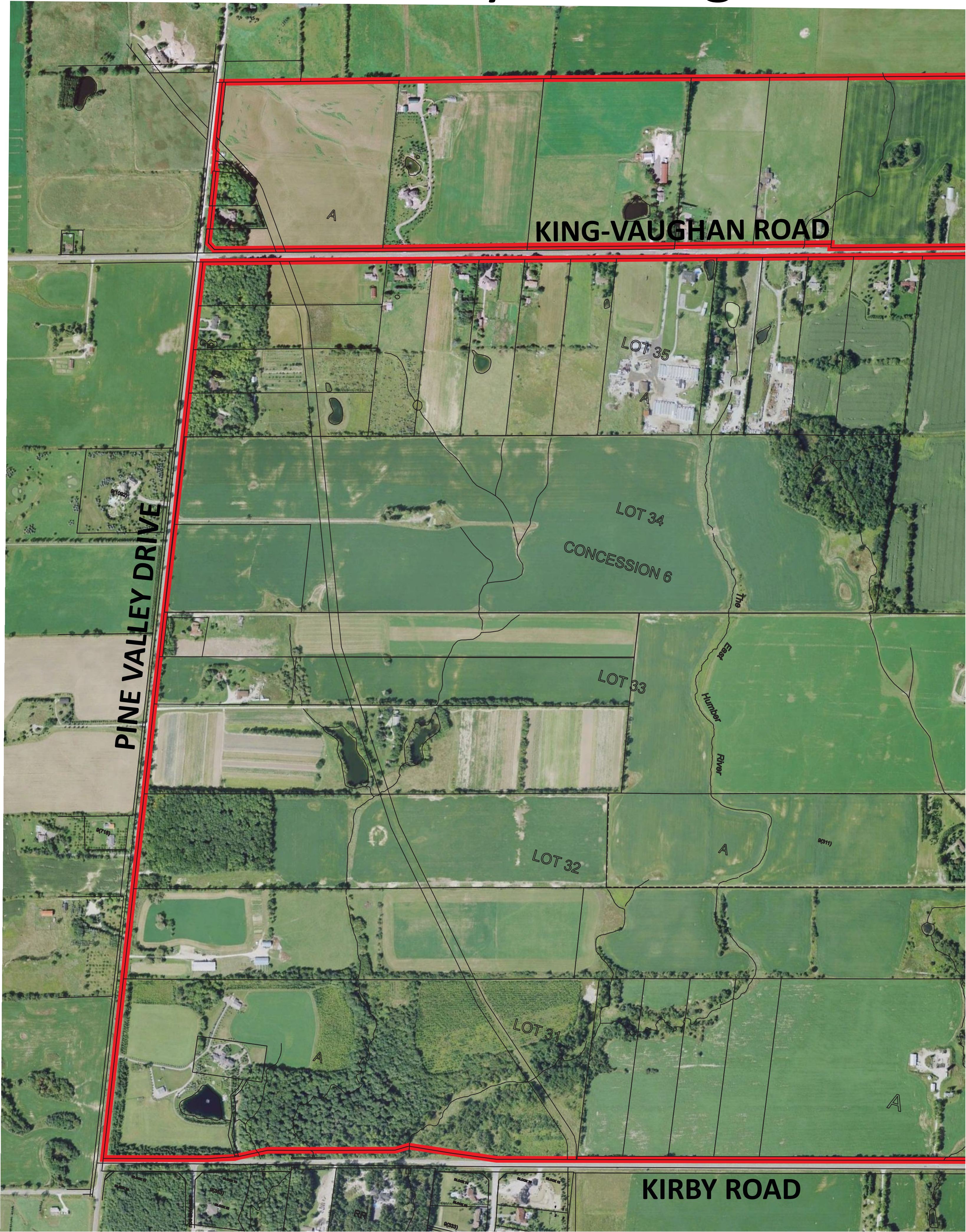


Tim Schilling, MCIP, RPP
SENIOR PLANNER

copy: Paul Freeman, York Region
Paul Bottomley, York Region
Sandra Malcic, York Region
Melrose Properties Inc.
Ironrose Investments Inc.
MCN (Pinevalley) Inc.
Mel-Terra Investments Inc.
Azure Woods Home Corp.
Mastro Investments Inc.
Mastro Capital Partners Inc.
Lazio Farms Holdings Inc.
Intu Developments Corporation

BLOCK 42 LOCATION MAP

City of Vaughan



Legend
 SUBJECT LANDS

N.T.S
Sept. 18, 2020

MAP 2 YORK REGION

Township of King
and
City of Vaughan

**Preliminary Recommended
Locations for Urban Expansion***

- Community
- Employment
- Non-developable
(NHS, Infrastructure)

Land Use Category

- Built-up Area
- Designated
Greenfield Area
- Greenbelt
- Hamlet
- 2010 Urban
Expansion
- Designated
Greenfield Area
- Agriculture

Base Map

- Municipal Boundary
- Roads
- 400-Series Highways

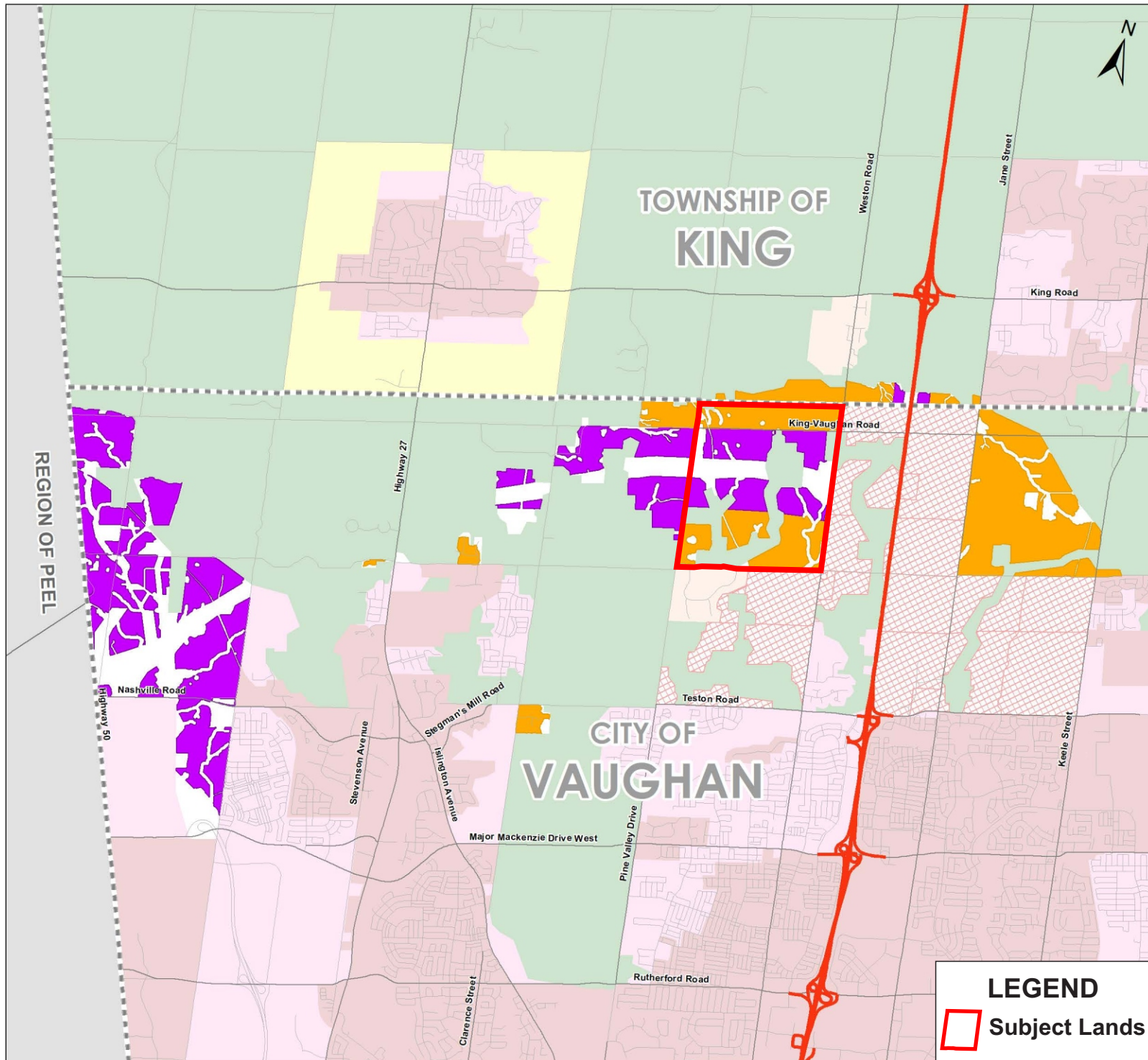
*Areas are draft and are awaiting approval
through the Municipal Comprehensive Review
and are subject to change.



Produced by:
The Regional Municipality of York
Planning and Economic
Development, Corporate Services
March 2021

Data: © Queen's Printer for Ontario
2003-2021

0 0.375 0.75 1.5 2.25 3
Kilometers



LEGEND

- Subject Lands