

**From:** Marilyn lafrate <Marilyn.lafrate@vaughan.ca>  
**Sent:** Tuesday, November 9, 2021 6:41 PM  
**To:** Regional Clerk <ClerkGeneralLine@york.ca>  
**Cc:** Nick Spensieri <nick.spensieri@vaughan.ca>; Executive Assistant to Marilyn lafrate <gina.ciampa@vaughan.ca>  
**Subject:** York Official Plan - "Have Your Say", November 11, 2021

Dear Members of Regional Council

It is incumbent of me to provide this correspondence as "Future York" has sent out a notice stating "Have Your Say".

I find it fascinating that York Region is asking residents to participate in a process when residents' concerns were completely ignored at the meeting of October 21, 2021, particularly as it applied to development on provincially identified prime agricultural lands.

The Region said it needed to include those lands in order to meet the Provincially mandated growth numbers.

I had asked that you defer your decision until the Auditor General came out with her report which will be early December.

I also stated that I did not believe that you needed all of Vaughan's 1200 ha of prime farmland to meet your target and I was right.

City of Vaughan staff, after much urging, provide Vaughan Council with a memo dated November 5, 2021 detailing how we will meet and exceed the growth numbers WITHIN the urban boundaries just with our current plans, secondary plans, MTSA', MZOs, employment conversions approved by York Region last year, etc.

How could the Region not have known about this? How many other municipalities in York Region have you based your decisions on incorrect data?

The entire future planning process by the Region has been tainted and has lost all credibility. This is not acceptable.

The information provided to Vaughan council members was readily available to York Region and the public. **If the intent of York Region was to exceed the growth numbers in Vaughan, then it should have said so. More importantly it should have said by how much.**

The 1200 ha of prime agricultural lands could accommodate an unlimited number of residents, all above and beyond what the Region has clearly articulated that it cannot financially support – so why are you allowing it? Does this mean that Vaughan would add population of 400k or 500k instead of the 250k that your staff has indicated? **Why was this not made public?**

I ask you once again, to defer this process, wait for the Auditor General report and in the interim, ask all your municipalities to provide the Region with their current growth numbers and then determine whether or not you need all the prime agricultural lands for 2051.

In the interim, reopen your decision to consume all the prime agricultural lands (whitebelt), redo your growth numbers with accurate information and then determine how much of those agricultural lands you really need.

You are creating a situation for Vaughan that could/will end up with potentially doubling the population numbers (from 250k to 500k). Again I ask, if the Region cannot financially support the 250k, how can it possibly support double that?

I am deeply disappointed at how this entire growth plan has been put together without accurate information as the long-term effects will be disastrous for existing and future residents.

I feel that I, along with all York Region residents, have been completely misled and the question begs "why?".

I will not be encouraging my residents to participate in the York Official Plan because the plan is not valid.

My apologies for being abrupt and is not meant to offend members of Regional Council, simply expressing my exasperation with what has transpired. The 1200 ha of agricultural lands are solely in my Ward and I have a responsibility to protect the interests of my community, something which I believe that you can all appreciate.

Kind regards,

**Marilyn Iafrate**

Councillor, Ward 1

Maple/Kleinburg

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**DATE:** November 5, 2021

**TO:** Hon. Mayor and Members of Council

**COPY:** Nick Spensieri, City Manager  
 Haiqing Xu, Deputy City Manager, Planning & Growth Management  
 Christina Bruce, Director of Policy Planning & Special Programs  
 Frank Suppa, Director of Development Engineering

**FROM:** Fausto Filippetto, Senior Manager of Policy Planning & Sustainability

**RE:** *Estimate of additional population within the City's Urban Boundary*

Dear Honourable Mayor and Members of Council;

Staff were recently in receipt of a Council email inquiring if we could provide some more information regarding growth and population estimates for areas contained within the City's urban boundary.

Staff have therefore prepared the following chart for Council's information which provides an estimate of the population potential within the City's urban boundary, which could range from approximately **250,500** to **276,050**; depending on how lands endorsed for employment conversion develop. Based on the Region's population forecast, Vaughan is projected to add a minimum total population (including intensification and greenfield area) of approximately **250,000** to the year **2051**.

<b>Residential Lands within the City of Vaughan</b>	<b>Population Potential</b>
Residential Designated Lands within Major Transit Station Areas, including Secondary Plan Areas and Lands subject to Minister Zoning Orders (this includes all MTSA areas including VMC, Hwy/7Weston, Concord, Promenade, Yonge Street Corridor, Hwy 7 Corridor, Block 27, Centre Street, and the Keele/Hwy 7 MZO)	221,500
Other Residential Secondary Plan Areas including Minister Zoning Orders (this includes Vaughan Mills including the MZO, Block 41 and remaining development areas in Woodbridge Centre, North Kleinburg, Kipling Avenue)	23,000
Other Residential Lands, this includes primarily Block 61 West Nashville Heights, Major Mackenzie and Weston Road area, Block 40/47, Kipling/Hwy 7)	6,000
<b>Total Population potential within designated residential Lands</b>	<b>250,500</b>
Lands Subject to Employment Conversions endorsed by York Region in 2020 (19 sites totaling 365 hectares) At this time these lands have not been designated for residential uses. For the purposes of this projection, assumed an average of 70 persons per hectare	25,550
<b>Total Population potential with Employment Conversion Lands</b>	<b>276,050</b>



## memorandum

I hope this information is of help, and as always, please feel free to contact me with any questions you may have in this regard at extension 8699 or by email.