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May 31, 2022

VIA EMAIL

The Regional Municipality of York
York Region Administrative Centre
17250 Yonge Street
Newmarket, ON L3Y 6Z1

Attention: Regional Clerk

Dear Sirs/Mesdames:

RE: Draft York Region Official Plan 2022

We are the lawyers for Di Poce Real Estate Holdings Limited (“**Di Poce**”). We are writing in advance of consideration of the draft York Region Official Plan 2022 (the “**YROP 2022**”) by Regional Council, which we understand is anticipated for June 16, 2022.

245 Nashville Road – Zoning and Official Plan Permissions

Di Poce owns the lands municipally known as 245 Nashville Road in the City of Vaughan (the “**Site**”), which is located on the south side of Nashville Road, south of the Humber River between Highway 27 and Stevenson Avenue. The Site is currently vacant. Pursuant to Vaughan Zoning By-law 1-88, the Site is zoned A-Agricultural and OS1-Open Space Conservation. This zoning permits a range of uses including residential and recreational uses.

Under Vaughan Zoning By-law 001-2021, which has been appealed by Di Poce among numerous others, the Site is proposed to be zoned A-Agricultural and EP-Environmental Protection. Di Poce objected to the proposed zoning insofar as the EP zoning would downzone portions of the Site without apparent justification. As noted, Di Poce has appealed Zoning By-law 001-2021 to the Ontario Land Tribunal.

Under the current Vaughan Official Plan, the Site is designated a combination of *Low-Rise Residential*, *Natural Areas*, and *Valley Policy Area A*. Like the in-force zoning for the Site, these designations permit various forms of residential uses, among others, including single detached dwellings at a maximum of 2 units per hectare.

Di Poce has had pre-application consultation discussions with City of Vaughan Staff and the Toronto and Region Conservation Authority regarding the potential redevelopment and intensification of the Site. In particular, Di Poce has been investigating the potential for development within the lands currently designated *Natural Areas* and *Valley Policy Area A* in the City of Vaughan Official Plan, including studying flood plain mapping.

Draft YROP 2022

We have had the opportunity to review the draft YROP 2022 which we understand will be presented to Regional Council for adoption and subsequently to the Minister of Municipal Affairs for approval.

The Site is designated *Urban Area* and *Regional Greenlands System* within the Regional Structure on proposed Map 1 and Map 2, *Community Area* on proposed Map 1A, and *Built Up Area* on proposed Map 1B. A portion of the Site is within the *Urban River Valleys Designation* on proposed Map 1C. Other natural features appear on various other proposed maps.

At the scale of the Regional mapping for the draft YROP 2022, it is difficult to determine whether the various land use designations alter or differ from in any substantive way existing applicable land use designation and natural feature mapping under the in-force policy documents, such as the Vaughan Official Plan, the current York Region Official Plan, or the Greenbelt Plan. To the extent that there is any change or redesignation proposed through any of the mapping or through any of the policies in the draft YROP 2022, Di Poce objects thereto, in particular as such mapping/policy changes or redesignation would have been done without consulting the landowner and, presumably, in the absence of site-specific study.

Without such site-specific study, the YROP 2022 should not remove any existing permissions, and should not impose any new obstacles to the potential for redevelopment of the Site. The Provincial Policy Statement encourages both residential intensification as well as the provision of a full range of publicly-accessible built and natural settings for recreation including open space areas as a way to promote healthy and active communities. Similarly, the Growth Plan calls for complete communities that support quality of life and human health by encouraging active uses and high-quality open spaces and opportunities for recreation together with appropriate residential intensification.

Request for Notice

Please provide us with written Notice of the Region's decision in this matter, as well as notice of any further consideration of the YROP 2022 by the Region or any Regional committee. Our address for notice is provided herein.

Yours truly,
Overland LLP



Per: Christopher J. Tanzola
Partner