

June 7, 2022

Office of the Regional Clerk
The Regional Municipality of York
17250 Yonge Street
Newmarket ON L3Y 6Z1
reginalclerk@york.ca
futureyork@york.ca

**RE: 9650 Highway 27, City of Vaughan / Region of York Official Plan Review / Draft ROP /
Written Comments**

I am the land use planning consultant retained by 2708971 Ontario Inc., the owner of the lands legally described as Part of Lot 18, Concession 8, in City of Vaughan in the Regional Municipality of York and known municipally as 9650 Highway 27 (the "Subject Lands"). I am submitting these Written Comments with respect to the Regional Official Plan Review (Draft ROP). So far, we have reviewed some of the materials available on-line and have some concerns. We have submitted planning applications to the City of Vaughan for high-density residential and commercial development on the above site. We do not want the Draft ROP to jeopardize the applications in process in any way; therefore, out of an abundance of caution, this letter is submitted.

Also, the Draft ROP mapping is at such a high level that some of the maps are difficult to read. It is unclear from the maps how the Subject Lands are designated/shown. More clarification is required, especially for maps 1B, 1C, 2 and 3.

Property description:

The Subject Lands front the west side of Highway 27, between Major Mackenzie Drive West and Rutherford Road, and are mostly north of the Humber River. The Lands are located east of the CP rail tracks and the Highway 427 Expansion. A commuter rail line is proposed, which would use the existing CP rail tracks. Two proposed GO stations are to be located nearby, the first close to the Rutherford Road and Highway 27 intersection, and the second close to the Major Mackenzie Drive West and Highway 27 intersection. Both GO stations are within walking distance from the Subject Lands. Highway 27 is part of the Regional Transit Priority Network. The Lands have an irregular shape and are approximately seven acres in size. The property has a long frontage along Highway 27, which is a regional road.

Contact:

Barbir & Associates Planning Consultants Ltd.
345 Melrose Street
Etobicoke, ON M8Z 1G9

Phone: (416) 571-8826
Email: dbarbir@barbirandassociates.com
Web: www.barbirandassociates.com

In the Draft ROP, the Subject Lands are designated as “Community Area” on Map 1A. On Map 2, the Subject Lands are shown as “Urban Area” and “Regional Greenlands System”. We submit that a note referencing policy 3.2.2 should be added to the Legend on Map 2, as it is relevant to the interpretation thereof.

We submit that the proposed designation and relevant policies should reflect the site-specific planning applications that we have already submitted to the City of Vaughan in order to allow high-density residential and commercial development on the Subject Lands. We would like to ensure that the Draft ROP does not jeopardize the applications already in process. Accordingly, we would also request the map clarifications described above.

Regards,
Draga Barbir, B.Sc. B.Arch. MCIP RPP