



# BOUSFIELDS INC.

Project No. 18189

April 18, 2019

Council  
York Region  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

Dear Members of Council,

**Re: *Item F.3 of the April 18, 2019 York Region Council Meeting  
Block 27 Secondary Plan – Amendment No. 33 of the City of Vaughan  
Official Plan***

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As you are aware, we are planning consultants for the Block 27 Land Owners Group (the "LOG"). Further to our submission and delegation to the Committee of the Whole regarding the subject item, the purpose of this letter is to retract our request to further modify Policy 9.4.2.

Based on discussions with Planning Staff from the Regional Municipality of York and City of Vaughan, the intent of Policy 9.4.2 is consistent with our proposed modifications. More specifically, it is clearly the intent of Policy 9.4.2 that the first priority is the development of the Kirby GO Station and its facilities. It is also clear that the intent of Policy 9.4.2 is that the development of the lands within the Kirby GO – Transit Hub Centre may proceed in advance of the development of the Kirby GO station and its facilities as soon as the necessary municipal services and transportation network are provided to the satisfaction of the City.

From an interpretation perspective, it is our understanding that development within the Kirby GO – Transit Hub Study Area may proceed prior to the development of the Kirby GO station and its facilities, provided the necessary municipal and transportation infrastructure is in place to the satisfaction of City Staff, and provided that such development does not impact the ability to develop the Kirby GO Station.

For additional clarity, it is also our understanding that Policy 9.4.2 is to be read comprehensively with all of the phasing policies in section 9.4. Section 9.4 also states that a detailed phasing plan will be developed as part of the Block Plan approval process (Policy 9.4.1) and the phasing of lands outside the Kirby GO – Transit Hub Centre will reflect the provision of necessary municipal services and the transportation network to the satisfaction of the City and shall not preclude the development of the Kirby GO Station (Policy 9.4.3). Accordingly, it is our understanding that a detailed phasing plan will dictate the order of development within the block and although the Kirby GO station and its facilities are the first priority, development throughout the block can proceed in advance of the development of the Kirby GO station and its

facilities provided that such development does not impact the ability to develop the Kirby GO station and its facilities.

City of Vaughan Planning Staff, in an email dated April 17, 2018 and attached to this letter, has confirmed that the existing policy in the Block 27 Secondary Plan addresses our concerns given its interpretation.

Based on the foregoing, we are authorized to retract our proposed modification.

Respectfully Submitted,

**Bousfields Inc.**



David Falletta, MCIP, RPP

/DF:jobs

Enclosure (1)

Cc: Block 27 Land Owners Group  
B. Kiru, City of Vaughan  
P. Freeman, Regional Municipality of York

----- Original message -----

From: "Hassakourians, Armine"

Date: 2019-04-17 5:26 p.m. (GMT-05:00)

To: "Kiru, Bill", Gabe DiMartino, Daniel Belli, 'Mustafa Ghassan', 'Ashley Varajão', "Emma West, Schmidt-Shoukri, Jason", "'Karen.whitney@york.ca'", "Rossi, Melissa", Augustine Ko, "paul.freeman@york.ca'", "MacAskill, Duncan"

Subject: Response to April 17 2019 Draft Letter from Bousfields Inc.

Staff are satisfied with the approach to retract the requested modification to policy 9.4.2.. The proposed Kirby GO Station is a priority. Phasing of development is related to servicing. Staff confirm the existing policy in the Block 27 Secondary Plan addresses the deputant's concerns, in that:

1. the intent of policy 9.4.2 is that development of the lands in the Kirby GO – Transit Hub Centre may proceed as soon as the necessary municipal services and transportation network are provided to the satisfaction of the City.
2. development within the Kirby GO - Transit Hub Centre is subject to the following proposed policies in the Secondary Plan:
  - the findings and completion of Transit Hub Special Study as required through Section 3.7 of the Block 27 Secondary Plan, and
  - the Block Plan approval process as required through policies 10.1.1.14 to 10.1.1.26 of the VOP 2010,

**Armine Hassakourians**, B.A.A., M.C.I.P., R.P.P.

**Senior Planner**

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**City of Vaughan | Policy Planning and Environmental Sustainability**

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