

February 3rd, 2023

Attention: Diana DiGirolamo, MCIP, RPP

Senior Planner
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

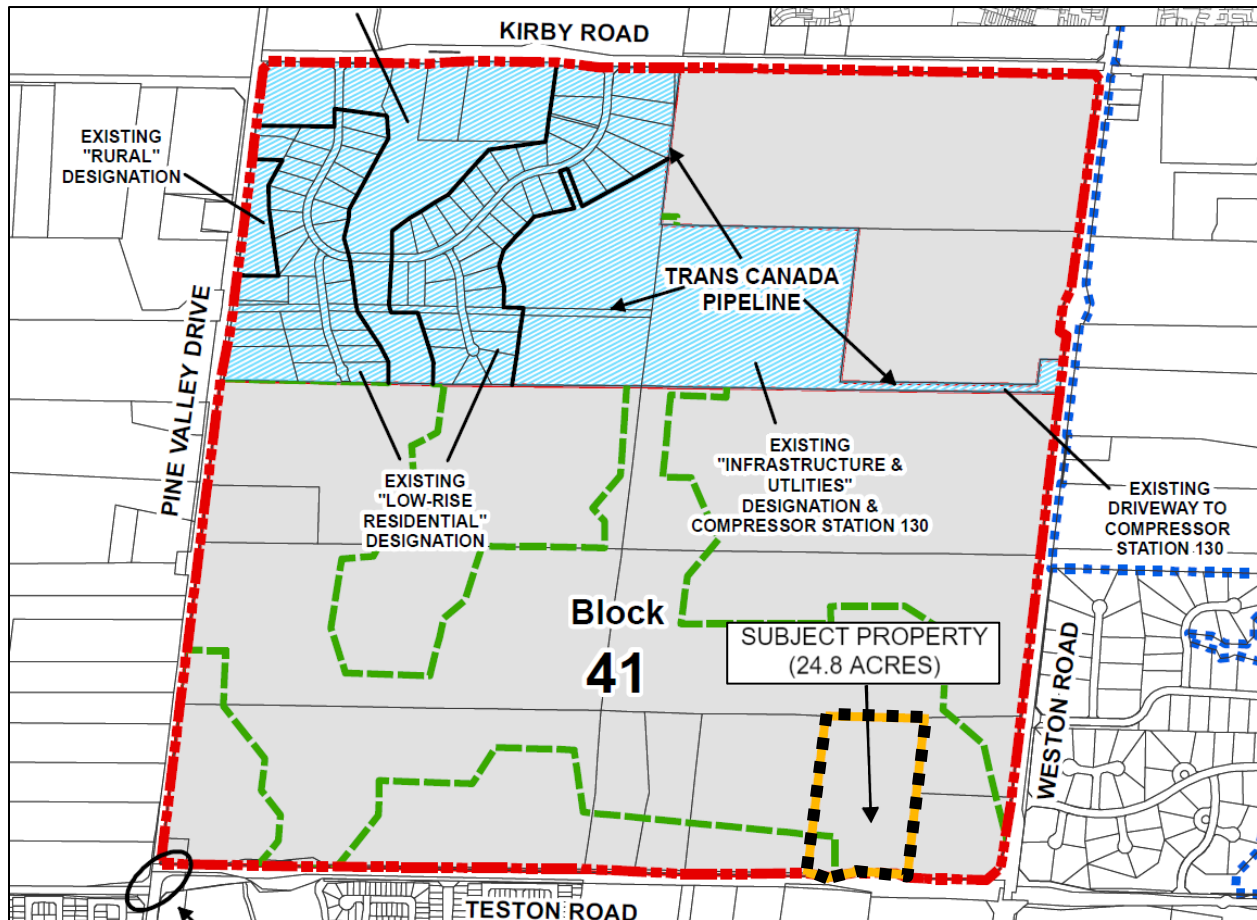
**Re: Block 41 Landowners Group – File BL.41.2020
Block Plan for Block 41 Secondary Plan
Committee of the Whole Public Meeting– February 7th, 2023
Input on behalf of Four Seasons (Pine Valley) Inc. Goldpark Group**

Dear Diana:

We act on behalf of our client, Four Seasons (Pine Valley) Inc. Goldpark Group, who are the owners of land within Block 41 in the City of Vaughan.

The Subject Property consists of approximately 24.8 acres (10.0 hectares) and is legally identified as being in Part of Lot 26, Concession 6 in the City of Vaughan within the Regional Municipality of York. Refer to *Attachment 1: Site Context Map within Block 41*.

We recently submitted a development plan to the City and have undergone a Pre-Application Consultation meeting regarding the Subject Property. We are seeking approvals to develop an 8-storey residential building on 1.35 acres (0.55 ha) of the 24.8 acres (10 hectares) of the Subject Property which is designated “Mid-Rise Residential”. This intended use is permitted by way of the Block Plan/Secondary Plan as well as by the approved Minister’s Zoning Order (MZO) Ontario Reg. 644/20.

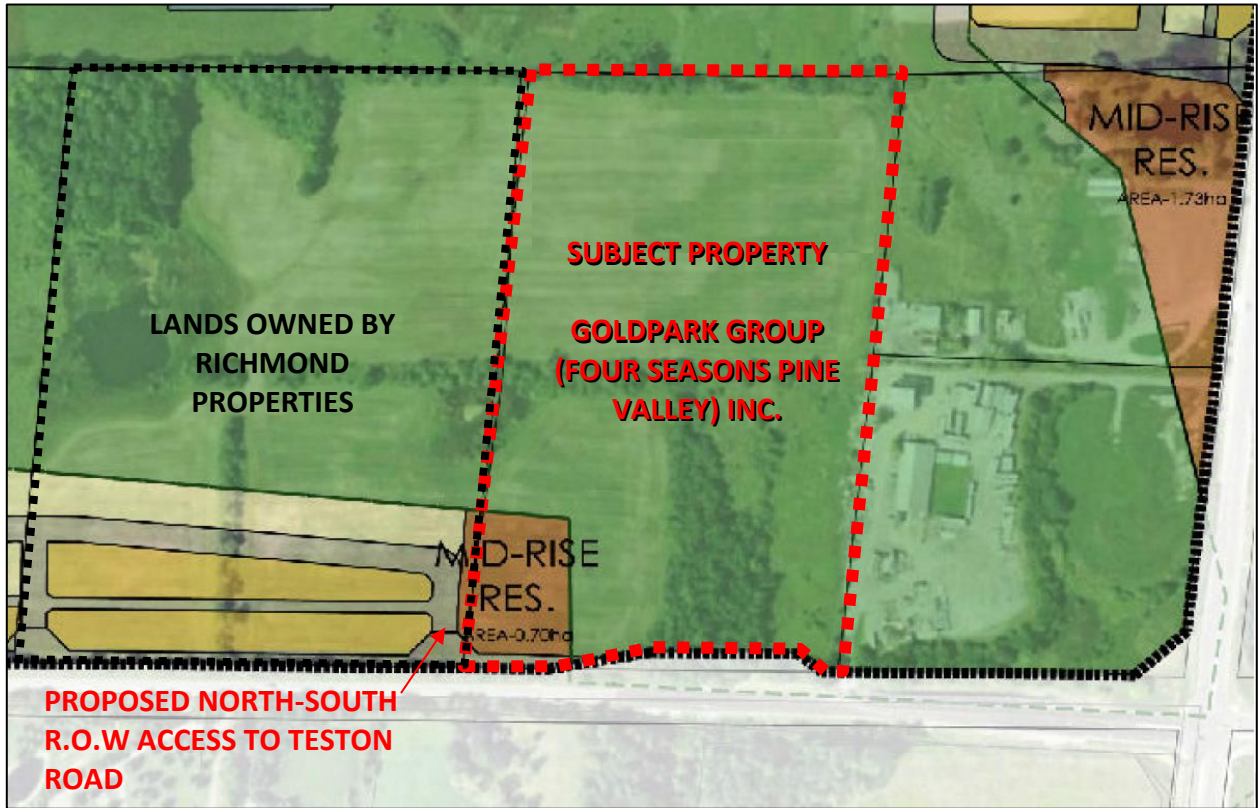


Attachment 1: Site Context Map within Block 41
 (Source: City of Vaughan, 2023)

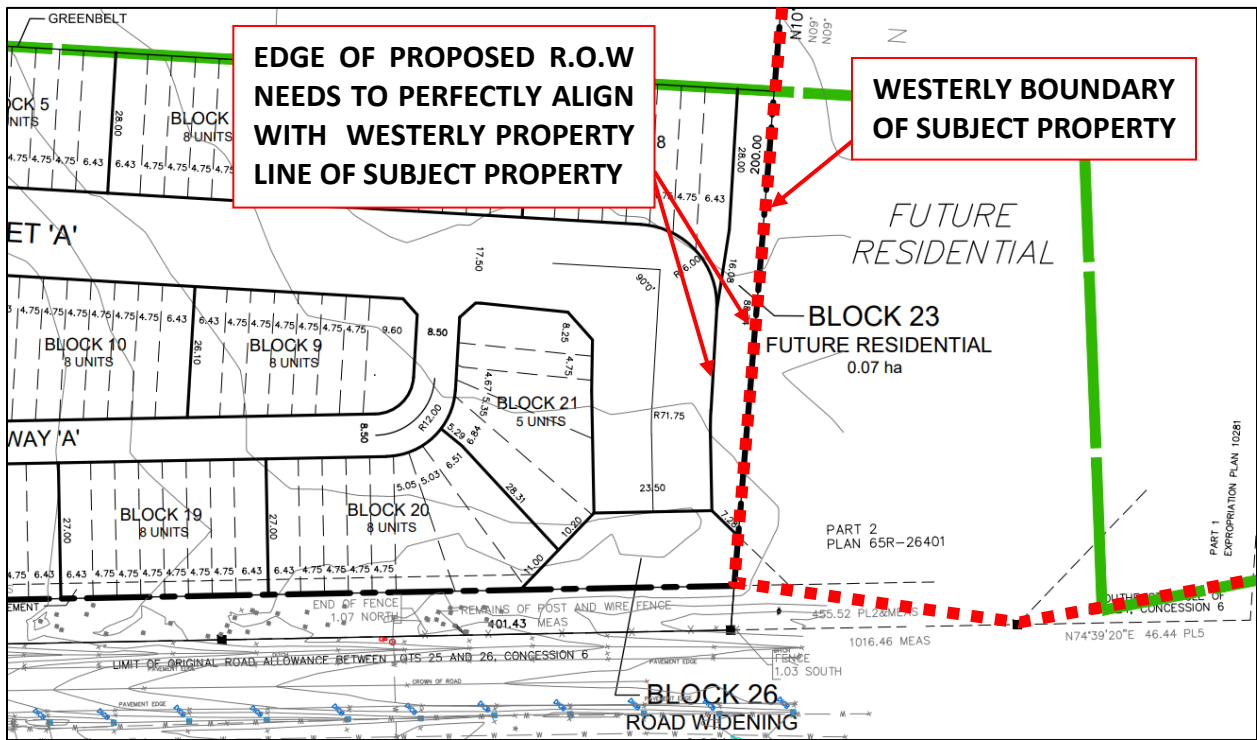
We have reviewed the latest Draft Block Plan for the Block 41 Secondary Plan. Our Client has two main concerns. We discuss those herein and look forward to further input in the future.

Firstly. Our Client is concerned about the shared “Mid-Rise Residential” designation between our Client and the owners of the land immediately to the west, Richmond Properties. Refer to *Attachment 2: Draft Block 41 Land Use Plan*.

As we understand it, Richmond Properties, has submitted an application for a Plan of Subdivision (City File No. 19T-22V016) to the City of Vaughan for townhouse residential development. That Draft Plan of Subdivision, as currently designed, includes a 0.07 ha (0.17 acre) sliver of land noted as “Future Residential” which would abut with our client’s property and would result in having to share the “Mid-Rise Residential” designation. Refer to *Attachment 3: Draft Plan of Subdivision 19T-22V016*. The split designation needs careful reconsideration as there will be no possible way to have other landowners share in our Client’s proposed 8 storey building.



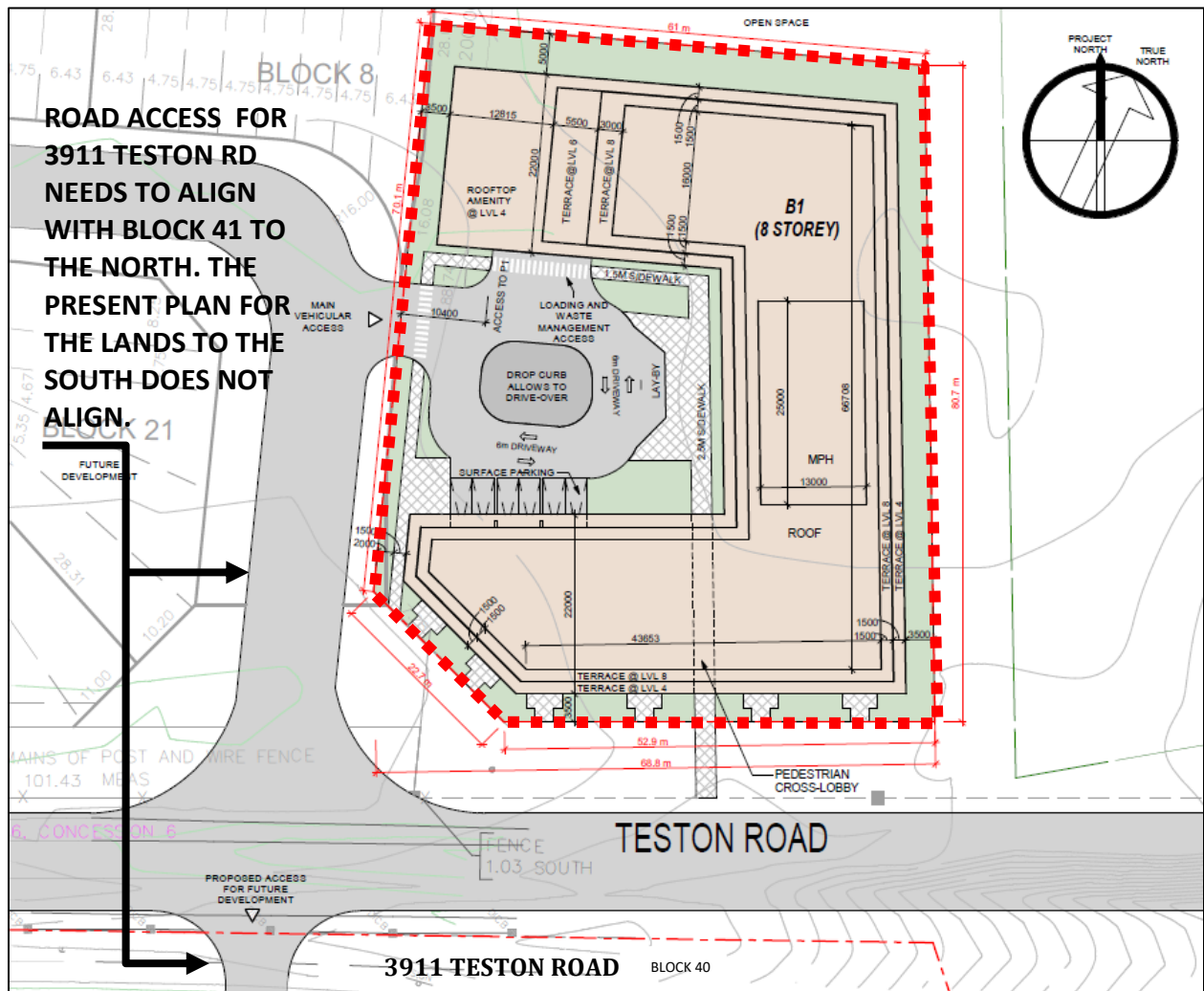
Attachment 2: Draft Block 41 Land Use Plan (Source: City of Vaughan, 2023)



Attachment 3: Draft Plan of Subdivision 19T-22V016 (Source: City of Vaughan, 2023)

Secondly, it is our opinion that the location of the north-south access road between our Client and Richmond Properties needs to be reevaluated and consideration should be given to moving the north-south road to the east so it runs parallel to our client’s property line.

Also, our proposed road re-alignment would also appropriately line up with the location of the future north south access needed to facilitate the development of lands within approved Block 40 and more specifically at the property with the municipal address of 3911 Teston Road (City File No. 19T-21V002) which is partially owned by our Client. Refer to *Attachment 4: Proposed Concept Plan for Subject Property*.



Attachment 4: Proposed Concept Plan for Subject Property

It is our opinion that our suggested realignment would result in an intersection location that would facilitate the appropriate development of all properties that are noted herein. Our Client would like to work in a collaborative manner with the City, the Region and the adjoining landowners to come to a resolution of this important matter. Our Client would like to meet at the earliest available time to discuss this matter.

We would like to thank the City of Vaughan for the opportunity of inputting to the Block 41 Planning process.

Yours truly,



Francesco Fiorani, BURPI
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Claudio Brutto, MCIP, RPP
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cc. **Client: Four Seasons (Pine Valley) Inc. Goldpark Group**