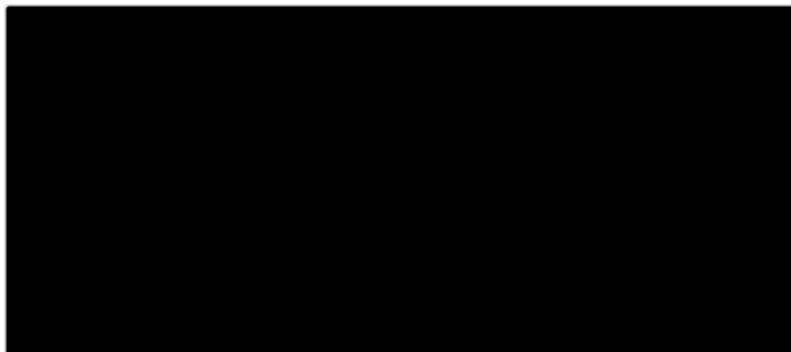


From: [IRENE FORD](#)
To: Council@vaughan.ca; Clerks@vaughan.ca
Subject: [External] Correction - Agenda Item 9 Creditstone PMTSA
Date: June-06-23 1:59:05 PM
Attachments: [image.png](#)
[image.png](#)
[favicon.ico](#)
[preview.png](#)
[image.png](#)

I realize in my haste and comparing maps that I was confused these lands are actually w/in the VMC PMTSA on the west side of Maplecrete for which the boundary was not changed. Regardless, my concerns surrounding density, protection of MTSA from appeals and stormwater management for the Black Creek Renewal project are valid. Also on the south side of Highway 7 it will be subject to more air traffic as Pearson is in the process of changing an [arrival flight path](#) that would pass very near that area.

However, I knew there was something about this area that was interesting. Fascinating on the east side of Maplecrete where the Creditstone PMTSA boundary changed these properties - 171 Maplecrete Rd., 160 & 140 Doughton Rd. - were purchased for \$48M in April 2022 and as of Nov, 2022 they've become part of the Creditstone PMTSA resulting from a direct change by Minister Clark.

[Liberty buys \\$48M Vaughan assembly for redevelopment](#)




Liberty buys \$48M Vaughan assembly for redevelopment

Liberty Development Corporation has purchased a three-property assembly from three private owners in the rapidly...

I apologize if I've caused any confusion for Council or staff but it is very difficult to follow the decision making process or lack thereof through multiple levels of government.

Irene Ford

On Tuesday, June 6, 2023 at 12:37:10 p.m. EDT, Irene Zeppieri  wrote:

Hello,

I hope that Vaughan Council and staff are confident and comfortable in the decision going forward on Agenda Item

9.

**GB (MAPLECRETE) LIMITED PARTNERSHIP OFFICIAL PLAN
AMENDMENT FILE OP.21.008 ZONING BY-LAW AMENDMENT
FILE Z.21.011 AND PLAN OF SUBDIVISION FILE 19T-21V003 -
185 DOUGHTON ROAD, 108-112 MAPLECRETE ROAD VICINITY
OF MAPLECRETE ROAD AND DOUGHTON ROAD**

PROPERTY MATTER PROPOSED
ACQUISITION OF PROPERTY BLACK
CREEK RENEWAL PROJECT YORK
CONDOMINIUM PLAN NO. 499 UNITS
1 TO 17 MUNICIPALLY KNOWN AS
7683-7695 JANE STREET - Committee
of the Whole (Closed Session) (Public) -
June 06, 2023



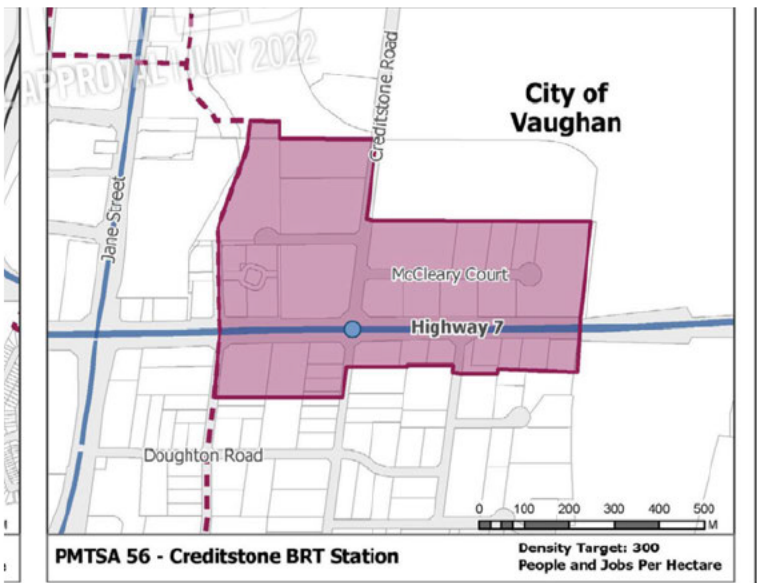
pub-vaughan.escribemeetings.com

It would appear for whatever reason these particular lands became part of the Creditstone PMTSA upon approval, thereby resulting in the ability to implement inclusionary zoning and special protection from appeals.

It is unfortunate that we do not understand why the Minister was prompted to make such change nor why there was no change in the density target to correspond with the changed boundary. It seems like more direct interference by the Minister on highly localized land use decisions. It is hard to not view this as special treatment for landowners who did not get their wishes upon endorsement of York Regions Official Plan just one year ago.

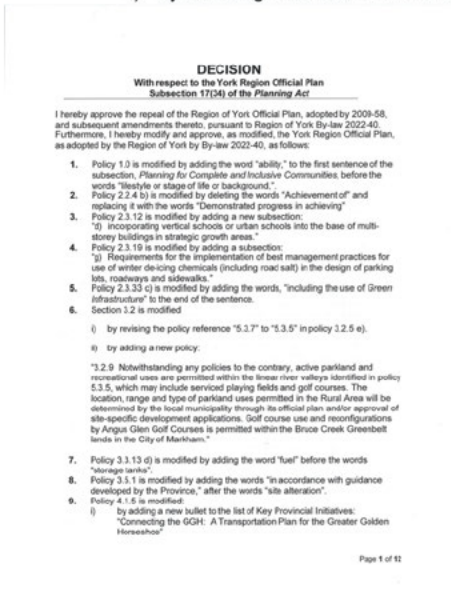
I am not sure if this development falls into the Black Creek Special development area but regardless I hope all considerations/fees have been fully considered/incorporated given the magnitude & importance of this project for development in the entire VMC area.

As submitted to the Minister of MMAH, July, 2022

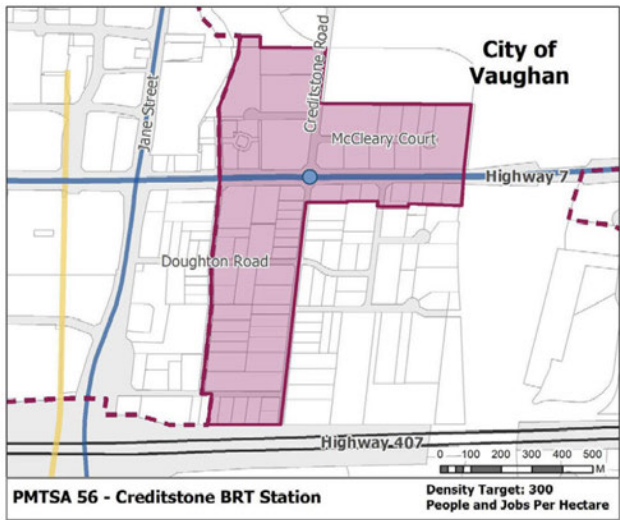


As approved by the Minister of MMAH - Nov, 2022

- iv) by extending the station area boundary of PMTSA 56 Creditstone BRT south to Highway 407, between Creditstone Road and the boundary of PMTSA 67 Vaughan Metropolitan Centre Subway Station, in the City of Vaughan.
- v) by extending the station area boundary of PMTSA 65 Rutherford GO



York OP - Decision - Signed
November 4 2022
PDF Document - 6.2 MB



Thank you,
Irene Ford