

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

September 11, 2023
File# 10790

Attn: Office of City Clerk,

**Re: City of Vaughan Public Hearing
OP.21.029 and BL.62W.2021**

Weston Consulting is the planning consultant for Bifolchi (Kleinburg Residential Estates Ltd.), the registered property owner of the parcel legally described as BLOCK 22, PLAN 65M4129, VAUGHAN. S/T EASE IN GROSS OVERS PTS 1 & 3 65R31659 AS IN YR1319977. S/T EASE IN GROSS OVER PT 3 65R31659 AS IN YR131997861 in the City of Vaughan (herein referred to as the “subject property”). We are actively monitoring the adjacent development applications for Block 62 West on behalf of our client, including the Official Plan Amendment (“OPA”) File OP.21.029 and Block Plan (“BLK Plan”) File BL.62W.2021. We are pleased to submit this letter as a means of providing formal acknowledgement of the ongoing adjacent development applications and provide comments as it relates to the future development of our client’s land holdings.

Our client is a non-participating landowner of the BLK Plan process. Our client’s lands consist of approximately 0.6 ha located adjacent to the Canadian Pacific Railway (“CP”) line with frontage on Huntington Road and a driveway access from Mizuno Crescent. The City of Vaughan Official Plan (“OP”) designates the subject property as *Community Area* and *Low Rise Residential*. The subject property is located outside of the North Kleinburg-Nashville Village Secondary Plan area and subject to the greenfield density requirements of the OP, which requires a minimum density target of 50 persons and jobs per hectare. Please see Figure 1 below depicting our client’s property outlined in red relative to the BLK 62 West Concept Plan.

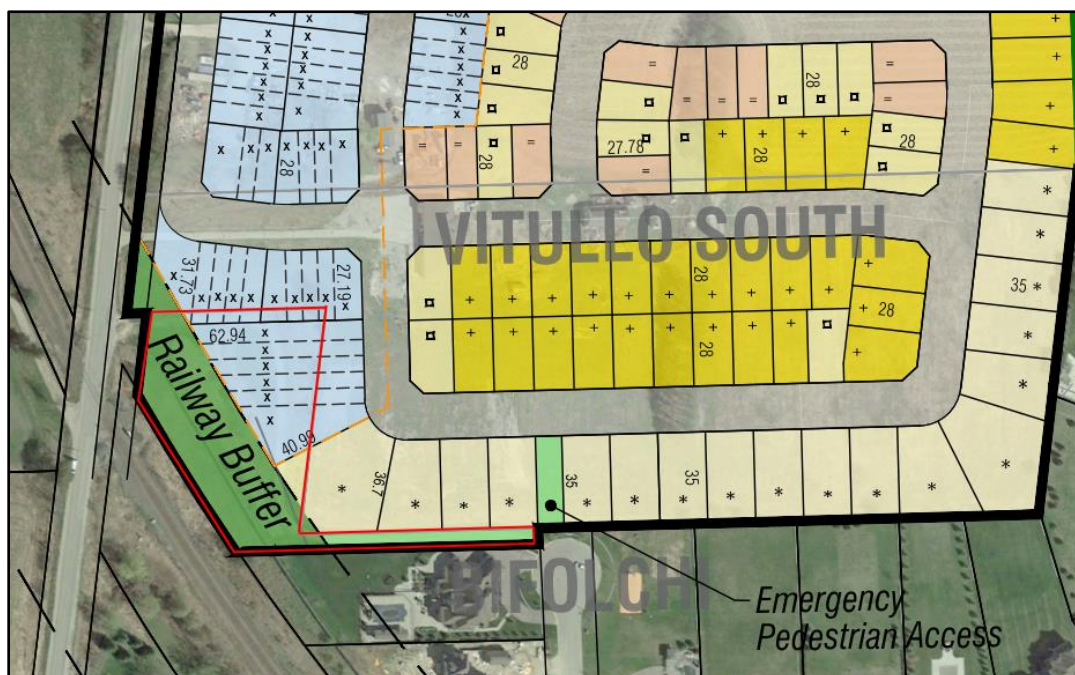


Figure 1 – Block 62 West Revised Block Plan Concept, Malone Given Parsons Planning Report (subject property outlined in red)

The City of Vaughan Comprehensive Zoning By-law zones the subject property as *Residential Estate Holding ("RE (H)")* with a holding provision that states *"Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of By-law 156-2008 or the production of field crops, and cannot be lifted until the lands zoned RR(H) Rural Residential Zone with the addition of the Holding Symbol (H), being Block 22, as shown on Figure E-1431, is developed with the adjacent lands to the north and east"*. The Kleinburg Estate Subdivision Agreement also indicates that Block 22 shall be developed only in conjunction with the abutting lands and that the City shall not issue a building permit for Block 22 until the lands are combined to the satisfaction of the City. The Kleinburg Subdivision Plan shows Mizuno Crescent being extended to the parcel to the north and states that *"the owner shall maintain and not remove the temporary turning circle until the development of the adjacent lands and the proposed extension of Mizuno Crescent on Schedule A, including municipal services and road allowance to the north limit of the Plan. Following the extension of the road allowance, the Owner shall remove the temporary turning circle and restore the affected road allowance at its cost and to the satisfaction of the City"*.

Through both the Kleinburg Residential Estates Subdivision Agreement and zoning applicable to the subject property, we understand that it was always the intent for our client's lands to develop in conjunction with the parcel to the north/east, currently owned by Vitullo South (1321362 Ontario Inc.). However, it was never the intent for our client's property and Vitullo South's property to develop in conjunction with the lands to the north located within the North Kleinburg-Nashville Village Secondary Plan Area as proposed by the OPA and BLK Plan applications.

We have reviewed the OPA for the North Kleinburg-Nashville Secondary Plan Area and BLK Plan applications for Block 62 West and are aware that our client's parcel has been included in the OPA and BLK Plan. We understand that the proposed OPA will amend the boundary of the Huntington Road Community of the Secondary Plan to include our client's property and the parcel to the north/east owned by Vitullo South to make them subject to the North Kleinburg – Nashville Secondary Plan policies together with the entirety of the Block 62 West Plan Area. This amendment would result in greater densities throughout the Block Plan area, while allowing lesser densities on our client's lands than what is currently permitted through the existing policy framework. The OPA further proposes to amend the Secondary Plan to redesignate our client's property as "Kleinburg North Low-Rise Residential III" to permit the development of 6 partial townhouses and 1 partial single-detached dwelling on the subject property in conjunction with the Vitullo South lands.

The Block Plan Report prepared by Malone Given Parsons Ltd. in support of the OPA and BLK Plan applications identified potential constraints with our client's site developing independently as it relates to site access, as well as the benefits for including our client's property into the BLK Plan to allow for comprehensive planning for the development area. While our client is supportive of comprehensive planning and recognizes that their lands are to be developed in conjunction with the Vitullo South lands, there are concerns as it relates to the proposed modifications to the existing policy framework and the associated implications, including cost and delays to develop their lands. Given our client's parcel is significantly smaller than the rest of the parcels participating in the Block 62 West Landowner Group, our client at this time is not interested in contributing to the Landowner's Group. Accordingly, we look forward to engaging with the landowner group to ensure our clients are consulted and their development interests are protected throughout the planning process.

We will be monitoring the Public Meeting for the OPA and BLK Plan applications on September 13, 2023 and reserve the right to provide further comments on this matter. We request to be notified of any new information, future reports, and/or meetings and decisions regarding these applications.

Should you have any question, please contact the undersigned (ext. 245) or Sarah Burjaw (ext. 374).

Yours truly,

Weston Consulting

Per:



Sandra K. Patano, BES, MES, MCIP, RPP
Vice President

- c. Gino Bifulchi (Kleinburg Residential Estates Ltd.)
Letizia V. D'Addario, City of Vaughan
Vivian Wong, City of Vaughan