

October 2, 2023

MGP File: 16-2539

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

Via Email: clerks@vaughan.ca

Dear Mayor and Members of Council:

**RE: Official Plan Review: Proposed Part A Official Plan Amendment
October 3, 2023 Committee of the Whole (Public Meeting) - Item 4.2
Block 60 East Landowners Group, City of Vaughan**

Malone Given Parsons Ltd. is the Planning Consultant for the Block 60 East Landowners Group, who own approximately 110 gross hectares of land west of Hwy 27 and south of Major MacKenzie Drive, within the City of Vaughan.

Block 60 made its third block plan submission (City File BL.60E.2018) in February of 2023. The Master Environmental Servicing Study (MESP) and Block Plan have been subject to reviews by City and commenting agencies, including the Toronto and Region Conservation Authority with respect to the natural environment.

We understand that the purpose of this update is to bring the City's OP Schedules into conformity with the Maps of the Region's 2022 Official Plan and that further changes will occur before final approval of the City's 2024 Official Plan (OP).

On behalf of the Landowners Group, we have reviewed the Proposed Part A Official Plan Amendment Schedules and have the following comments:

Schedule 2 shows a watercourse running north-south within the property connecting to East Robinson Creek. See Figure 1. A portion of the watercourse is shown in green as a Core Feature and should be removed from the schedule.

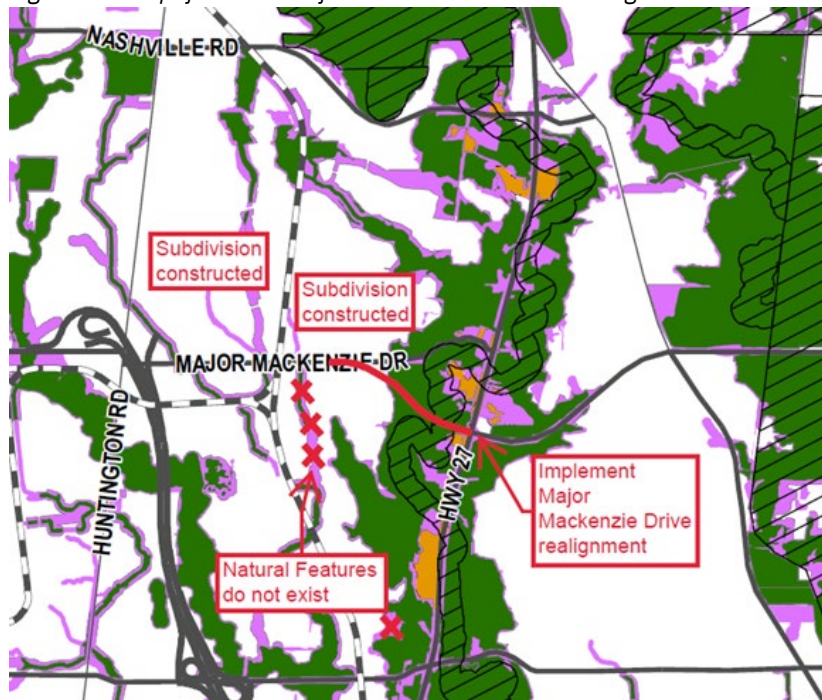
The Region's Map 4 shows the feature as a permanent or intermittent stream, and it is not shown in any other Map in the Region's 2022 OP. Major Mackenzie Drive has been reconstructed in this area. There is no Core Feature south of the realigned road as demonstrated in the Block Plan's MESP and presumably was demonstrated in other studies prior to the realignment of Major Mackenzie Drive.

It would be our preference that Schedule 2 be ultimately updated to remove the pink-toned features (To be Determined Through Future Development) in this area as well. The lands north of Major Mackenzie have already been developed, and the Block 60 East environmental features have already been determined through the Block Plan studies. The features and associated buffers should conform with the approved plans.

All Schedules are missing the realigned Major Mackenzie Drive from east of the CP railway line to Highway 27. This section of road opened around the same time as the Hwy 427 extension (which is shown as existing on the schedules). The realigned road should be added to the schedules to provide context to the surrounding area and features.

We note that the realigned Major Mackenzie Drive is shown in Map 9A, Map 10, and Map 11 in the Region's OP. The City's Schedules should provide more accurate detail.

Figure 1: Excerpt from the Draft Schedule 2- Natural Heritage Network



Source: City of Vaughan Official Plan Review- Draft Schedule 2, Natural Heritage Network

We thank you for the opportunity to provide input on the Proposed Part A Official Plan Amendment and look forward to working with Staff through the process. We reserve the right to provide additional comments prior to final adoption and approval of the updated Vaughan Official Plan, as we continue to review the proposed amendments.

Should you have any questions or wish to discuss our comments, please do not hesitate to contact me at 905.513.0170, ext. 115.

Yours very truly,

Malone Given Parsons Ltd.

Joan MacIntyre, MCIP, RPP
Principal