

C8.

Communication

CW(2) – September 17, 2024

Item No. 4

Presentation For Block 41 Plan File BL.41.2020

Part of Lot 26, Concession 6 City of Vaughan, ON

COMMITTEE OF THE WHOLE PUBLIC MEETING
SEPTEMBER 17th, 2024

Brutto Consulting

PINE VALLEY DR

WESTON RD

BLOCK 41-28W DEVELOPMENTS LIMITED

BLOCK 41-28E DEVELOPMENTS LIMITED

BURDI, M;
BURDI, V

TACC DEVELOPMENTS (BLOCK 41) INC.

1212763 ONTARIO LIMITED

SUBJECT PROPERTY (24.8 ac)

1212765 ONTARIO LIMITED

RICHMOND
PROPERTIES
(BLOCK 41) INC.

PAGNANI, M
(ESTATE);
PAGNANI, M;
SACCOCCIA, G;
PAGNANI, V;
PAGNANI, S

MIRACLE
ARENA
FOR ALL
NATIONS

TESTON RD

RITINA
HOMES LTD.

FOUR SEASONS
(PINE VALLEY) INC.


LEGEND

 Block 41 Secondary Plan Area (Subject Lands)

 Block 41 Concession

 Participating Landowner

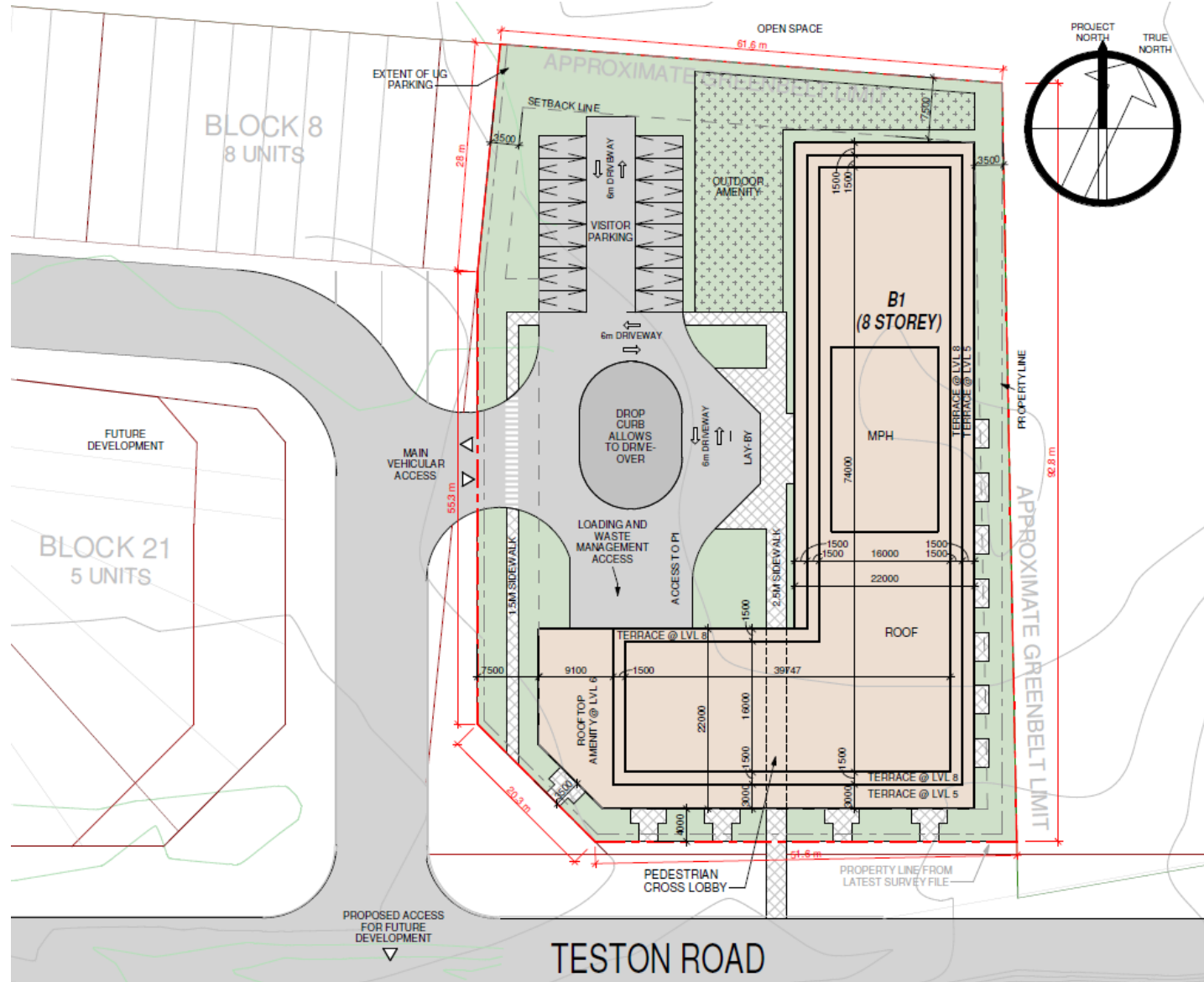
 Non-Participating Landowner

 TransCanada Pipelines Limited
(Federally Regulated Neighbouring Owner)

 Greenbelt Plan Area

OUR COMMENTS

- From our engineering consultant's perspective, they advise there is no difference between our client's property (Phase 4) and the immediately adjacent Richmond Properties (Phase 1) to the west.
- Our client is familiar with servicing in the area having been heavily involved on servicing matters for Block 40 immediately to the south.
- With respect for Block 41 our client has undertaken a pre-consultation meeting and is in the process of preparing a development application for Site Plan approval for a mid-rise building which can provide much needed housing units in the City of Vaughan.
- Our client is considering market-rental units.
- We would respectfully ask the consultant and the City to reconsider the phasing and allow our client's 1.5 acre developable portion to be included in Phase 1.



TESTON ROAD