

C176.

Communication

CW(PM) – June 4, 2025

Item No. 10

June 3rd, 2025

Attention: Office of the City Clerk

City of Vaughan

2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1

**Re: Notice of Public Meeting – Draft New Vaughan Official Plan 2025
Submission on behalf of Goldpark Group Inc.
Owner of Listed Properties, City of Vaughan**

To Whom it May Concern,

Brutto Consulting is pleased to submit this letter as a representative of our client, Goldpark Group Inc. who are the owners of the attached properties in the City of Vaughan within the Region of York. **See Attachment 1** which notes the properties included.

The purpose of this submission is to formally advise the City of Vaughan of our Client's interest in participating in the Draft Official Plan process.

At this time, it is our Client's intent to continue to be actively engaged in the Draft Official Plan process. Please treat this letter as our initial written submissions to the Draft Official Plan review. We continue to review the Draft Official Plan as it pertains to our client's properties and we will provide additional comments as the process unfolds in the coming months.

We look forward to working with the City in this important process. Further and more detailed submission will follow as part of the process. We kindly ask that we be included on your notice list for any upcoming meeting or project update.

Brutto Consulting

113 Miranda Ave
Toronto, ON, M6B 3W8

Telephone: (416) 453-6197
Email: cbrutto@bruttoconsulting.ca

Please call or email me if you have any questions in regards to this submission. Thank you for the opportunity to input to this important process.

Yours truly,



Claudio Brutto, MCIP, RPP

President, Brutto Planning Consultant Ltd.
113 Miranda Ave, Toronto, ON M6B 3W8
Mobile (416) 453-6197

cc. Client: Goldpark Group Inc. (pcipriano@goldparkgroup.com)

cc. Francesco Fiorani (ffiorani@bruttoconsulting.ca)

cc. Julia Spagnuolo (jspagnuolo@bruttoconsulting.ca)

ATTACHMENT 1: LIST OF PROPERTIES

Property Address	Current Designation	Change in Urban Structure?	Future OP Designation	Current Zoning	Comments
Block 40 (Weston Road)	Subject to Area Specific Policy 12.13	Natural Areas are now in the Greenbelt Plan Area.	Subject to Area Specific Policy 12.13	EP	Policy 12.13 designates the lands as Estate Residential and Valley Lands
Block 40/47	Subject to Area Specific Policy 12.13	Natural Areas are now in the Greenbelt Plan Area.	Subject to Area Specific Policy 12.13	EP	Policy 12.13 designates the lands as Valley Lands and Low Density Residential
Block 41	Agricultural, natural areas, Greenbelt and a small portion subject to Block 41 Secondary Plan	Agriculture and Natural Areas are now outside of the Urban Boundary. Block 41 is also now an Area Subject to a Minister's Decision.	Mostly Prime Agricultural and Natural Areas. Small portion subject to Block 41 Secondary Plan	Greenbelt ORM and MZO	
7230 Nashville Road (Block 67)	Agricultural with some Natural Areas	Yes, Site is now Core Employment and in the Urban Boundary. Proposed Highway 413 Corridor Overlay	Agricultural with some Natural Areas with an overlay for New Community Area and New Employment Area (2.2.5)	A	
East of Hydro Corridor (Block 67)	Natural Areas with some Agricultural	Yes, Site is now Core Employment and in the Urban Boundary. Proposed Highway 413 Corridor Overlay	Natural Areas with some Agricultural with an overlay for New Community Area and New Employment Area (2.2.5)	A	
Highway 50 and Cold Creek Road (Block 67)	Agricultural with some Natural Areas	Yes, Site is now Core Employment and in the Urban Boundary. Proposed Highway 413 Corridor Overlay	Agricultural with some Natural Areas with an overlay for New Community Area and New Employment Area (2.2.5)	A	
Block 55 Kirby and Kleinburg	Agricultural and Natural Areas, Subject to North Kleinburg-Nashville Secondary Plan, Greenbelt	Agriculture and Natural Areas are now outside of the Urban Boundary.	Agricultural and Natural Areas, Subject to North Kleinburg-Nashville Secondary Plan	FD	
2700 Teston Road (Block 27)	Refer to Block 27 Block Plan	Existing Natural Areas and Greenbelt overlay is now outside of the Built Boundary.	Refer to Block 27 Block Plan	FD	In the Block 27 Block Plan the Subject Site is designated as Low-Rise Mixed Use, Low-Rise Residential, SWM Facility, Schools, Neighbourhood Parks, and Natural Areas.
Rosehollow Estates	Refer to Block 27 Block Plan	Existing Natural Areas and Greenbelt overlay is now outside of the Built Boundary.	Refer to Block 27 Block Plan	FD	In the Block 27 Block Plan the Subject Site is designated as Low-Rise Mixed Use.
5111 Kirby Road	Agricultural with some Natural Areas, Greenbelt	No change, continues to be greenbelt, natural areas and outside the Urban Boundary	Agricultural with some Natural Areas	A	
4660 Kirby Road	Agricultural with some Natural Areas, Greenbelt	No change, continues to be greenbelt, natural areas and outside the Urban Boundary	Agricultural with some Natural Areas	A	

Southeast Corner of King Vaughan and Weston	Refer to Highway 400 North Employment Lands Secondary Plan, Agricultural with some Natural Areas, Greenbelt	Existing Employment Area is now a Supporting Employment Area. Existing Natural Areas and Greenbelt overlay is now outside of the Built Boundary.	Refer to Highway 400 North Employment Lands Secondary Plan, Agricultural with some Natural Areas	FD and Greenbelt ORM	
Northeast Corner of Pine Valley and Teston	Refer to the Block 41 Secondary Plan	No change, continues to be greenbelt, natural areas and outside the Urban Boundary	Refer to the Block 41 Secondary Plan	MZO and Greenbelt-ORM	In the Block 41 SP the Site is mostly Natural Areas and Agriculture under the Greenbelt Plan, some land with Mid-Rise Residential designation.
12022 Keele Street	Greenbelt and Natural Linkage Area on front half, Back half is Agricultural	Front half remains a Natural Area in the Greenbelt Plan outside the Urban Boundary. The back half is now a Community Area in the Urban Boundary.	Natural Linkage Area on front half, Back half is Prime Agricultural with an overlay for New Community Area and New Employment Area (2.2.5)	A and A-ORM	
10436 Huntington Road	Agricultural with some Natural Areas	Front half is now Community Areas and back half is Natural Areas and Core Employment. Whole site is now in the Urban Boundary.	Prime Agricultural with some Natural Areas on front portion. Back portion with forest is Natural Areas with an overlay for New Community Area and New Employment Area (2.2.5)	A 94	The overlay for New Community Area and New Employment Area (2.2.5) goes up to the Site's Southern property line but does not cover the agricultural portion of the Site.
2966 Highway 7 Midvale Estates	Refer to VMC Secondary Plan	Previously VMC now just a Strategic Growth Centre	Refer to VMC Secondary Plan	OS1 and V1	The Site is designated as Station Precinct and Major Parks and Open Space in the current Vaughan Metropolitan Centre Secondary Plan. In the new draft SP it is designated as Mixed Use
55 Silton Road (Fanshore Investments)	General Employment	Previously Employment Areas, now Core Employment	General Employment	EM2	