



**COMMUNICATION : C 14
C W (2) : JUNE 16, 2020
ITEM # 10**

DATE: June 15, 2020

TO: Mayor and Members of Council

FROM: Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management and Deputy City Manager, Infrastructure Development

RE: **COMMUNICATION - ITEM 10
COMMITTEE OF THE WHOLE (2) JUNE 16, 2020
APPLICATION FOR BLOCK PLAN APPROVAL FILE BL.59.2014
BLOCK 59 LANDOWNERS GROUP INC.**

Recommendation

The Acting Deputy City Manager, Planning and Growth Management recommends the following technical amendments to the staff report dated June 16, 2020 regarding the Block Plan for Block 59:

1. THAT Attachment #3 and #4 to the June 16, 2020 staff report be replaced with the Attachment #3 and #4 respectively included as part of this Communication.
2. THAT Condition #1 included in Attachment #1 be revised to reflect the date of June 3, 2020.

Purpose

To provide updated information regarding the Block 59 Block Plan as submitted by the Landowner's Group on June 12, 2020.

Background

Changes to the landowner ownership have continued during the preparation of the staff report. The agent for the Block 59 Landowners Group Inc. requested that updated information be represented on the appropriate Attachments to the June 16, 2020 staff report relating to land ownership and transportation.

Analysis

The requested updates do not change the intent of the Recommendations or the Conditions and represent technical amendments.

Financial Impact

None

Conclusions

The requested updates pertain to the land ownership and updating Attachment #3 and #4 provide consistency between all Attachments to the June 16, 2020 staff report regarding the Block 59 Block Plan Application.

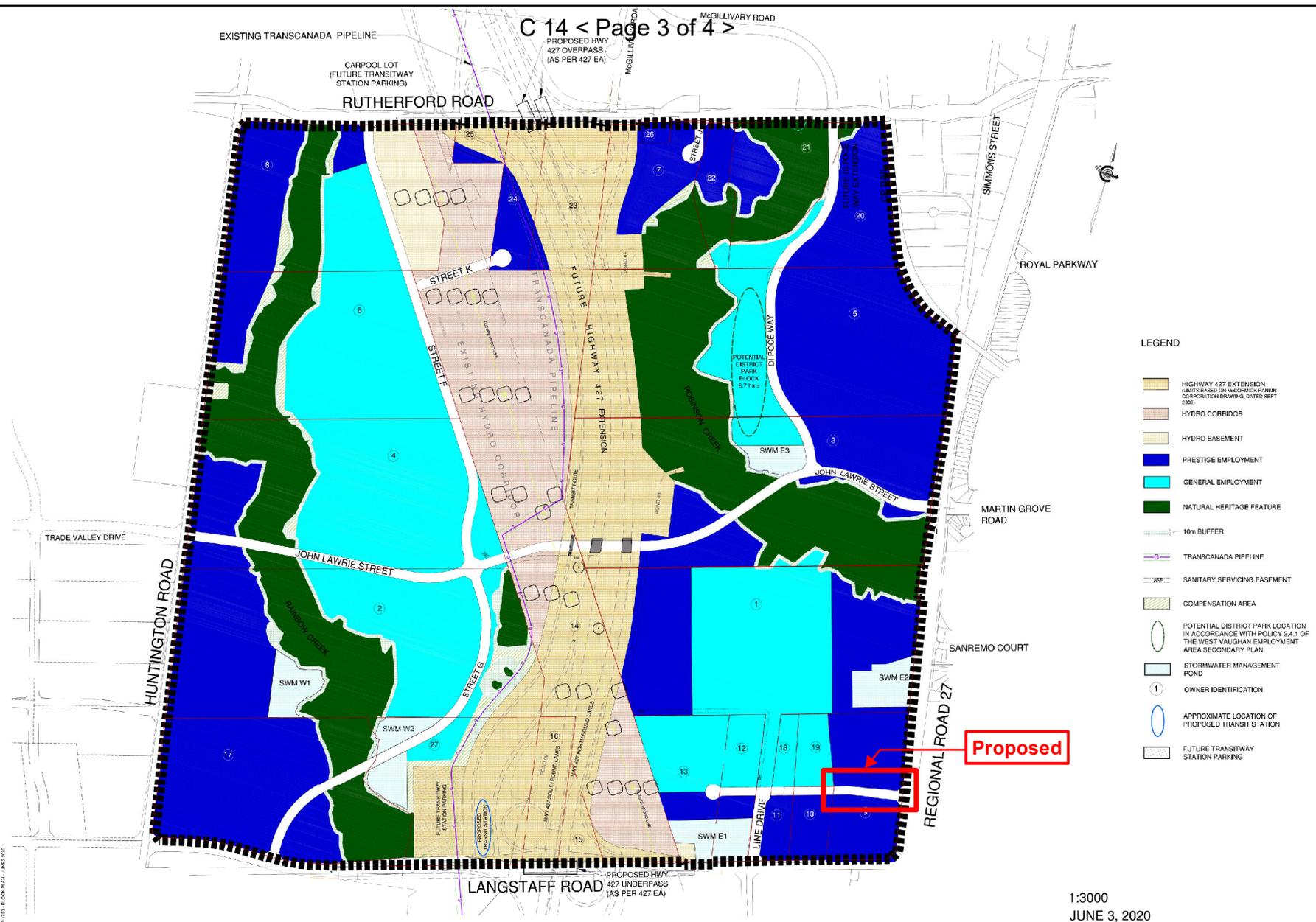
Respectfully submitted by,



Nick Spensieri
Deputy City Manager, Infrastructure Development
Acting Deputy City Manager, Planning and Growth Management

Copy to: Todd Coles, City Clerk
 Mary Reali, Acting City Manager

Attachments: Attachment 3 – Block 59 Land Use Plan
 Attachment 4 – Block 59 Land Use Distribution Table



- LEGEND**
- HIGHWAY 427 EXTENSION LIMITS BASED ON METROPOLITAN COOPERATION DRAWING, DATED SEPT 2006
 - HYDRO CORRIDOR
 - HYDRO EASEMENT
 - PRESTIGE EMPLOYMENT
 - GENERAL EMPLOYMENT
 - NATURAL HERITAGE FEATURE
 - 10m BUFFER
 - TRANSCANADIA PIPELINE
 - SANITARY SERVICING EASEMENT
 - COMPENSATION AREA
 - POTENTIAL DISTRICT PARK LOCATION IN ACCORDANCE WITH POLICY 2.4.1 OF THE WEST VAUGHAN EMPLOYMENT AREA SECONDARY PLAN
 - STORMWATER MANAGEMENT POND
 - 1 OWNER IDENTIFICATION
 - APPROXIMATE LOCATION OF PROPOSED TRANSIT STATION
 - FUTURE TRANSITWAY STATION PARKING

Proposed

1:3000
JUNE 3, 2020

Block 59 Land Use Plan

LOCATION:
Lots 11 - 15, Concession 9

APPLICANT:
Block 59 Landowners Group Inc.



Attachment

FILE:
BL.59.2014

DATE:
June 15, 2020

3

TABLE 1 - BLOCK 59 Land Use Distribution and Land Owner Participation

UPDATED: JUNE 3, 2020

OWNER	PARCEL #	PRESTIGE EMPLOYMENT AREA (ha)	GENERAL EMPLOYMENT AREA *	NATURAL HERITAGE FEATURE **	NATURAL HERITAGE BUFFER	COMPENSATION AREA	S.W.M.	HYDRO CORRIDOR* **	HYDRO CORRIDOR EASEMENT* ***	HIGHWAY 427 EXTENSION *****	PRIMARY STREET	LOCAL STREET	PRIMARY ROAD IN ENV AREA	PRIMARY ROAD IN HWY 427 CORRIDOR	PRIMARY ROAD IN HYDRO EASEMENT	PRIMARY STREET IN HYDRO CORRIDOR	LANGSTAFF OVERPASS WIDENING	HUNTINGTON ROAD WIDENING	TOTAL Ha.	
PARTICIPATING																				
HIGHWAY 27 LANGSTAFF GP LIMITED	1	12.33	16.29	1.61	0.41		1.92			2.28										34.84
ONE-FOOT DEVELOPMENTS INC.	2	10.33	12.25	8.91	2.81	0.71	1.75			1.25	1.83							0.12		39.96
TWO-SEVEN JOINT VENTURE LIMITED	3	10.86	1.62	13.70	1.32		1.16		0.06	9.07	2.23		0.52	0.45						40.99
ANATOLIA CAPITAL CORP - HUNTINGTON	4	4.18	18.27	6.57	1.00	0.11					2.28		0.44						0.12	32.97
DIPOCE MANAGEMENT LIMITED	5	17.69	5.37	9.09	0.54					5.79	1.11									39.59
TOROMONT INDUSTRIES LTD.	6	2.57	14.22	5.04	0.90	0.89					1.11								0.12	24.85
JOHN SIMONE & RAY DI DONATO	7	3.65		2.59	0.34	0.21				2.92	0.43									10.14
ANATOLIA INVESTMENT CORP.	8	7.25	4.67	3.30	0.90	0.36			4.85		0.99				0.12				0.12	22.56
ANATOLIA CAPITAL CORP - LANGSTAFF	17	16.11		5.28	0.59		0.04				0.70		0.36						0.03	23.11
SUBTOTAL PARTICIPATING		84.97	72.69	56.09	8.81	2.28	4.87	0.00	4.91	21.31	10.68	0.00	1.32	0.45	0.12	0.00	0.00	0.51		269.01
NON PARTICIPATING																				
HUNTER-FIFTY INVESTMENTS LIMITED	9	7.42										0.48								7.90
LINE DRIVE EAST INVESTMENTS LIMITED	10	1.86										0.25								2.11
LINE DRIVE EAST INVESTMENTS LIMITED	11	1.35	0.82								0.61	0.14								2.92
ZIVKO RISTICH	12	0.62	1.99				1.14					0.23								3.98
L. DI CARLANTONIO, S.DI CARLANTINO, et al.	13	1.08	4.48				0.99		0.20	0.03		0.14								6.92
HYDRO-ONE NETWORKS INC.	14							35.77		12.27				0.13		0.96				49.13
HMTQ - MTO	15									1.80										1.80
HMTQ - MTO	16									3.96										3.96
CITY OF VAUGHAN	18		1.06																	1.06
CITY OF VAUGHAN	19		1.10								0.08									1.18
DI POCE MANAGEMENT LIMITED	20	6.89	1.23	0.22	0.40						0.74		0.15							9.63
DI POCE MANAGEMENT LIMITED	21	1.89		5.39	0.57								0.32							8.17
VITANOVA SHELTER CORPORATION	22	1.58	0.27	1.09	0.30															3.24
HMTG - MTO	23	0.4								6.77										7.17
2236391 ONTARIO LIMITED	24	2.13								1.87	0.22									4.22
HMTQ - MTO	25	0.45								1.1										1.55
V. CASSANO, L. CASSANO, N. PARADISO	26	0.52								0.39										0.91
HMTQ - MTO	27		1.05	0.2	0.33	0.8	2.12			10.15	0.63						0.63			15.91
SUBTOTAL NON PARTICIPATING		26.19	12.00	6.90	1.60	0.80	4.25	35.77	0.20	38.34	2.28	1.24	0.47	0.13	0.00	0.96	0.63	0.00		131.76
TOTAL PARTICIPATING + NON PARTICIPATING		111.16	84.69	62.99	10.41	3.08	9.12	35.77	5.11	59.65	12.96	1.24	1.79	0.58	0.12	0.96	0.63	0.51		400.8

* This area includes the area of the potential District Park

** This area does not include primary roads traversing through Natural Heritage Feature nor Natural Heritage Buffer.

*** This area does not include primary roads traversing within the corridor; said primary roads counted separately.

**** This area does not include primary roads traversing within the easement; said primary roads counted separately.

***** This area does not include primary roads traversing within the extension; said primary roads counted separately. This area does include the transit route and transit station.