

October 26, 2020

VIA EMAIL TO: clerks@vaughan.ca

CITY OF VAUGHAN
Vaughan City Hall, Level 100
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

C4
COMMUNICATION
SP CW – October 29, 2020
ITEM # 1

Attention: Office of the City Clerk

Dear City Clerk:

RE: City of Vaughan Council Meeting October 21, 2020
Item #4: Requests from Barcor Limited and Crinklewood Development Inc. for a Minister's Zoning Order for lands located on the north side of Highway 7 between Keele Street and Bowes Road
Special Committee of the Whole Meeting – October 29, 2020

We are writing to you on behalf 1834375 Ontario Inc., the registered owners of the lands municipally known as 1890 Highway 7, in Concord, Ontario, who have owned the lands since 2012.

As you are already aware, our office resurrected and spearheaded, through the York Alliance Group (<https://www.yorkalliancegroup.ca/concordgo>), the Concord GO Station initiative in 2017 and have since been working with planners at the City of Vaughan and Region of York, among numerous other stakeholders, to butterfly Highway 7 to substantiate a modal split and allow mixed uses in the area along Highway 7 between CN Rail and Yonge Street.

A request for a Ministerial Zoning Order (MZO) for Vaughan Council's consideration on October 21, 2020 was submitted by certain landowners. Among other things, the request seeks to re-zone the Corporate Centre (C9) Exception Zone to permit high-density mixed-use development. While this proposal appears to be consistent with the York Alliance Group's Concord GO resurrection initiative, what is inconsistent is Figure 3 of the report titled *A Strategic Opportunity for Transit Support Development*, prepared by Malone Given Parsons Ltd. dated September, 2020 (attached to this letter as 'Attachment 1'), which illustrates a "Proposed GO Station" predominantly situated on lands owned by 1834375 Ontario Inc., just east of the railway. This illustration has caught us by surprise due to the fact that we have been actively involved in working with Metrolinx, York Region, City of Vaughan and neighbouring landowners, including the subject requestors, through the York Alliance Group to resurrect a business case for the Concord Go Station. The illustration in Figure 3 showing the location and orientation of the proposed GO Station has never come up in any discussions with any of the stakeholders. Further, the illustration in Figure 3 is also inconsistent with the 407-

1 Steelcase Rd. W., Unit 8 · Markham, ON · L3R 0T3
Tel: 905.731.8687 Fax: 905.731.6826

Visit us on the Web:
www.libertydevelopment.ca

A handwritten signature in blue ink, appearing to be "WJ", located in the bottom right corner of the page.

Transitway EA (Plate 37), attached to this letter as 'Attachment 2' and the Metrolinx Initial Business Case: Highway 7-Concord (Figure 3-1), attached to this letter as 'Attachment 3'. These concepts are attached to this correspondence for your ease of reference and show the GO platform to be south of Highway 7 and south of 1834375 Ontario Inc.'s lands.

In light of the foregoing and in the absence of any prior consultation between the subject requestor's consultants and ourselves, we respectfully request that the concepts and figures be corrected to reflect a potential for a GO Station that is consistent with previous studies conducted by Metrolinx and other approval authorities and that it be removed entirely from the drawings illustrating a GO Station on 1834375 Ontario Inc.'s lands.

We welcome the opportunity to discuss these concerns further and reserve our rights to provide further comments upon a more fulsome review of the MZO request.

Yours truly,

Liberty Development Corporation



Per: Marco Filice, *Senior Vice President*

For and on behalf of 1834375 Ontario Inc.

Cc. Malone Given Parsons Ltd., Matthew Cory, Principal
Weston Consulting, Martin Quarcoopome, Associate

Encl.

ATTACHMENT 1

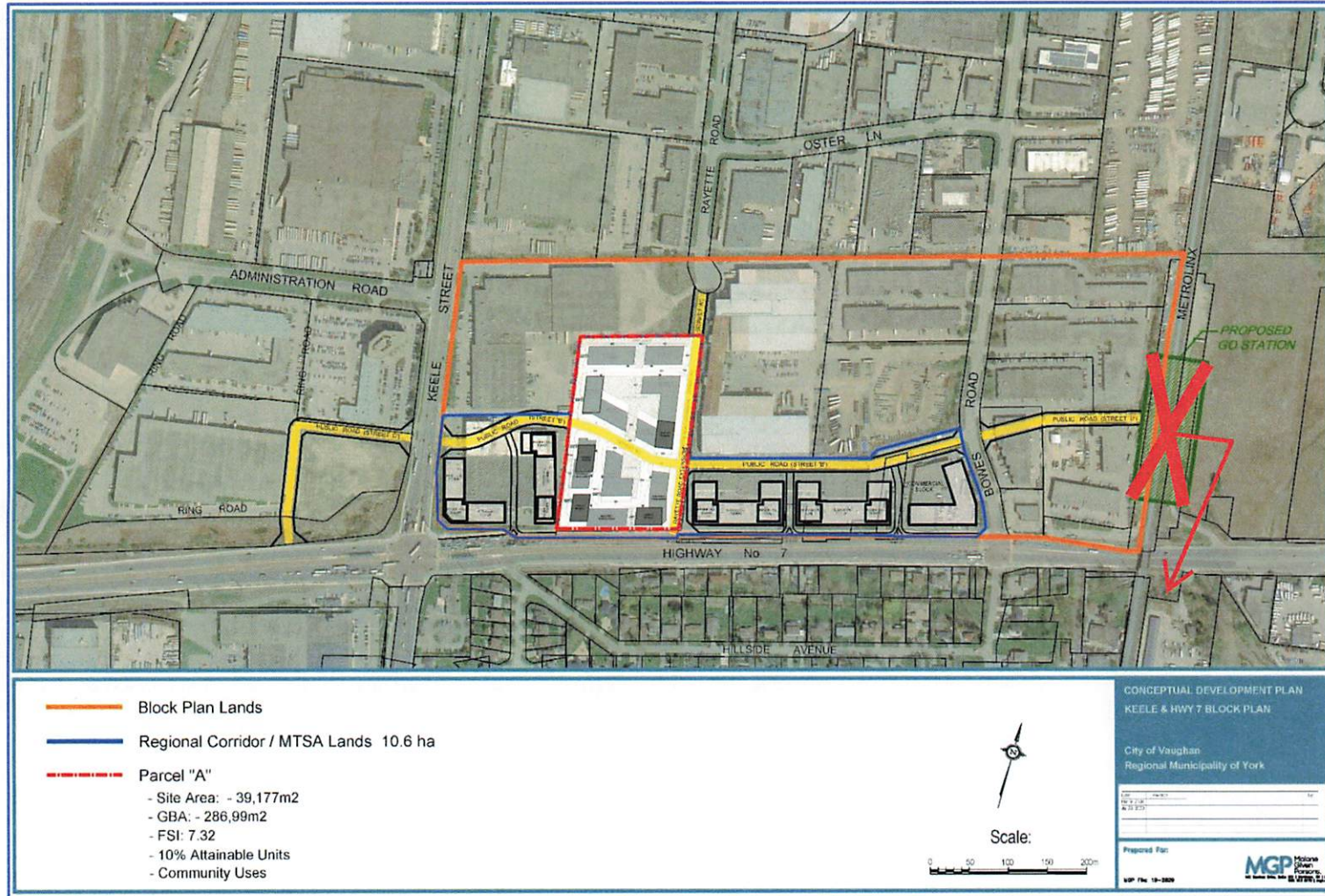
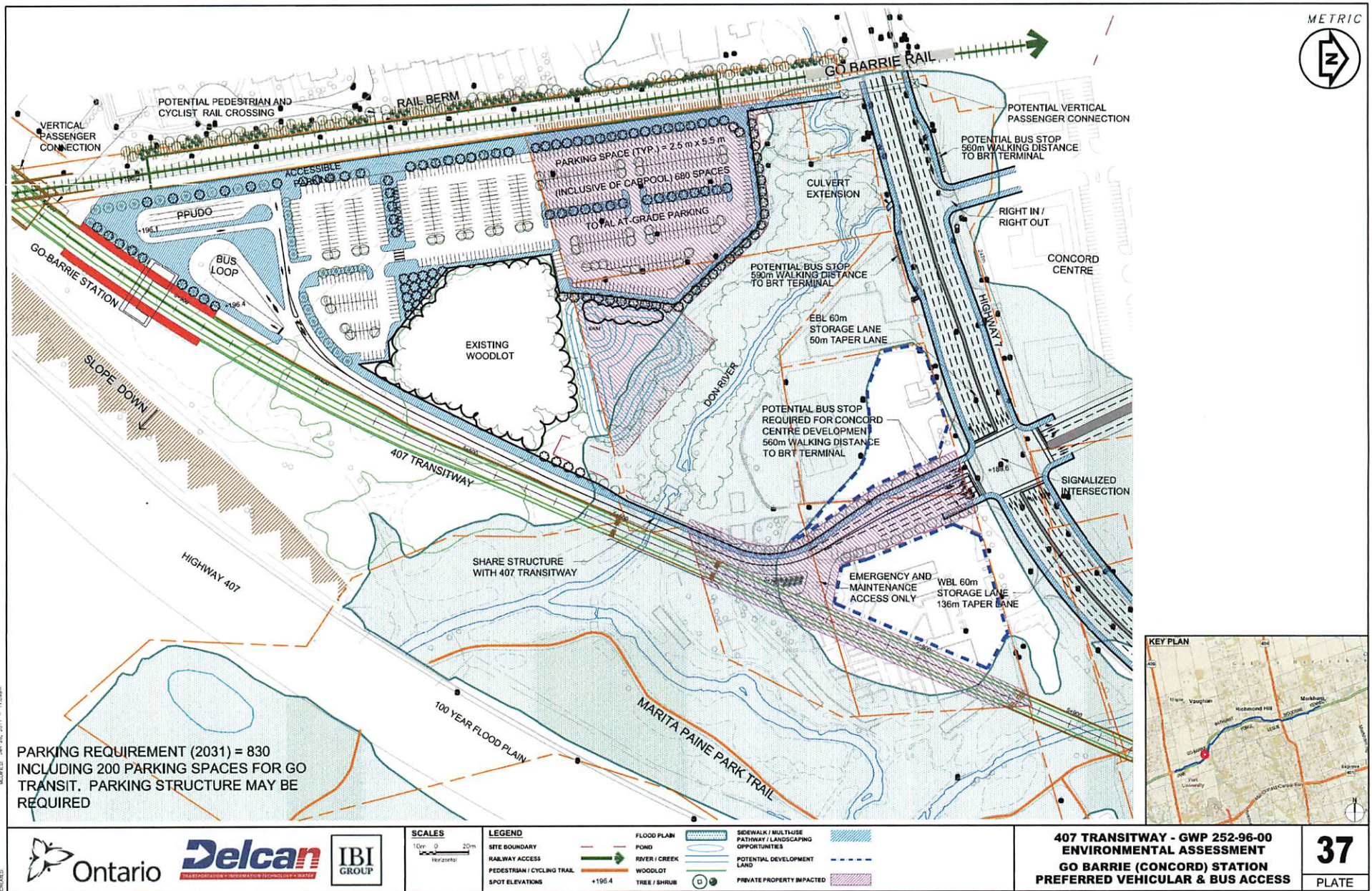


Figure 3 Preliminary Concept Plan

104

ATTACHMENT 2



407 Transitway - EA
 (Plate 37)

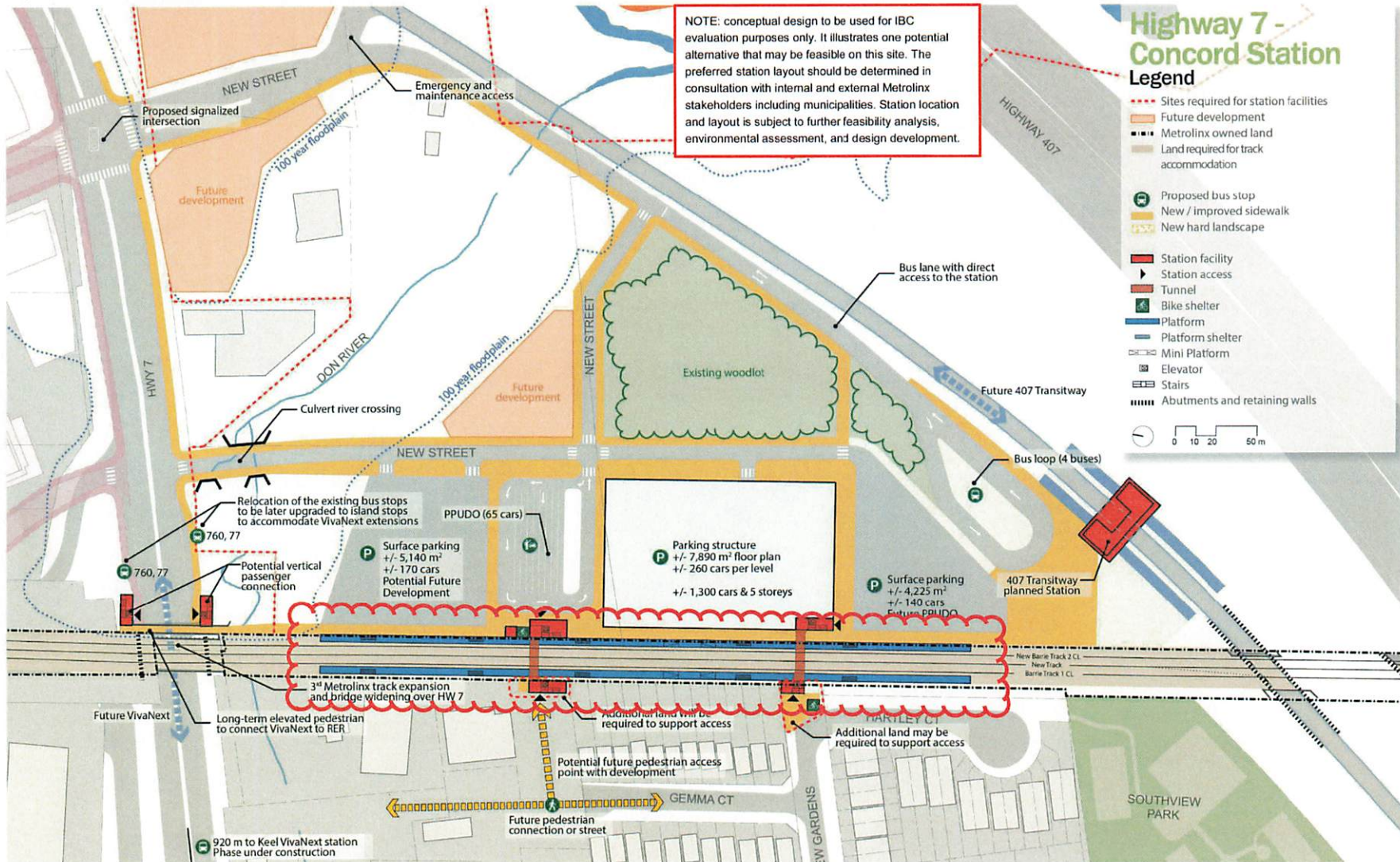


ATTACHMENT 3



RER New Stations Initial Business Case: Highway 7-Concord – draft

Figure 3-1: Highway 7-Concord Station Concept Plan



METROLINX INITIAL BUSINESS CASE: Highway 7-Concord
(Figure 3-1)