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Sent: Monday, June 07, 2021 8:50 AM

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Cc: Haiqing Xu <Haiqing.Xu@vaughan.ca>; Don Given <DGiven@mgp.ca>; Lauren Capilongo <lcapilongo@mgp.ca>

Subject: [External] June 8, 2021 Committee of the Whole - Block 41 Landowners Group Comments

Good Morning,

Malone Given Parsons Ltd are the Land Use Planners to the Block 41 Landowners Group. On behalf of the Block 41 Landowners Group, we are submitting the attached comments regarding Item 6.9 (Response to York Region's Request for Comments on Regional Official Plan Amendment 7) on tomorrow's Committee of the Whole agenda.

Mr. Don Given will attend the meeting to speak to these comments in greater detail.

Thank you,
Natalie

Natalie Lam, MCIP, RPP
Planner



40 years of making great places.

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June 7, 2021

MGP Files: 11-2003
20-2908

Mayor and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

via email: clerks@vaughan.ca

Dear Mayor Bevilacqua and Members of Council:

**RE: City of Vaughan Committee of the Whole – June 8, 2021
Item 6.9: Response to York Region’s Request for Comments on Regional Official
Plan Amendment 7
Comments from Block 41 Landowners Group**

Malone Given Parsons Ltd. (“MGP”) are the land use planners to the Block 41 Landowners Group in the City of Vaughan. Collectively with landowners in the City of Markham, a Regional Official Plan Amendment application was submitted to re-designate the Greenbelt Plan Protected Countryside Areas within the New Community Areas from “Agricultural” to “Rural” (the “ROPA”).

We have reviewed the Response to York Region’s Request for Comments on Regional Official Plan Amendment 7 Staff Report, dated June 8, 2021, which recommends that Vaughan Council not support the proposed ROPA. The purpose of this letter is to respond to the June 8, 2021 staff report and provide further clarity for Vaughan Council.

Proposed ROPA 7

The purpose of the ROPA application was twofold: Firstly, to recognize that these areas should no longer be characterized as prime agricultural, as these lands will be surrounded by urban development and as such will be incapable of supporting viable farm operations. In addition, the proposed re-designation is intended to provide flexibility to allow portions of the Greenbelt Plan Areas that are outside of natural heritage features to be used for parkland, trails, and other recreational uses, which support the creation of complete communities in accordance with Greenbelt and Growth Plan policies. The permission for parkland and recreational uses within rural lands of the Protected Countryside within the Greenbelt Plan is confirmed by the Ministry of Municipal Affairs and Housing in their letter dated April 30, 2021, which is mentioned in the June 8, 2021 Staff Report.

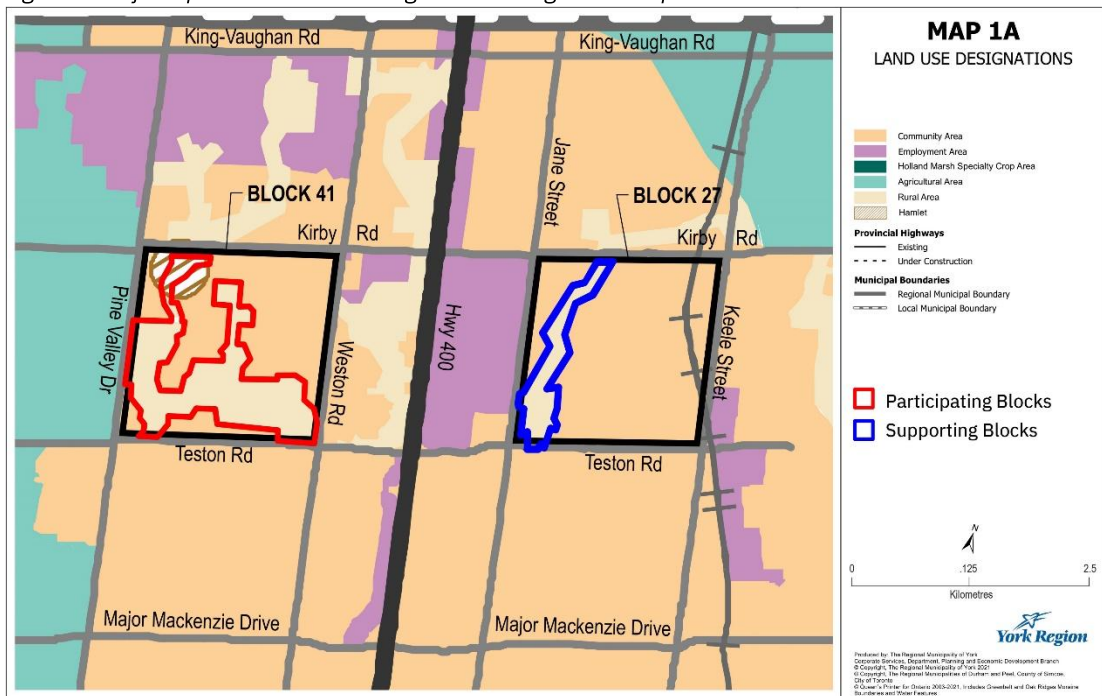
Staff note that “*the proposed Rural designation would permit a wide range of urban uses including schools, places of worship and fire halls...*”. It is not the landowners’ intention to locate such uses other than parkland within the Greenbelt Plan. Staff further note that “*... any use requiring substantial site alteration to the landscape in the Greenbelt protected lands, would not conform to Section 4.1.1.1 of the Greenbelt Plan (2017)*”. This statement is untrue. Section 4.1.1.1 of the Greenbelt Plan restricts non-agricultural uses within prime agricultural

areas of the Protected Countryside except for specific uses such as infrastructure. The Greenbelt Plan contains a series of policies that permit infrastructure, such as stormwater management ponds and roads, both uses which require substantial site alteration works that have been approved within the Greenbelt Plan in other municipalities and by the Toronto and Region Conservation Authority.

York Region Municipal Comprehensive Review- Policy Directions Report

We note that York Region has recently released a Policy Directions Update Report, dated June 10, 2021, which will be considered by Regional Council shortly. As part of the June 10, 2021 Staff Report, Attachment 2 includes a series of draft Regional Structure Maps for continued consultation as part of the Regional Official Plan Update. Within Attachment 2, Map 1A – Land Use Designations identifies lands for Community Area, Employment Area, Agricultural Area, Rural Area, etc. As shown in the excerpt below, the Greenbelt Fingers within Blocks 41 and 27 are proposed to be designated Rural Area.

Figure 1 Draft Map 1A - Land Use Designations Vaughan Excerpt



Source: York Region Policy Directions Report (June 10, 2021)

Based on this draft mapping, we understand that the Region intends to re-designate the Greenbelt Fingers to Rural Area as part of the municipal comprehensive review process. However, we are requesting approval of a ROPA to facilitate the re-designation ahead of the municipal comprehensive review timing. The ROPA is required to advance the planning framework for these existing New Community Areas in Vaughan and recognize the range of active planning approvals, including Secondary Plan and Block Plan.

We trust that the attached information is helpful for your reference. I will attend the June 8, 2021 meeting to address Committee to speak to this in greater detail.

Should you have any questions ahead of the June 8th meeting, please contact me at (905) 513-0170.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

cc: Block 41 Landowners Group
Haiqing Xu, City of Vaughan