
From: Cam Milani [mailto:cammilani@bellnet.ca]
Sent: Tuesday, December 02, 2008 5:42 PM
To: Jeffrey, Barb
Cc: 'Zipay, John'; Regional Clerk
Subject: FW: Vacant Land Supply Regional Official Plan Comments

Barb,

I was hoping to receive a response from the Region to the below email.

I understand that an update is going to Planning Committee tomorrow, however, I saw that our concerns were not identified as part of comments received during the public consultation while others were included. Further, some of the identified comments were remarked upon by staff and other were not, notably the concern raised by a resident in Vaughan that his property rights were taken away under the ORMCA and no compensation was given. Why did the Region choose to respond to some comments and not others?

I request that our emails below be attached to the Report for Planning Board informational purposes. I understand the recommendation to the Planning Board is *to circulate for informational purposes* and I hope that our information would meet such a test. We look forward to hearing from you and being part of the process.

Thanks.

Cam Milani
Rizmi Holdings Limited

From: Cam Milani [mailto:cammilani@bellnet.ca]
Sent: November-12-08 5:28 PM
To: 'john.zipay@vaughan.ca'
Cc: 'Jeffrey, Barb'
Subject: FW: Vacant Land Supply Regional Official Plan Comments

Mr. Zipay,

Please see the correspondences to and from the Region of York regarding their vacant land supply and growth management reports.

As you can see, the Region states that they are currently in dialogue with the City regarding their numbers. A few points as it relates to our lands that the City should consider and perhaps respond to the Region regarding:

1. The Region should not limit their vacant land supply on the Greenbelt or the Oak Ridges Moraine to only Draft Plans of Subdivision that have been filed. They should also identify Official Plan Amendment and Zoning By Law Amendment applications as well, such as OP 58.89 and Z 127.89. The argument to subdivide the lands can be made at a later date if necessary and should not be the determining factor in their or the City's study.

2. Below the Region acknowledges legal existing uses to continue, however, they do not take that one step further as it relates to Parcel 1, the Pits and Quarry Lands. Parcel 1 is 100 acres, is zoned M4 and is permitted a variety of uses under By-Law 1-88. These uses can be characterized as industrial/employment. Regardless of the outcome of the Hearings as described below, those uses will always remain and as such, that use and zoning need to be acknowledged and considered when calculating vacant land supply for employment/industrial purposes. 100 acres is a significant amount of land and should not be ignored! Again, the subdivision of the land can be argued at a later date if necessary. However, as an example, what would prevent the possibility of the 100 acres to be fully developed as a stand alone distribution facility on one 100 acre parcel? Or perhaps the potential of many smaller Pit uses under one ownership to operate without the need for subdivision or plan of condominium?

There are many scenarios, such as the examples above, whereby the calculation of vacant land supply would be inaccurate if it did not consider lands that the Region alleges is not subdividable, and more specifically, Parcel 1. We respectfully request that the City of Vaughan require the Region to consider and identify all of our lands in their calculation of vacant land supply. The issue of subdividing lands can be considered at a later date and is not an appropriate determination of vacant land supply. Potential and current land uses should determine that conclusion. I believe I have demonstrated our lands meet such a test.

We look forward to hearing from you and the Region and would be more than happy to discuss this matter further at your convenience.

Cam Milani
Rizmi Holdings Limited

From: Jeffrey, Barb [mailto:Barbara.Jeffrey@york.ca]
Sent: October-30-08 2:34 PM
To: Cam Milani
Subject: RE: Vacant Land Supply Regional Official Plan Comments

Hello Cam:

I apologize for the length of time taken in responding to your Email inquiry, it took me some time to discuss the matter with John Waller and Paul Bottomley.

To recap your email there are two main questions you have asked in regard to the Rizmi/Milani property in Lots 30 and 31, Concession 2 City of Vaughan.

1. Whether the Region has accounted for your lands in Vaughan in it's calculation of population and employment growth.
2. Your opinion that the ORMCP status of your lands should be identified in the region's reports.

The Region's calculations have allocated the Provincial population and employment forecasts for 2031 on a municipal wide basis throughout the Region. We are currently working with area municipalities to allocate these municipal-wide numbers to traffic zones based on current population and future growth expected.

The Vaughan numbers, which are still being discussed with Vaughan, indicate a population forecast of 418,800 and employment of 275,900. While this represents significant growth over

current levels, it assigns only marginal to no growth in both Greenbelt and Oak Ridges Moraine lands in the municipality and the Region as a whole, based on pending, draft approved or registered plans of subdivision. Your outstanding applications on the Vaughan on the east side of Dufferin Street property (regardless of the status under the ORMCP) do not contain a plan of subdivision, therefore they are not captured by the Region's work.

With respect to your lands, the only outstanding issues relate to the Regional Official Plan identification on Map 7 (Aggregate) and the ORMCP land use designations on Parcel 1 on your attached air photo (the Aggregate application site) included in the ROP through ROPA 41. All other portions of the ROP land use designations on the property were approved in 1999, with the ORMCP land use designations on the balance of your lands - (Parcels 2, 3 and 4 on your air photo) approved as Natural Core Area and Natural Linkage Area in 2004 when ROPA 41 was approved by the Minister.

As such identification of your lands is not appropriate in the Region's growth management work.

Regarding the transitional status of your lands under the ORMCP, in May 2004, Regional Council adopted a report dealing with the status of your lands. The report and attachments can be found by scrolling to Clause 2 in this report

http://www.york.ca/Regional+Government/Agendas+Minutes+and+Reports/_2004/PEDC+rpt+5+2004.htm

In conclusion, I do not believe there is a need to identify the Rizmi lands in our work, and acknowledge the ability of legally existing uses to continue.

Barbara Jeffrey, M.C.I.P., R.P.P.
Manager, Land Use Policy and Environment
Long Term and Strategic Planning Branch
Region of York
Telephone (905) 830-4444 , ext 1526
Email: barbara.jeffrey@york.ca

From: Cam Milani [<mailto:cammilani@bellnet.ca>]
Sent: Tuesday, October 14, 2008 3:29 PM
To: FutureYork
Subject: Vacant Land Supply Regional Official Plan Comments

We are the land owners of 4 parcels located adjacent to one another in the City of Vaughan municipally known as 11641 Dufferin St (Parcel 2), 11490 Bathurst St (Parcel 3) and 11333 Dufferin St (Parcel 1). As well as the east three quarter lot 31 Concession 2 (Parcel 4). These properties are contiguous to one another and comprise approximately 350 acres. Please see attached mapping for reference.

We attended the Public Hearing at the City of Vaughan on September 18, 2008. We listened to some concerns, which echoes some of ours, however, on a site specific basis, I am not sure if the Region has accounted for our lands in their calculation of vacant land supply.

As the Region should know, Parcel 2 and Parcel 3 are the subject of OP 58.89 and Z 127.89, which are transitional residential applications under the Oak Ridges Moraine Conservation Act. Their status should be identified in some manner in your report.

Parcel 1 is an old abandoned Pit which is zoned M4 Pits and Quarries under City of Vaughan By-Law 1-88. The uses permitted on this 100 acre parcel are as follows: ***Pit – means a place where unconsolidated gravel, stone, sand, earth, clay, fill, mineral or other material is being or has been removed by means of excavation to supply material for construction, industrial or manufacturing purposes, but does not include a wayside pit.*** The site clearly falls within this zone as a “place...to supply material for construction...”

Parcel 1 is the subject of an ongoing OMB Hearing for a Licence to Extract under the Aggregate Resources Act as well as other land use designations and down-zoning proposals. The Hearing has yet to be concluded, however, as the lands are zoned Pits and Quarries and will always remain used for such regardless of the outcome of the Hearings, the Region should appropriately identify the lands as part of their vacant employment land supply.

Please note that even though the lands are in the Oak Ridges Moraine, the ORMCA does not prevent uses that legally existed prior to its enactment.

I look forward to seeing our lands appropriately designated in the Region of York Official Plans.

Cam Milani
Rizmi Holdings Limited

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Future Residential
Region of York OPA 23

Existing Residential Development

Bathurst Street

PARCEL 4

Class 6 Farmland

E 3/4 Lot 31
Concession 2
City of Vaughan
61 Ha

PARCEL 3

Class 6 Farmland

N 1/2 E 1/2 Lot 30
Concession 2
City of Vaughan
20 Ha

Existing Residential
Development

Existing Golf
Course

Abandoned
Gravel Pit

Old Field

W 1/4 Lot 31
Concession 2
City of Vaughan
20 Ha

W 1/2 Lot 30
Concession 2
City of Vaughan
40 Ha

PARCEL 2

PARCEL 1

← NORTH

Dufferin Street