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June 11, 2010

Mr. Bryan W. Tuckey, M.C.I.P., R.P.P.
Commissioner of Planning and Development Services
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Ms. Barbara Jeffery, M.C.I.P., R.P.P.
Manager, Land Use Policy and Environment,
Long Range And Strategic Planning
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Re: Proposed Amendment 2 to the Official Plan for the Regional Municipality of York
City of Vaughan, File 19OP-2009-002
Subject Property, Highmeadow Place Holdings Inc.
100 Acres, Northeast Corner of Keele Street and Kirby Road, City of Vaughan

Dear: Mr. Tuckey and Ms. Jeffery,

We are writing this letter as a follow up to our correspondence to your department of May 5th 2010 and attendance before the Planning and Economic Development Committee of that same date pertaining to Official Plan Amendment 2 to the Official Plan for the Regional Municipality of York (ROPA 2), City of Vaughan, your file 19OP-2009-002.

This matter will come before the Regional Planning and Economic Development Committee Public Meeting on Wednesday June 16th 2010 at which we will be appearing as a delegation to speak on our clients' behalf.

We represent High meadow Place Holdings Inc, the owner of approximately 100 acres of land at the northeast corner of Keele Street and Kirby Road in the City of Vaughan within the Regional Municipality of York. Please see the attached illustrations for the precise location.

We note from ROPA 2 that our clients White belt lands are not included in the new Urban Expansion area of the City of Vaughan. Our client respectfully requests that ROPA 2 be revisited and amended to include a 6 acre the portion of the subject lands that are outside of the mapped areas of Oakridges Moraine and the Greenbelt within the Urban Expansion area .

We have included a survey plan on which our surveyor plotted, based on the provincial geodetic coordinates, the Greenbelt and ORM lines. Recalling however that the Oak ridges Moraine and Greenbelt lines imposed on the subject property were done so based on high level air photo interpretation and not on scientific ground oriented science. You will note that the ORM and Greenbelt lines are linear and do not reflect the true physical/environmental characteristics of the property.

To be clear, we provide the survey for information purposes only and on a without prejudice basis as we will be dealing with these arbitrary environmental delineations in detail in the immediate future as part of our ongoing involvement in ROPA 2 and the City of Vaughan Official Plan.

There is provision in the Provincial legislation to deal with these irregularities by making a formal approach to the Minister of Municipal Affairs and Housing or waiting until 2015 when the Greenbelt policy/mapping comes up for review. Our client has instructed us to deal with the irregularity on the 94 acres of the 100 acre holding that are seriously impacted by the Greenbelt and the ORM mapping.

To emphasize, the subject site is void of environmental features, this is clearly illustrated by the attached air photo and the survey that we have prepared and the site visit we have undertaken with our environmental consultants. The property is currently in active agricultural production and has been for many decades. If the lands exhibited environmental constraints they would not have been farmed to the extent that they have.

On the other hand, based on air photo interpretation and some off site visual inspection it is evident that environmental features appear to exist north of our clients property and there may be limited if in fact any opportunity for urban development on those lands. If our clients' property is not included at this time as part of ROPA 2 then essentially the plan for Block 21 may just entail our clients' property which may only include 6 acres. This seems onerous and not consistent with how the block planning process has occurred in Vaughan and the prospect of waiting for another Official Plan review to occur within 5 years is punitive to say the least especially when 6 acres are all that may remain for development in that block.

In the interim, it would be appropriate to include our clients 6 acres on the immediate corner of Keeled Street and Kirby Road as part of the ROPA 2 Urban Expansion Area. There are very sound planning reasons to undertake this minor change to ROPA 2 which are described below and are readily visible on the attached air photo.

1. The area to the immediate south of Kirby Road is now entirely developed as a single family residential area within the City of Vaughan Block 20.
2. The area to the north of the subject property appears to be environmentally constrained for the most part if not entirely as it is encumbered by the policy provisions of the Greenbelt and ORM.
3. The area to the immediate west of Keele Street is already developed with a Tim Horton's coffee shop and a Petro Canada automobile service station.
4. The area just further to the west of the above noted fast food and automobile service station is under development for quasi industrial uses and was done so by way of a Zoning Amendment outside of the Block Plan process and is municipally serviced.
5. We note that ROPA 2 delineates a green circle at the intersection of Keele Street and Kirby Road for a future Go Transit Station and this circle includes a portion of our clients' property.

6. The area on the southwest quadrant of Kirby Road and Keele Street is proposed for Urban Expansion and will likely develop within the next five years as part of Block 27.
7. Much of the land on the west side of Keele Street north of Kirby Road on the east side of the railway tracks is currently developed.

As can be denoted, our client's property, as currently constituted in ROPA 2 would remain the only isolated and non urbanized corner at the crossroads of Kirby Road and Keele Street. We can see no logical planning rationale that would cause this significant restriction to be placed on our clients lands at this time and to have our clients wait until possibly after 2015 for such a small area to develop while development has occurred on the balance of the crossroads. All four corners should be developed to complete the development of intersection and to possibly facilitate the future Go Transit Station.

We believe this is an oversight that can be easily rectified by including as a minimum the 6 acres to be included in ROPA 2. The balance of the lands can be dealt with once our detailed studies are completed and filed to the City and the Region. This is not an overarching precedent setting request, it is a minor amendment to recognize what has actually occurred on the ground.

We look forward to making our presentation at the Public Meeting. We ask that you kindly consider including our clients 6 acres within the Urban Area of the City of Vaughan. In the near future we would like to meet with you and City of Vaughan staff to make a presentation on our request and findings. I will be calling your department to follow up on this request.

Respectfully,



Claudio P. Brutto, M.C.I.P., R.R.P., President
Brutto Land Management Consulting Limited

Attachments: Property Illustrations

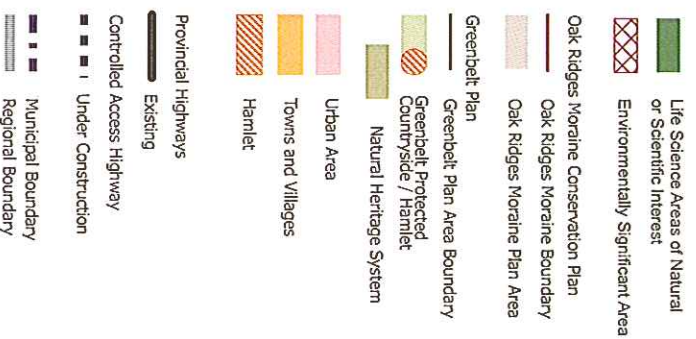
Cc: Highmeadow Place Holdings Inc.

Mr. Mauro Peverini, Manager, Policy Planning, City of Vaughan
Local Councillor, City of Vaughan, Mr. Peter Meffe
Regional Councillor, City of Vaughan, Mr. Gino Rosati
Regional Councillor, City of Vaughan, Ms. Joyce Frustaglio
Regional Councillor, City of Vaughan, Mr. Mario Feri



EXCERPT FROM MAP 3

ENVIRONMENTALLY
SIGNIFICANT AREAS AND
LIFE SCIENCE
AREAS OF NATURAL AND
SCIENTIFIC INTEREST



York Region Geomatics

Produced by Geomatics Planning and Development Services Department
© Copyright, The Regional Municipality of York, April, 2010
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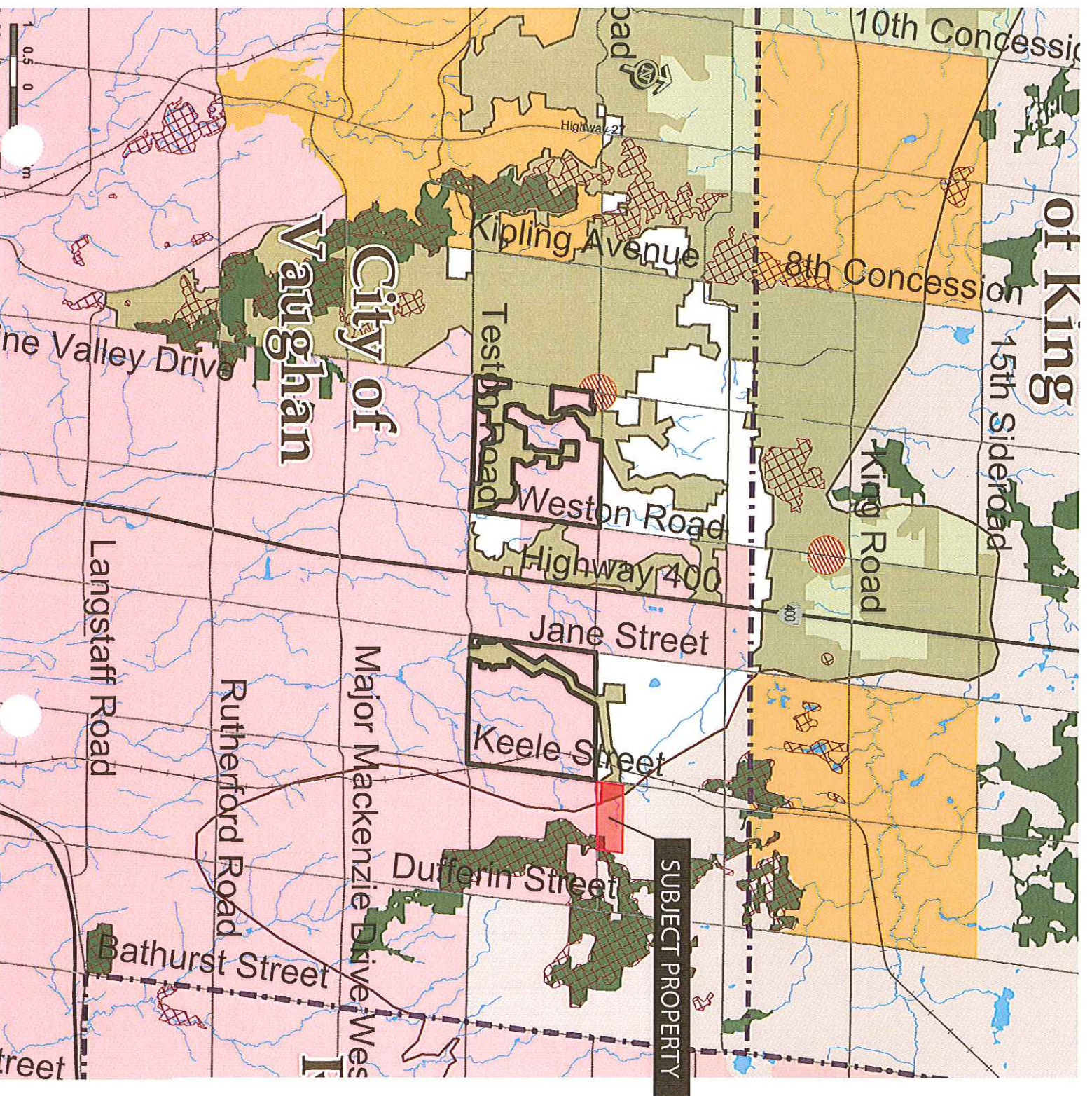


Figure 3 to
19OP-2009-002

REGIONAL STRUCTURE



York Region Geomatics

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Planning and Development Services Department
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and Oak Ridges Moraine Boundaries and Water Features

Figure 1 to
19OP-2009-002

