

Delta Urban Inc.

*Specialists in Land
Management & Development*

June 23rd, 2010

SENT BY E-MAIL

Regional Municipality of York
c/o Denis Kelly, Regional Clerk
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Sirs/Mesdames:

**Comments on Draft Proposed Provincial Modifications letter dated May 31, 2010, MAH
File No. 19-OP-2009 for Giampaolo Investments Limited (GIL)**

Delta Urban Inc. is the Project Manager for Giampaolo Investments Limited and Vinview Development Inc. who own approximately 96 hectares (238 acres) of land in the City of Vaughan. These lands are strategically located at Highway 50 to the west, Huntington Road to the east and between Major Mackenzie and Nashville Rd (Attachment 1). Currently, parcel 1 is within the City of Vaughan's Urban Boundary. The balance of our clients' land is designated as Agricultural in the City's Official Plan. Currently, these lands (parcels 2 & 3) are outside of the City and Region's Urban Boundary.

We understand that there is a Council meeting being held on June 24th, 2010 which includes a staff report regarding the Draft Proposed Provincial Modifications to the Region's Official Plan (ROP, adopted Dec.2009). We have reviewed the Region's staff report and the Province's Draft Proposed Provincial modifications to the ROP and can provide the following comments.

- 1) Our clients' disagree with the Province's rationale in the Draft Proposed Provincial Modifications, May 31, 2010 (page 3, para. 3) to modify Figure 2 "Strategic Employment Lands" on the following basis:
 - Identifying strategic employment lands provides clarity to the Region, local municipality, stakeholders and landowners as to the goals, direction and objectives of the ROP.
 - Figure 2 supports the policies of the PPS to protect and preserve employment areas for future and current uses (PPS 1.3.1 c))
 - It provides clarity for the future use of the lands
 - It is good planning to protect for future strategic employment lands, notwithstanding the comments from the Province that certain lands identified in Figure 2 of the ROP are beyond the planning / employment forecast period of 2031 as per the Places to Grow Plan.



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- 2) Notwithstanding the above, we concur with the Region's position as stated in the York Region Official Plan- December 2009 Regional Analysis of Draft Provincial Modifications and Further Submissions report (page 4, para 6) that Figure 2 is not an operative part of the ROP. To ensure that the strategic employment land direction is maintained, we recommend either:
 - 2.1) make the modifications to Figure 2 as proposed by the Province, and include appropriate language in the ROP to provide guidance to identify key strategic employment areas or criteria that would be appropriate for future employment uses (i.e. text references only to provide insight and direction as to preserving future employment uses); or,
 - 2.2) maintain Figure 2, as proposed by the ROP, and delete references within operative policies in the Plan to ensure that it is clear that Figure 2 is not an operative part of the ROP, and for information only.
- 3) Notwithstanding the Draft ROP, and Draft Provincial Modifications, it is our respectful submission that our client's lands should be designated and included within the Region's Urban Boundary further to our past submission (Attachment 2).

We also understand that the City of Vaughan has, as part of its comprehensive Vaughan Tomorrow review process converted uses in the urban area from employment to residential uses. We seek clarification that the Region's Land Budget analysis has recognized these employment land conversions. Any conversion in existing designated employment uses would create a deficiency in the amount of employment land deemed necessary in the York Region Land Budget if not properly accounted for.

Further to the above, the City of Vaughan's Housing Analysis and Employment Land Needs Report- Committee of the Whole- May 11, 2010 indicated a shortfall of 30 hectares of employment land. This 30 hectare shortfall compounded with the conversion of employment lands to residential use will result in an even greater need for additional strategic employment lands.

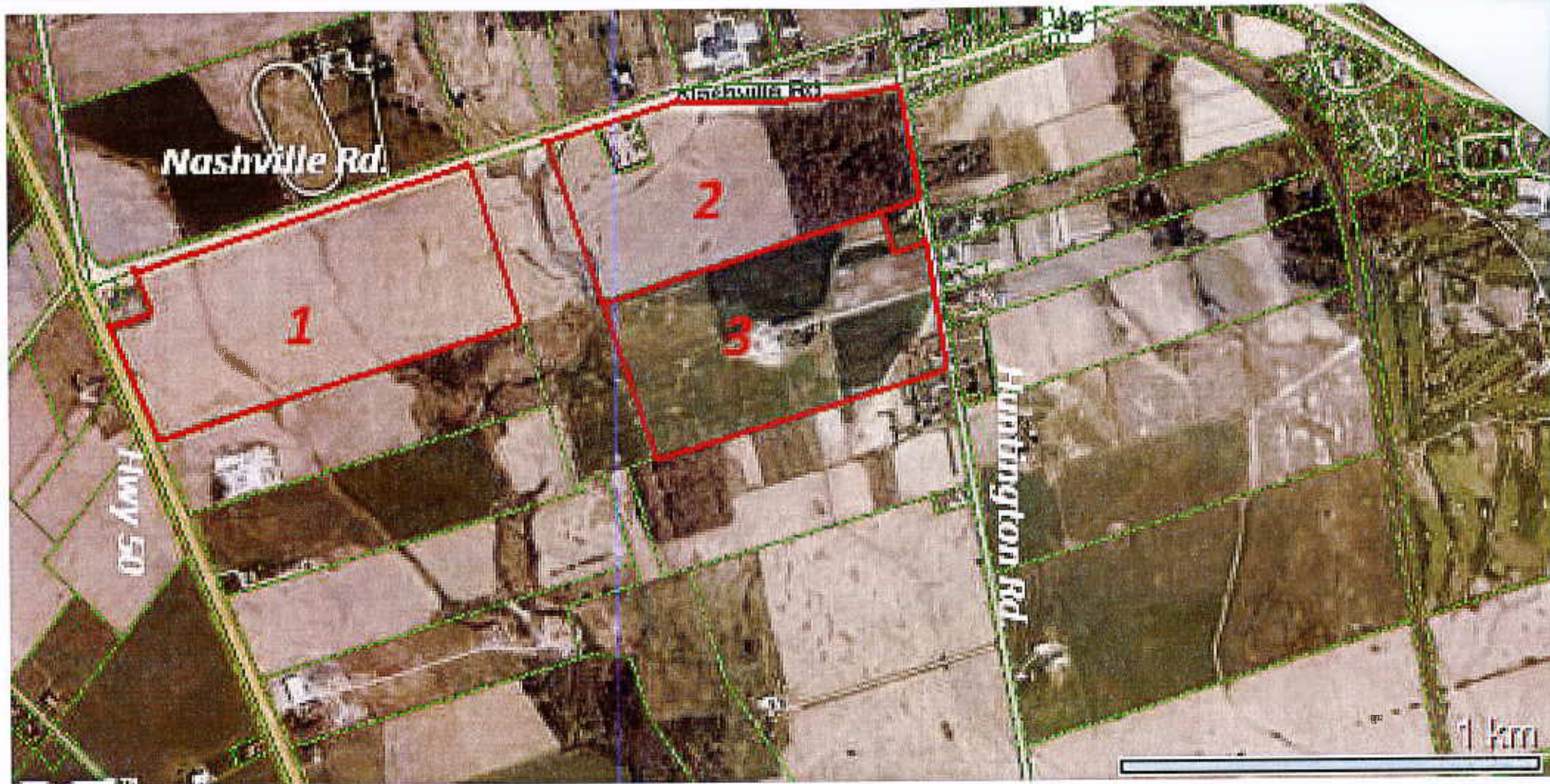
If you have questions or need additional details we can forward you information at your request.

Yours truly,


Templar Trinaistich B.E.S, MCIP, RPP
Senior Project Manager
Delta Urban Inc.

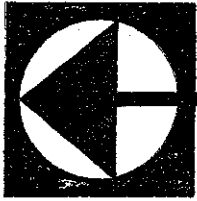
Encl: Attachment #1 -Subject Lands
Attachment #2 - Letter- June 16, 2010- York Region ROPA 2

Cc: Giampaolo Investments Limited
Heather Gardiner, (MMAH)



Ownership

- 1) VINVIEW DEVELOPMENTS INC.***
- 2) VINVIEW DEVELOPMENTS INC.***
- 3) GIAMPAOLO INVESTMENTS LIMITED***



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June 16, 2010

SENT BY E-MAIL

Planning and Economic Development Committee
Regional Municipality of York
c/o Denis Kelly, Regional Clerk
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Dear Sirs/Mesdames:

ROPA 2 – City of Vaughan Urban Expansion– (19OP-2009-002)

Delta Urban Inc. is the Project Manager for Giampaolo Investments Limited and Vinview Development Inc. who own approximately 96 hectares (238 acres) of land in the City of Vaughan. These lands are strategically located at Highway 50 to the west, Huntington Road to the east and between Major Mackenzie and Nashville Rd (Attachment 1). Currently, parcel 1 is within the City of Vaughan's Urban Boundary. The balance of our clients' land is designated as Agricultural in the City's Official Plan. Currently, these lands are outside of the City and Region's Urban Boundary.

We acknowledge that there is a public meeting being held on June 16th, 2010 regarding the proposed urban boundary expansions (ROPA 1,2,3) for York Region. It is our client's position that lands identified above in Attachment 1 should be included in the Region's proposed urban expansion, ROPA #2, for the following reasons:

- Our clients' lands are readily accessible to existing and planned infrastructure. As discussed in our previous submission (identified below) we would like to reiterate the viability of these lands for near term employment uses due to their access to:
 1. Proximity to existing 400 series highways (Hwy 427 and Hwy 407)
 2. Proximity to the planned extension of Hwy 427
 3. CN Rail inter-modal
 4. Access and proximity to existing and planned water and waste water infrastructure
 5. Access to the future GO Transit station and extension to Bolton
- Designating these lands would create complete communities by permitting the infill of employment growth between Huntington Road and Hwy 50 (south of Nashville Road)
- These lands could include a component of residential to complement the future residential east of Huntington Rd and act as a buffer to future employment use and Hwy 427 to the west



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- These lands could include a school site (we have been approached by the York Catholic District School Board regarding the potential for a school site on these lands to service the community east of Huntington Rd)

Additionally, we note that our clients have been very involved throughout the process and have made several submissions including (Attachment 2):

- Letter to Clement Chong (City of Vaughan)- Official Plan Review Urban Expansion Areas- June 3rd, 2010
- Letter to Paul Robinson (City of Vaughan)- Official Plan Review "Where and How to Grow"- August 10, 2009
- Letter to Bryan Tuckey (York Region)- Vaughan OPA 699, York Region Land Evaluation Area Review (LEAR) Study Report- November 4, 2009
- Letter to John Waller (York Region)- York Region Draft Official Plan Review "Where and How to Grow"- September 30, 2009
- Letter to Heather Hood (MMAH)-City of Vaughan Urban Expansion Areas- May 10, 2010

We have also taken the time to meet with Regional Commissioner of Planning Bryan Tuckey and Director of Long Range and Strategic Planning John Waller, as well as, City of Vaughan Councillor Peter Meffe to express our desire and rationale for being included in the urban boundary in this conformity exercise.

We therefore would ask the Committee to amend ROPA 2 to include the above noted lands as proposed urban expansion lands.

If you have any questions or need any additional details we can forward you information at your request.

Yours truly,

Templar Trinaistich B.E.S, MCIP, RPP
Senior Project Manager
Delta Urban Inc.

Encl: Attachment #1 -Subject Lands
Attachment #2 - Letter- June 3, 2010-Clement Chong
- Letter - August 10, 2009 - Paul Robinson
- Letter - November 4, 2009 - Bryan Tuckey
- Letter- Septemeber 30, 2009- John Waller
- Letter- May 10, 2010- Heather Hood

Cc: Giampaolo Investments Limited