

Rec'd & ref'd to
staff

Vaughanwood Estates Homeowners Association

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October 3, 2006

Commissioner of Planning and Development Services
York Region Administration Centre
Box 147
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

The Honourable Mayor Michael DiBiase and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Mr. John Zipay
Commissioner of Planning

Mr. Paul Robinson
Senior Planner

Mr. Commissioner:

Re: Highway 400 North Employment Lands Secondary Plan Study
File No: ROPA 52

Since the inception and rapid pace of the Highway 400 North Employment Plan Study, we have had, and continue to have, significant concerns with the proposal and amendment as adopted by the Council of the City of Vaughan. Our Association along with the Rimwood Estates Homeowners' Association actively participated in the Hwy 400 Employment Land Stakeholder Consultation Group, and at all meetings/forums to date. We continue to oppose the Amendment as drafted.

Although the perception of the documents from City's consultants and staff indicate a consensus of participants, this has not been the case and the documents have reflected a bias. The proposal has not been endorsed by the Stakeholder Consultation Group.

The imposition of Employment Land on the west side of Hwy 400 is not compatible with: existing estate subdivisions and future adjacent uses, the significant portions of greenbelt on the West side of the Hwy 400, nor the unique nature of the pending Teston Road interchange.

To reach a potential compromise, we had proposed wording changes which would more clearly define the specific types of development allowed and not allowed on the West side of Hwy 400 in the Prestige Areas - Office/Business Campus.

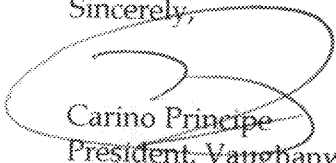
Industrial development should not be permitted in this area and is not consistent with minimizing truck traffic. Wording should be altered to ensure that the only development permitted on the west side of Hwy 400 in these Prestige Areas - Office/Business Campus would be offices and campus style developments. The amendment should specifically exclude all industrial, manufacturing and all stand alone and accessory warehousing. These proposed changes represented a significant compromise from the exclusion of all employment land designations on the west side of Hwy 400.

In addition, residents of Vaughanwood and Rimwood Estates currently have sufficient and safe supply of water. The supply is from individual wells, many of which were recently installed. The Region of York and City of Vaughan must require all developers and end users of these lands to ensure that the development, servicing, and eventual end uses will not have any negative affects on the ground water and will not affect the wells in the Vaughanwood and Rimwood subdivisions. If it is determined that the wells have been impacted either in quantity or quality, regardless of the degree, the Region, City and the developers must be held responsible to provide a permanent source of water to these subdivisions at their cost. Tankers and water reservoirs would not be acceptable as a source of water. This assurance should be provided in writing, as has occurred in the past.

However, not only were our concerns not adequately addressed, the wording of allowable permitted uses was EXPANDED in the Prestige Areas - Office/Business Campus. Our homeowners are very frustrated with the process to date and plan to continue to oppose the Amendment.

We thank you for your time and await your formal response.

Sincerely,



Carino Principe

President, Vaughanwood Estates Homeowners Association