

Submission Number
D05.2009.002.1.007

Date of Submission:
June 16, 2010

Submission Author:
Vince Ussia, Rinaldo Orsi, and George Knight

Comments or Requested Change to Proposed ROPA 2

Analysis and Recommendation

Property: As a group of landowners, we collectively own more than 150 acres of land in Block 67; our lands are located on the west side of Huntington Road, north of Nashville Road, south of Kirby Road, and north east of the railway track.
(11420 Huntington Road; 11180 Huntington Road; 6901 Kirby Road)

After reviewing the Volume 1 of the New Official Plan and the Proposed Regional Amendment 2 for the City of Vaughan, our lands will continue to be designated as Agricultural. We have not been heard, and these lands should have been looked upon under the expansion possibilities in the New Official Plan as Community Areas allowing for low rise residential use and not Natural Areas and Country Side.

As owners of a large sum of lands we want to see low rise residential zoning considered for our lands; which will be compatible with what is being planned for across the street to the east of Huntington Road and with a natural barrier, such as the rail way tracks, this would make good planning for a complete community.

We are not only property owners of a large sum of acreage, but we have grown up and have been a part of the community for over 30 years. It is our right as landowners to be heard and for our lands to be considered in the New Official Plan as Future Community Areas.

York Region's municipal comprehensive review included the completion of forecasting and land budget work, a Regional Intensification Strategy, a comprehensive public consultation exercise throughout 2006 to 2009, infrastructure master plan updates for transportation, and water and wastewater and an updated Natural Heritage Strategy.

A thorough and detailed land budget report was made available in March, 2010. The Region's land budget is a key component of the regional municipal comprehensive review and Growth Plan conformity exercise. Detailed consultations were held with provincial staff on the land budget methodology and assumptions.

The land budget work included:

- The use of the Growth Plan's forecasts, densities and intensification for York Region.
- The completion of an intensification strategy that identifies a minimum 40% residential intensification target between 2015 to 2031, and plans for 88% of residential growth and 83% of employment growth to occur in existing Urban Areas.
- An assessment of the available residential and employment land supplies and demonstration of the need for a proposed urban expansion, and;
- A demonstration of how the minimum designated greenfield

By including our lands, we will be creating a better and more efficient Transportation Master Plan, a Parks and Recreational Master Plan, a Functional Servicing Plan for Water and Sewers, and a Commercial Structure & Employment Sector, all working towards creating a proper and efficient plan for developing a sustainable community for the future; which is the objective for the New Official Plan.

Time is of the essence and we are requesting a written confirmation as to why our lands were not a part of the expansion areas and want our lands to be recognized for future residential use or future urban expansion areas.

area density target of 50 people and jobs per hectare is to be achieved.

A portion of the Whitebelt is required to accommodate the York Region's forecast growth. The Regional Official Plan and the urban area expansion Amendments ROPA's 1,2,3 implement the results of the regional municipal comprehensive review.

The boundaries for the urban area expansion amendments are:

- Clearly defined (i.e. concession streets, major natural features, utility corridors)
- Contiguous expansion to urban area
- Large enough for new generation of planned communities (block plan, secondary plan process)
- Consistent with local priorities

The Region will carefully monitor the pace and nature of intensification and growth.

June 15, 2010

Re: File # OP.25.1 for Vaughan's New Official Plan

Attention: Clerk's Department and Denis Kelley

The Reginal Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

We are the landowners of,

Rinaldo Orsi of 11420 Huntington Rd.
Vince Ussia of 11180 Huntington Rd.
George Knight of 6901 Kirby Rd.

We are writing to you on behalf of the landowners on Huntington Road. As a group of landowners, we collectively own more than 150 acres of land in Block 67; our lands are located on the west side of Huntington Road, north of Nashville Road, south of Kirby Road, and north east of the railway track. (See Sketch attached). We appreciate and respect the outcome of the decision on the New Official Plan.

We as the landowners of the above properties have been following and have been involved in the entire Official Plan study and review particularly relating to the City of Vaughan. Right from the beginning of this study and review, we have repeatedly expressed our concerns for being considered in this New Official Plan as low rise residential zoning. After reviewing the Volume 1 of the New Official Plan and the Proposed Regional Amendment 2 for the City of Vaughan, our lands will continue to be designated as Agricultural. We have not been heard, and these lands should have been looked upon under the expansion possibilities in the New Official Plan as Community Areas allowing for low rise residential use and not Natural Areas and Country Side. As owners of a large sum of lands we want to see low rise residential zoning considered for our lands; which will be compatible with what is being planned for across the street to the east of Huntington Road and with a natural barrier, such as the rail way tracks, this would make good planning for a complete community. We are not only property owners of a large sum of acreage, buy we have grown up and have been a part of the community for over 30 years. It is our right as landowners to be heard and for our lands to be considered in the New Official Plan as Future Community Areas. By including our lands, we will be creating a better and more efficient Transportation Master Plan, a Parks and Recreational Master Plan, a Functional Servicing Plan for Water and Sewers, and a Commercial Structure & Employment Sector, all working towards creating a proper and efficient plan for developing a sustainable community for the future; which is the objective for the New Official Plan.

Time is of the essence and we are requesting a written confirmation as to why our lands were not a part of the expansion areas and want our lands to be recognized for future residential use or future urban expansion areas.

Thank you very much for your time and consideration.

Any questions or comments pertaining to any studies, site visits, etc., do not hesitate to call us at the following numbers.

Vince Ussia: 647-896-3111
Rinaldo Orsi: 416 823 8012
George Knight: 905-893-0943

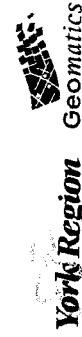


Knowing Mack
Nathan Burr

EXCERPT FROM MAP 4

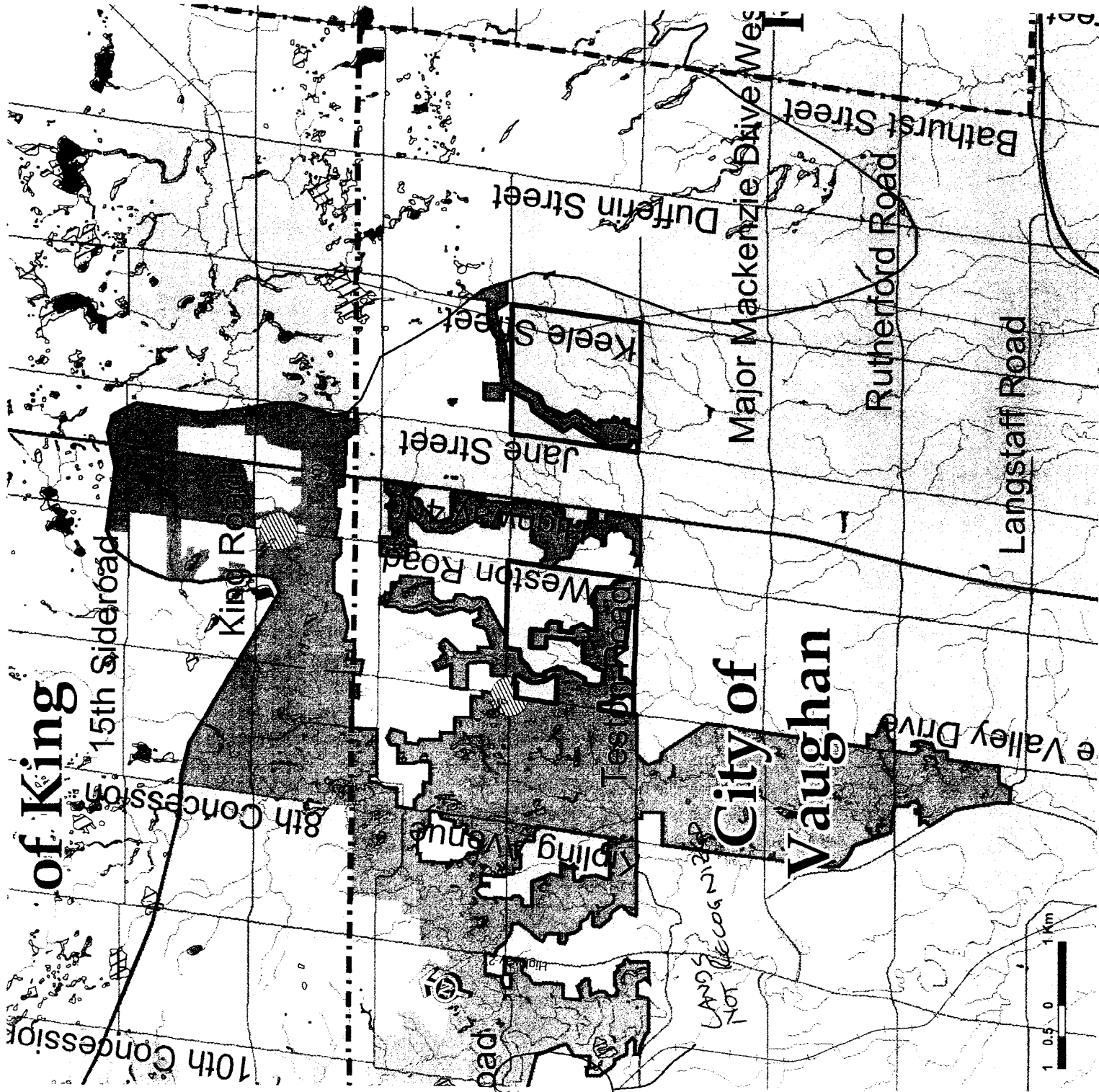
KEY HYDROLOGIC FEATURES

- Wetland
- Kettle Lake
- Permanent or Intermittent Stream
- Oak Ridges Moraine Conservation Plan
- Oak Ridges Moraine Boundary
- Oak Ridges Moraine Plan Area
- Greenbelt Plan
- Greenbelt Plan Area Boundary
- Greenbelt Protected Countryside / Hamlet
- Natural Heritage System
- Urban Area
- Towns and Villages
- Hamlet
- Provincial Highways
- Existing
- Controlled Access Highway
- Under Construction
- Municipal Boundary
- Regional Boundary



Produced by Geomatics
Planning and Development Services Department
© Copyright, The Regional Municipality of York, April, 2010
© Copyright, The Regional Municipality of Durham
and Peel, County of Simcoe, City of Toronto
© Queen's Printer for Ontario 2003-2010. Includes Greenbelt
and Oak Ridges Moraine Boundaries and Water Features

Figure 4 to
19OP-2009-002



**Submission Number
D05.2009. 002.2.001****Date of Submission:
May 10, 2010****Submission Author:
Rita Orlando-Briganti**

Comments or Requested Change to Proposed ROPA 2

Analysis and Recommendation

Request to not approve the York Regional Official Plan with the inclusion of an urban boundary expansion in Vaughan due to the undemocratic, biased and unilateral manner in which the City of Vaughan is implementing its Official Plan. Provides for a premature and unjustified urban expansion.

The City (Vaughan) has not proven that the expansion is necessary or that it will not have a negative environmental or economic impact. There have been no environmental or economic studies available to justify expanding the urban boundary.

At no time was the public involved in the decision to expand the urban boundary. Request for a more open process where the public will be allowed to debate the decisions, similar to that of the Town of Markham.

Request the Province demand that the City of Vaughan and York Region establish a five year moratorium on expansion into the whitebelt lands in Vaughan to study the expansion and the resulting cost implications.

The York Region Provincial Growth Plan conformity exercise included a municipal comprehensive review consisting of the Growth Plan 2031 forecasts, a land budget analysis, a Regional Intensification Strategy, a comprehensive public consultation exercise, infrastructure master plan updates for transportation, and water and wastewater, an updated Natural Heritage Strategy and a 25 year fiscal impact analysis. Between 2006 and 2009, the components of the review were reported regularly to Regional Council through staff reports and are available for public viewing.

The municipal comprehensive review indicated that an urban expansion in the City of Vaughan is required to accommodate the Growth Plan population and employment forecasts. This decision is based on the results of the intensification strategy, an assessment of the available residential and employment land supplies and an analysis of how the Growth Plan target of 50 people and jobs per hectare would be achieved in the designated greenfield areas.

The results of the review and conformity exercise have been incorporated as policy into the new adopted Regional Official Plan.

The Region has engaged the public in the municipal comprehensive review since its launch in 2006. The "Planning for Tomorrow" public engagement and information program

consisted of annual public meetings from 2006 to 2008 to discuss the issues of the Region's Growth Management Strategy and Sustainability Strategy. One of these issues was the potential for an urban expansion into the City of Vaughan.

The public meetings for the Regional Official Plan were held in 2009 in which the public had another opportunity to provide feedback on the urban expansion area shown on Map 1 of the draft ROP. Following these meetings, the draft ROP was modified to incorporate public feedback and was adopted by Regional Council in December 2009.

All York Region public information centres and meetings from 2006 to 2009 were advertised extensively in newspapers, on the Region's website, and through emails to stakeholders, local Councils, and the Canadian Hearing Society.

From: rita orlando-briganti

Sent: Sunday, May 09, 2010 11:49 PM

To: dmcguinty.mpp.co@liberal.ola.org; jbradley.mpp.co@liberal.ola.org; andrew.mitchell2@ontario.ca; victor.severino@ontario.ca; ija.dirks@ontario.ca; Waller, John; Bottomley, Paul; Jeffrey, Barb

Subject:

Dear Hon. Dalton McGuinty, Premier of Ontario, Hon. James Bradley, Minister of Municipal Affairs and Victor Severino, Housing and Assistant Deputy Minister (Growth Secretariat)

I am a concerned resident of Vaughan writing to alert you to the undemocratic, biased and unilateral manner in which the City of Vaughan is implementing its Official Plan. I request that you do not approve York Region's Official Plan, with the inclusion of an urban boundary expansion in Vaughan.

The City held an official Open House of its draft official plan on May 3rd (Volume 1) and is having a public hearing concerning the plan on May 17th. This gives me only two weeks to digest and understand a document containing over 300 pages. Additionally, there is a volume 2 of the official plan that has yet to be released. The condensed time frame for review and comments is neither fair nor democratic.

My concerns are regarding the City's proposed urban expansion onto white belt lands. The City has not proven to me that the expansion is necessary or that it will not have a negative environmental or economic impact. There have been no environmental or economic studies available to justify expanding the urban boundary.

At no time was the public involved in the decision to expand the urban boundary. The City of Markham is having a public debate over expanding its urban boundary and we in Vaughan have been denied the opportunity to discuss the two options available, expanding the urban boundary or increased intensification within the existing urban boundary. Markham has also conducted studies as to the cost implications of expanding the urban boundary. Why are two cities within the same region allowed to deal with this sensitive issue so differently?

The entire process concerning expansion onto white belt lands has been undemocratic and rushed. I urge the province to step in and demand that York Region and the City of Vaughan establish a five year moratorium on expansion into the white belt lands in Vaughan. This proposal will provide the City with ample time to properly conduct a study concerning expansion and the resulting cost implications.

I also request a more open process where the public will be allowed to debate this very controversial and significant decision, similar to what the City of Markham has conducted. Until that time I do not believe the proposed expansion has been conducted in an open, consultative and democratic manner.

I request your involvement in this matter and that you do not approve York Region's Official Plan with the inclusion of an urban boundary expansion in Vaughan as it provides for a premature and unjustified urban expansion.

Yours Sincerely,

Rita Briganti

78 Arrowood Cr.

Woodbridge, Ontario

L4H 2N6

**Submission Number
D05.2009. 002.2.002****Date of Submission:
May 10, 2010****Submission Author:
Susan Sigrist and Mark Hubbard**

Comments or Requested Change to Proposed ROPA 2

Analysis and Recommendation

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Request the Province demand that the City of Vaughan and York Region establish a five year moratorium on expansion into the whitebelt lands in Vaughan to study the expansion and the resulting cost implications.

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The municipal comprehensive review indicated that an urban expansion in the City of Vaughan is required to accommodate the Growth Plan population and employment forecasts. This decision is based on the results of the intensification strategy, an assessment of the available residential and employment land supplies and an analysis of how the Growth Plan target of 50 people and jobs per hectare would be achieved in the designated greenfield areas.

The results of the review and conformity exercise have been incorporated as policy into the new adopted Regional Official Plan.

The Region has engaged the public in the municipal comprehensive review since its launch in 2006. The "Planning for Tomorrow" public engagement and information program

consisted of annual public meetings from 2006 to 2008 to discuss the issues of the Region's Growth Management Strategy and Sustainability Strategy. One of these issues was the potential for an urban expansion into the City of Vaughan.

The public meetings for the Regional Official Plan were held in 2009 in which the public had another opportunity to provide feedback on the urban expansion area shown on Map 1 of the draft ROP. Following these meetings, the draft ROP was modified to incorporate public feedback and was adopted by Regional Council in December 2009.

All York Region public information centres and meetings from 2006 to 2009 were advertised extensively in newspapers, on the Region's website, and through emails to stakeholders, local Councils, and the Canadian Hearing Society.

From: Susan Sigrist

Sent: Sunday, May 09, 2010 11:27 PM

To: dmcguinty.mpp.co@liberal.ola.org; jbradley.mpp.co@liberal.ola.org; Andrew.Mitchell2@ontario.ca; Victor.Severino@ontario.ca; ija.Dirks@ontario.ca; Waller, John; Bottomley, Paul; Jeffrey, Barb

Subject: City of Vaughan Official Plan

Dear Hon. Dalton McGuinty, Premier of Ontario, Hon. James Bradley, Minister of Municipal Affairs and Victor Severino, Housing and Assistant Deputy Minister (Growth Secretariat)

I am a concerned resident of Vaughan writing to alert you to the undemocratic, biased and unilateral manner in which the City of Vaughan is implementing its Official Plan. I request that you do not approve York Region's Official Plan, with the inclusion of an urban boundary expansion in Vaughan.

The City held an official Open House of its draft official plan on May 3rd (Volume 1) and is having a public hearing concerning the plan on May 17th. This gives me only two weeks to digest and understand a document containing over 300 pages. Additionally, there is a volume 2 of the official plan that has yet to be released. The condensed time frame for review and comments is neither fair nor democratic.

My concerns are regarding the City's proposed urban expansion onto white belt lands. The City has not proven to me that the expansion is necessary or that it will not have a negative environmental or economic impact. There have been no environmental or economic studies available to justify expanding the urban boundary.

At no time was the public involved in the decision to expand the urban boundary. The City of Markham is having a public debate over expanding its urban boundary and we in Vaughan have been denied the opportunity to discuss the two options available, expanding the urban boundary or increased intensification within the existing urban boundary. Markham has also conducted studies as to the cost implications of expanding the urban boundary. Why are two cities within the same region allowed to deal with this sensitive issue so differently?

The entire process concerning expansion onto white belt lands has been undemocratic and rushed. I urge the province to step in and demand that York Region and the City of Vaughan establish a five year moratorium on expansion into the white belt lands in Vaughan. This proposal will provide the City with ample time to properly conduct a study concerning expansion and the resulting cost implications.

I also request a more open process where the public will be allowed to debate this very controversial and significant decision, similar to what the City of Markham has conducted. Until that time I do not believe the proposed expansion has been conducted in an open, consultative and democratic manner.

I request your involvement in this matter and that you do not approve York Region's Official Plan with the inclusion of an urban boundary expansion in Vaughan as it provides for a premature and unjustified urban expansion.

Susan Sigrist

Mark Hubbard

27 Matterhorn Road

Maple, ON L6A 2V4

905-832-2711

**Submission Number
D05.2009. 002.2.003****Date of Submission:
May 10, 2010****Submission Author:
Sabrina Malach**

Comments or Requested Change to Proposed ROPA 2**Analysis and Recommendation**

Request to not approve the York Regional Official Plan with the inclusion of an urban boundary expansion in Vaughan due to the undemocratic, biased and unilateral manner in which the City of Vaughan is implementing its Official Plan. Provides for a premature and unjustified urban expansion.

The City (Vaughan) has not proven that the expansion is necessary or that it will not have a negative environmental or economic impact. There have been no environmental or economic studies available to justify expanding the urban boundary.

At no time was the public involved in the decision to expand the urban boundary. Request for a more open process where the public will be allowed to debate the decisions, similar to that of the Town of Markham.

Request the Province demand that the City of Vaughan and York Region establish a five year moratorium on expansion into the whitebelt lands in Vaughan to study the expansion and the resulting cost implications.

The York Region Provincial Growth Plan conformity exercise included a municipal comprehensive review consisting of the Growth Plan 2031 forecasts, a land budget analysis, a Regional Intensification Strategy, a comprehensive public consultation exercise, infrastructure master plan updates for transportation, and water and wastewater, an updated Natural Heritage Strategy and a 25 year fiscal impact analysis. Between 2006 and 2009, the components of the review were reported regularly to Regional Council through staff reports and are available for public viewing.

The municipal comprehensive review indicated that an urban expansion in the City of Vaughan is required to accommodate the Growth Plan population and employment forecasts. This decision is based on the results of the intensification strategy, an assessment of the available residential and employment land supplies and an analysis of how the Growth Plan target of 50 people and jobs per hectare would be achieved in the designated greenfield areas.

The results of the review and conformity exercise have been incorporated as policy into the new adopted Regional Official Plan.

The Region has engaged the public in the municipal comprehensive review since its launch in 2006. The "Planning for Tomorrow" public engagement and information program

consisted of annual public meetings from 2006 to 2008 to discuss the issues of the Region's Growth Management Strategy and Sustainability Strategy. One of these issues was the potential for an urban expansion into the City of Vaughan.

The public meetings for the Regional Official Plan were held in 2009 in which the public had another opportunity to provide feedback on the urban expansion area shown on Map 1 of the draft ROP. Following these meetings, the draft ROP was modified to incorporate public feedback and was adopted by Regional Council in December 2009.

All York Region public information centres and meetings from 2006 to 2009 were advertised extensively in newspapers, on the Region's website, and through emails to stakeholders, local Councils, and the Canadian Hearing Society.

From: Sabrina Malach

Sent: Sunday, May 09, 2010 10:44 PM

To: dmcguinty.mpp.co@liberal.ola.org; jbradley.mpp.co@liberal.ola.org; Andrew.Mitchell2@ontario.ca; Victor.Severino@ontario.ca; ija.Dirks@ontario.ca; Waller, John; Bottomley, Paul; Jeffrey, Barb

Subject: York Region Official Plan

Dear Hon. Dalton McGuinty, Premier of Ontario, Hon. James Bradley, Minister of Municipal Affairs and Victor Severino, Housing and Assistant Deputy Minister (Growth Secretariat)

I am emailing you with great concern about the future development of the City of Vaughan. I am a long term resident of the City who has watched acres of farmland be paved over with cookie-cutter subdivisions that are completely unsustainable. Last year, I was excited to be a part of the planning process for the "new" City of Vaughan that promised to be cutting edge and sustainable. Recently I have discovered that this was nothing short of greenwashing and a cover up for yet another corruptive scheme from the City Council.

I am writing to alert you to the undemocratic, biased and unilateral manner in which the City of Vaughan is implementing its Official Plan. I request, in fact, I beg of you, that you do not approve York Region's Official Plan, with the inclusion of an urban boundary expansion in Vaughan. This Plan has no concern for future generations or food security.

The City held an official Open House of its draft official plan on May 3rd (Volume 1) and is having a public hearing concerning the plan on May 17th. This gives me only two weeks to digest and understand a document containing over 300 pages. Additionally, there is a volume 2 of the official plan that has yet to be released. The condensed time frame for review and comments is neither fair nor democratic.

My concerns are regarding the City's proposed urban expansion onto white belt lands. The City has not proven to me that the expansion is necessary or that it will not have a negative environmental or economic impact. There have been no environmental or economic studies available to justify expanding the urban boundary.

At no time was the public involved in the decision to expand the urban boundary. The City of Markham is having a public debate over expanding its urban boundary and we in Vaughan have been denied the opportunity to discuss the two options available, expanding the urban boundary or increased intensification within the existing urban boundary. Markham has also conducted studies as to the cost implications of expanding the urban boundary. Why are two cities within the same region allowed to deal with this sensitive issue so differently?

The entire process concerning expansion onto white belt lands has been undemocratic and rushed. I urge the province to step in and demand that York Region and the City of Vaughan establish a five year moratorium on expansion into the white belt lands in Vaughan. This proposal will provide the City with ample time to properly conduct a study concerning expansion and the resulting cost implications.

I also request a more open process where the public will be allowed to debate this very controversial and significant decision, similar to what the City of Markham has conducted. Until that time I do not believe the proposed expansion has been conducted in an open, consultative and democratic manner.

I request your involvement in this matter and that you do not approve York Region's Official Plan with the inclusion of an urban boundary expansion in Vaughan as it provides for a premature and unjustified urban expansion.

Please help as this is yet another attempt for Vaughan to pave over Class One farmland.

Sincerely,

Sabrina Malach

6 Chaiwood Court

Maple, ON

L6A 0W1

Sabrina

**Submission Number
D05.2009. 002.2.004****Date of Submission:
May 10, 2010****Submission Author:
Elisa Testa**

Comments or Requested Change to Proposed ROPA 2

Analysis and Recommendation

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All York Region public information centres and meetings from 2006 to 2009 were advertised extensively in newspapers, on the Region's website, and through emails to stakeholders, local Councils, and the Canadian Hearing Society.

From: Testa, Elisa
Sent: Monday, May 10, 2010 11:10 AM
To: Jeffrey, Barb
Subject: Letter to the Province

Dear Hon. Dalton McGuinty, Premier of Ontario, Hon. James Bradley, Minister of Municipal Affairs and Victor Severino, Housing and Assistant Deputy Minister (Growth Secretariat),

I am a concerned resident of Vaughan writing to alert you to the undemocratic, biased and unilateral manner in which the City of Vaughan is implementing its Official Plan. I request that you do not approve York Region's Official Plan, with the inclusion of an urban boundary expansion in Vaughan.

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Elisa Testa

159 Bruce Street

Woodbridge, Ont.

L4L 1J3

**Submission Number
D05.2009. 002.2.005****Date of Submission:
May 10, 2010****Submission Author:
Heather Rigby**

Comments or Requested Change to Proposed ROPA 2

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Received May 10, 2010

D05.2009.002.2.005

From: Heather Rigby
Sent: Monday, May 10, 2010 11:07 PM
To: dmcguinty.mpp.co@liberal.ola.org
Subject: letter of environmental concern

Dear Hon. Dalton McGuinty, Premier of Ontario, Hon. James Bradley, Minister of Municipal Affairs and Victor Severino, Housing and Assistant Deputy Minister (Growth Secretariat)

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At no time was the public involved in the decision to expand the urban boundary. The Town of Markham is having a public debate over expanding its urban boundary where as Vaughan residents have been denied the opportunity to discuss the two options available, expanding the urban boundary or increased intensification within the existing urban boundary. Markham has also conducted studies as to the cost implications of expanding the urban boundary. Why are two cities within the same region allowed to deal with this sensitive issue so differently?

The entire process concerning expansion onto white belt lands has been undemocratic and rushed. I urge the province to step in and demand that York Region and the City of Vaughan establish a five year moratorium on expansion into the white belt lands in Vaughan. This proposal will provide the City with ample time to properly conduct a study concerning expansion and the resulting cost implications.

I also request a more open process where the public will be allowed to debate this very controversial and significant decision, similar to what the City of Markham has conducted. Until that time I do not believe the proposed expansion has been conducted in an open, consultative and democratic manner.

I request your involvement in this matter and that you do not approve York Region's Official Plan with the inclusion of an urban boundary expansion in Vaughan as it provides for a premature and unjustified urban expansion.

Yours Truly,

Heather Rigby

R.R.#%

Claremont, ON

L1Y 1A2

Submission Number
D05.2009. 002.2.006

Date of Submission:
May 11, 2010

Submission Author:
Josie McCran

Comments or Requested Change to Proposed ROPA 2

Analysis and Recommendation

Request to not approve the York Regional Official Plan with the inclusion of an urban boundary expansion in Vaughan due to the undemocratic, biased and unilateral manner in which the City of Vaughan is implementing its Official Plan. Provides for a premature and unjustified urban expansion.

The City (Vaughan) has not proven that the expansion is necessary or that it will not have a negative environmental or economic impact. There have been no environmental or economic studies available to justify expanding the urban boundary.

At no time was the public involved in the decision to expand the urban boundary. Request for a more open process where the public will be allowed to debate the decisions, similar to that of the Town of Markham.

Request the Province demand that the City of Vaughan and York Region establish a five year moratorium on expansion into the whitebelt lands in Vaughan to study the expansion and the resulting cost implications.

The York Region Provincial Growth Plan conformity exercise included a municipal comprehensive review consisting of the Growth Plan 2031 forecasts, a land budget analysis, a Regional Intensification Strategy, a comprehensive public consultation exercise, infrastructure master plan updates for transportation, and water and wastewater, an updated Natural Heritage Strategy and a 25 year fiscal impact analysis. Between 2006 and 2009, the components of the review were reported regularly to Regional Council through staff reports and are available for public viewing.

The municipal comprehensive review indicated that an urban expansion in the City of Vaughan is required to accommodate the Growth Plan population and employment forecasts. This decision is based on the results of the intensification strategy, an assessment of the available residential and employment land supplies and an analysis of how the Growth Plan target of 50 people and jobs per hectare would be achieved in the designated greenfield areas.

The results of the review and conformity exercise have been incorporated as policy into the new adopted Regional Official Plan.

The Region has engaged the public in the municipal comprehensive review since its launch in 2006. The "Planning for Tomorrow" public engagement and information program

consisted of annual public meetings from 2006 to 2008 to discuss the issues of the Region's Growth Management Strategy and Sustainability Strategy. One of these issues was the potential for an urban expansion into the City of Vaughan.

The public meetings for the Regional Official Plan were held in 2009 in which the public had another opportunity to provide feedback on the urban expansion area shown on Map 1 of the draft ROP. Following these meetings, the draft ROP was modified to incorporate public feedback and was adopted by Regional Council in December 2009.

All York Region public information centres and meetings from 2006 to 2009 were advertised extensively in newspapers, on the Region's website, and through emails to stakeholders, local Councils, and the Canadian Hearing Society.

From: Josie McCran

Sent: Tuesday, May 11, 2010 8:01 AM

To: dmcguinty.mpp.co@liberal.ola.org; jbradley.mpp.co@liberal.ola.org; andrew.mitchell2@ontario.ca; victor.severino@ontario.ca; ija.dirks@ontario.ca; Waller, John; Bottomley, Paul; Jeffrey, Barb

Subject: Sustainable Vaughan

Dear Hon. Dalton McGuinty, Premier of Ontario, Hon. James Bradley, Minister of Municipal Affairs and Victor Severino, Housing and Assistant Deputy Minister (Growth Secretariat)

I am a concerned resident of Vaughan writing to alert you to the undemocratic, biased and unilateral manner in which the City of Vaughan is implementing its Official Plan. I request that you do not approve York Region's Official Plan, with the inclusion of an urban boundary expansion in Vaughan.

The City held an official Open House of its draft official plan on May 3rd (Volume 1) and is having a public hearing concerning the plan on May 17th. This gives me only two weeks to digest and understand a document containing over 300 pages. Additionally, there is a volume 2 of the official plan that has yet to be released. The condensed time frame for review and comments is neither fair nor democratic.

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I also request a more open process where the public will be allowed to debate this very controversial and significant decision, similar to what the City of Markham has conducted. Until that time I do not believe the proposed expansion has been conducted in an open, consultative and democratic manner.

I request your involvement in this matter and that you do not approve York Region's Official Plan with the inclusion of an urban boundary expansion in Vaughan as it provides for a premature and unjustified urban expansion.

Josephine McCran,

18 Colton Cres. South

Woodbridge, Ontario

L4L 3L4

Josie

**Submission Number
D05.2009. 002.2.007****Date of Submission:
May 10, 2010****Submission Author:
Patricia and David Watson**

Comments or Requested Change to Proposed ROPA 2

Analysis and Recommendation

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Received May 11, 2010

D05.2009.002.2.007

From: David Watson

Sent: Monday, May 10, 2010 8:09 PM

To: dmcquinty.mpp.co@liberal.ola.org; jbradley.mpp.co@liberal.ola.org; andrew.mitchell2@ontario.ca; victor.severino@ontario.ca; ija.dirks@ontario.ca; Waller, John; Bottomley, Paul; Jeffrey, Barb

Subject: Fw: Letter to the Province

Dear Hon. Dalton McGuinty, Premier of Ontario, Hon. James Bradley, Minister of Municipal Affairs and Victor Severino, Housing and Assistant Deputy Minister (Growth Secretariat)

I am a concerned resident of Vaughan writing to alert you to the undemocratic, biased and unilateral manner in which the City of Vaughan is implementing its Official Plan. I request that you do not approve York Region's Official Plan, with the inclusion of an urban boundary expansion in Vaughan.

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I request your involvement in this matter and that you do not approve York Region's Official Plan with the inclusion of an urban boundary expansion in Vaughan as it provides for a premature and unjustified urban expansion.

Patricia & David Watson

89 Thomson Creek Blvd

Woodbridge, Ontario

**Submission Number
D05.2009. 002.2.008****Date of Submission:
May 12, 2010****Submission Author:
Wendy Hofstatter**

Comments or Requested Change to Proposed ROPA 2

Analysis and Recommendation

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Received May 12, 2010

D05.2009.002.2.008

From: Hofstatter, Wendy
Sent: Wednesday, May 12, 2010 1:29 PM
To: dmcguinty.mpp.co@liberal.ola.org; jbradley.mpp.co@liberal.ola.org; Andrew.Mitchell2@ontario.ca; Victor.Severino@ontario.ca; ija.Dirks@ontario.ca; Waller, John; Bottomley, Paul; Jeffrey, Barb
Cc: Hofstatter, Wendy; sigrist@rogers.com
Subject: Concerned Vaughan Citizen

Please address my concerns found in the attached letter. Let me know what can be done regarding the short length of time that we have to digest all the information provided to us by the city of Vaughan.

Thanks

Wendy Hofstatter

Dear Hon. Dalton McGuinty, Premier of Ontario, Hon. James Bradley, Minister of Municipal Affairs and Victor Severino, Housing and Assistant Deputy Minister (Growth Secretariat)

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Wendy Hofstatter
1 Kootenay Ridge
Maple, Ontario
L6A 2W1
Hofstatter@hotmail.com

**Submission Number
D05.2009. 002.2.009****Date of Submission:
May 14, 2010****Submission Author:
Daniel Angeli**

Comments or Requested Change to Proposed ROPA 2

Analysis and Recommendation

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Received May 14, 2010

D05.2009.002.2.009

From: Dan Angeli

Sent: Friday, May 14, 2010 3:53 PM

To: dmcguinty.mpp.co@liberal.ola.org; jbradley.mpp.co@liberal.ola.org; andrew.mitchell2@ontario.ca; victor.severino@ontario.ca; ija.dirks@ontario.ca; Waller, John; Bottomley, Paul; Jeffrey, Barb

Subject:

Dear Hon. Dalton McGuinty, Premier of Ontario, Hon. James Bradley, Minister of Municipal Affairs and Victor Severino, Housing and Assistant Deputy Minister (Growth Secretariat)

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Daniel Angeli

16 Golden Gate Circle

Woodbridge, ON

Submission Number
D05.2009. 002.2.010
Delegation at Statutory
Meeting

Date of Submission:
June 14, 2010
June 16, 2010

Submission Author:
Susan Sigrist

Comments or Requested Change to Proposed ROPA 2

Analysis and Recommendation

I wish to be notified of the adoption of the York Region Official Plan.

Letter confirms receipt of our communications.

The York Regional Official Plan was adopted by Regional Council in December 2009 and was approved by the Province in September 2010. York Region will continue to keep Ms. Sigrist informed about the status Proposed Regional Amendment 2.

I do not support urban expansion into the white belt between Teston Rd. and Kirby Rd. and Jane St. and Keele St. (Block 27), and similar between Pine Valley and Weston (Block 41).

A total of 77,000 ha or 43% of the Region's total land area is protected for agricultural uses. The Regional Official Plan contains a number of policies on rural heritage, foodlands and greenspace including:

This area (Block 27) has been identified as Priority 1 – Terrestrial Natural Heritage Regeneration site in the Don Watershed Regeneration Plan. The terrestrial natural heritage system provides many benefits that are critical to the health of the Don Watershed. It helps maintain water balance and stream stability, protects aquatic ecosystems, provides wildlife habitats, moderates climatic conditions, and absorbs air pollution. The area noted above is part of the Upper West Don River (longest branch) and its watershed. This area contains half of the watersheds higher quality terrestrial habitat and some of the best opportunity to add natural cover. It also contains aquatic habitat supporting some of the few remaining habitat specialists.

- the enhancement of an updated linked Greenlands System to ensure a natural heritage legacy for York Region.
- the retention of the character of lands in the rural area and the protection of existing agriculture, agriculture-related and secondary agriculture uses.
- The protection of the Agricultural, Rural, and Holland Marsh Specialty Crop Areas.

As well, the City of Vaughan has undertaken a Natural Heritage

I support this land continuing to be used as agricultural for local produce. York Region should support and encourage the production and consumption of locally grown produce – a region that can support itself. This could also be an area for private and community garden plots / coops, where everyone could have the opportunity to get back to the earth. Being very close to the urbanized areas of Vaughan will allow residents nearby access, ideally along bike paths, to nature and agricultural lands.

I do not support any urban expansion in areas in Vaughan. Existing lands in the current urban boundary should be intensified to support people numbers expected over the next 20 years. Lands should not be designated as urban until all intensification projects have been completed. There is plenty of time in future official plan reviews to re-assess the need for further intensification, and potential needs for urban expansion.

I support the control of drive-throughs in Vaughan's Official Plan. A by-law controlling drive-throughs addresses clean air.

I support the deputation of Sony Rai of sustainable Vaughan. Two weeks is not enough time to review the Draft Official Plan. It does not give the public enough time to discuss whether the urban boundary should be extended. I support a five-year moratorium on expanding the city's urban boundary onto the white belt lands.

Study as a background report to the new Vaughan Official Plan which provides for a high level of protection for critical natural heritage systems, features and functions.

York Region's municipal comprehensive review included the completion of forecasting and land budget work, a Regional Intensification Strategy, a comprehensive public consultation exercise throughout 2006 to 2009, infrastructure master plan updates for transportation, and water and wastewater and an updated Natural Heritage Strategy.

A thorough and detailed land budget report was made available in March, 2010. The Region's land budget is a key component of the regional municipal comprehensive review and Growth Plan conformity exercise. Detailed consultations were held with provincial staff on the land budget methodology and assumptions.

The land budget work included:

- The use of the Growth Plan's forecasts, densities and intensification for York Region.
- The completion of an intensification strategy that identifies a minimum 40% residential intensification target between 2015 to 2031, and plans for 88% of residential growth and 83% of employment growth to occur in existing Urban Areas.
- An assessment of the available residential and employment land supplies and demonstration of the need for a proposed urban expansion, and;
- A demonstration of how the minimum designated greenfield area density target of 50 people and jobs per hectare is to be achieved.

A portion of the Whitebelt is required to accommodate the York

Delegation at Statutory Meeting

As per submission

Region's forecast growth. The Regional Official Plan and the urban area expansion Amendments ROPA's 1,2,3 implement the results of the regional municipal comprehensive review.

The boundaries for the urban area expansion amendments are:

- Clearly defined (i.e. concession streets, major natural features, utility corridors)
- Contiguous expansion to urban area
- Large enough for new generation of planned communities (block plan, secondary plan process)
- Consistent with local priorities

The Region will carefully monitor the pace and nature of intensification and growth.

Attention: Ghislaine Boulianne, York Region
Date: June 12, 2010
From: Susan Sigrist
27 Matterhorn Road, Maple, L6A 2V4

I wish to be notified of the adoption of the York Region Official Plan.

I do not agree with items in the official plan.

I do not support urban expansion into the white belt between Teston Rd. and Kirby Rd. and Jane St. and Keele St. (Block 27), and similar between Pine Valley and Weston (Block 41).

1. Specifically related to Block 27

This area has been identified as Priority 1 – Terrestrial Natural Heritage Regeneration site in the Don Watershed Regeneration Plan. (Don River Watershed Plan – Beyond 40 Steps – Prepared by the Toronto and Region Conservation Authority, 2009, 5-33 & Fig. 27)

The terrestrial natural heritage system includes forests, meadows and wetlands, and the plants and animals that inhabit them. The terrestrial natural heritage system provides many benefits that are critical to the health of the Don Watershed. It helps maintain water balance and stream stability, protects aquatic ecosystems, provides wildlife habitats, moderates climatic conditions, and absorbs air pollution. (5.2.2)

The area noted above is part of the Upper West Don River (longest branch) and its watershed. This area contains half of the watersheds higher quality terrestrial habitat and some of the best opportunity to add natural cover. It also contains aquatic habitat supporting some of the few remaining habitat specialists. (5.2.1 FMZ2, 6.2.1),

Headwaters of the West Don River

Target Community: Indicator Species – near term: blacknose shiner, northern redbelly dace, Johnny darter – long term: brassy minnow (Fig. 25)

2.

I support this land continuing to be used as agricultural for local produce. York Region should support and encourage the production and consumption of locally grown produce – a region that can support itself. This could also be an area for private and community garden plots / coops, where everyone could have the opportunity to get back to the earth. Being very close to the urbanized areas of Vaughan will allow residents nearby access, ideally along bike paths, to nature and agricultural lands.

3.

I do not support any urban expansion in areas in Vaughan. Existing lands in the current urban boundary should be intensified to support people numbers expected over the next

20 years. This would support the proposed transit system also. Vaughan needs more dwellings where young singles, new couples, and retirees, singles and couples can live. The tradition of Vaughan being a community for families in single family dwellings does not allow for the “family” to live nearby into the future. Graduating university/college children, and new couples cannot live in the neighbourhood as there is inadequate smaller, affordable residences available. The elderly are forced to maintain their “too large” single family home as there are insufficient townhomes and apartments to suit their needs. Secondary suites are another means of providing affordable residences for this group. When these types of accommodations become available, this will free up numerous single family homes for those moving into Vaughan. With the changing demographics, this is a perfect alternative to further urban sprawl and expensive infrastructure expansion. Again, Vaughan does not need urban expansion at this time. Lands should not be designated as urban until all intensification projects have been completed. There is plenty of time in future official plan reviews to re-assess the need for further intensification, and potential needs for urban expansion.

In summary, by eschewing the mono-cultural sprawl of single-family dwellings through intensification, multi-use, affordable housing within the present urban boundaries and (4.) allowing secondary suites in existing residential areas, Vaughan can meet the needs of a more diverse demographic - young people just out of University with their first jobs, retirees, and those recently arrived to Canada.

5.

I support the control of drive-throughs in Vaughan’s Official Plan. A by-law controlling drive-throughs addresses clean air. This will also encourage residents to get out of their cars, walk in their communities and become more physically active, supporting a healthier lifestyle.

6.

I support the deputation of Sony Rai of Sustainable Vaughan. Two weeks is not enough time to review the Draft Official Plan. It does not give the public enough time to discuss whether the urban boundary should be extended. I support a five-year moratorium on expanding the city’s urban boundary onto the white belt lands.

Sincerely,
Susan Sigrist
Maple and York Region Resident

Submission Number
D05.2009. 002.2.011

Date of Submission:
June 15, 2010

Submission Author:
Erminia Lombardi

Comments or Requested Change to Proposed ROPA 2

Analysis and Recommendation

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At no time was the public involved in the decision to expand the urban boundary. Request for a more open process where the public will be allowed to debate the decisions, similar to that of the Town of Markham.

Request the Province demand that the City of Vaughan and York Region establish a five year moratorium on expansion into the whitebelt lands in Vaughan to study the expansion and the resulting cost implications.

The York Region Provincial Growth Plan conformity exercise included a municipal comprehensive review consisting of the Growth Plan 2031 forecasts, a land budget analysis, a Regional Intensification Strategy, a comprehensive public consultation exercise, infrastructure master plan updates for transportation, and water and wastewater, an updated Natural Heritage Strategy and a 25 year fiscal impact analysis. Between 2006 and 2009, the components of the review were reported regularly to Regional Council through staff reports and are available for public viewing.

The municipal comprehensive review indicated that an urban expansion in the City of Vaughan is required to accommodate the Growth Plan population and employment forecasts. This decision is based on the results of the intensification strategy, an assessment of the available residential and employment land supplies and an analysis of how the Growth Plan target of 50 people and jobs per hectare would be achieved in the designated greenfield areas.

The results of the review and conformity exercise have been incorporated as policy into the new adopted Regional Official Plan.

The Region has engaged the public in the municipal comprehensive review since its launch in 2006. The "Planning for Tomorrow" public engagement and information program

consisted of annual public meetings from 2006 to 2008 to discuss the issues of the Region's Growth Management Strategy and Sustainability Strategy. One of these issues was the potential for an urban expansion into the City of Vaughan.

The public meetings for the Regional Official Plan were held in 2009 in which the public had another opportunity to provide feedback on the urban expansion area shown on Map 1 of the draft ROP. Following these meetings, the draft ROP was modified to incorporate public feedback and was adopted by Regional Council in December 2009.

All York Region public information centres and meetings from 2006 to 2009 were advertised extensively in newspapers, on the Region's website, and through emails to stakeholders, local Councils, and the Canadian Hearing Society.

June 6, 2010

Dear members of Vaughan Council:

I am a Vaughan resident of 12 years, and wish to communicate my opposition to the proposed Urban Boundary Expansion as outlined in the Official Plan, Volume 1, which includes expansion into the whitebelt lands.

As a member of Sustainable Vaughan, I do not believe the City has proven to me that the expansion is necessary or that it will not have a negative environmental or economic impact. There have been no environmental or economic studies available to justify expanding the urban boundary.

The entire process concerning expansion onto white belt lands has been undemocratic and rushed. I urge York Region and the City of Vaughan to establish a five year moratorium on expansion into the white belt lands in Vaughan. This proposal will provide the City with ample time to properly conduct a study concerning expansion and the resulting cost implications.

I also request a more open process where the public will be allowed to debate this very controversial and significant decision, similar to what the City of Markham has conducted. Until that time I do not believe the proposed expansion has been conducted in an open, consultative and democratic manner.

At a recent York Region public event - The Run for Vaughan in support of the proposed local hospital, I had an opportunity to explore the whitebelt area the city is proposing for further residential development. How wonderful it was to be running a 10K in beautiful wide open green spaces, spaces that are needed to balance our city, to show citizens that nature and all it's priceless features are valued.

The thought that this may be jeopardized angers me, makes me want to shout **THIS IS NOT WHAT WE WANT, AND NOT WHAT WE ELECTED OUR OFFICIALS TO DO ON OUR BEHALF.**

Following our 10K run, we were addressed by local & regional councillors. I laughed when I heard one councillor have ambitions of making Vaughan "one of the greatest cities in Canada to live in". Really? I think it's a bit of a joke to consider that this is possible when we have lawsuits littered throughout our present council, when we are constantly mocked in the media as "the City above the law", when we are perceived to allow development to take place everywhere and anywhere within our city - whether it makes sense or not! I don't know how many times I've read in newspapers and magazines that our city is actually run by developers. It's difficult at times to not become cynical

City Council has an opportunity to stand up and do something that's right for our City and for its hard working residents who pay sizeable property tax. We want a City that provides affordable housing for people of all ages, at all stages of their lives. Concentrate higher intensification on lands surrounding public transit & shopping malls for example, so that we can provide apartments, condos, townhomes, retirement residences as well as single family units. I believe that 80% homes in Vaughan presently are single family units. Perhaps this made sense 30 years ago in Vaughan's early stages, but it no longer reflects our society's needs or desires.

Where are university students (York is so close by), young single people starting out, early retirement people, and the elderly supposed to live? Recently I spoke to many residents in the National Estates area - probably the most expensive homes in Woodbridge. I listened as one man (65 years old) told me he lived there for 30 years, but was thinking of moving on to a condo. I thought to myself if Vaughan does not provide more of these, where will these people move to? Will they be forced to move out of an area they have invested their whole life in, made friendships in, and whose businesses they have supported for 30 years? That would be a "displaced" individual in my mind.

I believe that as councillors it is your responsible duty to reject York Region's Official Plan with the inclusion of an urban boundary expansion in Vaughan as it provides for a premature and unjustified urban expansion. Intensify our existing lands, offer people choices and put an end to urban sprawl that has littered our communities. That's what a City does that has leadership, vision, responsibility, respect and great character.

Do the right thing and maybe people will start writing about the Great City of Vaughan.

Thank you for your consideration.

Erminia Lombardi

Submission Number
D05.2009.002.2.012
and Verbal at Stat Mtg

Date of Submission:
June 16, 2010
June 16, 2010

Submission Author:
Schulte, Deborah

Comments or Requested Change to Proposed ROPA 2

Analysis and Recommendation

Delay decision on urban expansion until the City of Vaughan has completed its public process on the matter. Missing an economic study proving sprawl is sustainable, and secondary plans.

Vaughan's growth to 2031 can be met through identified intensification potential and existing approved OPA's.

York Region's municipal comprehensive review included the completion of forecasting and land budget work, a Regional Intensification Strategy, a comprehensive public consultation exercise throughout 2006 to 2009, infrastructure master plan updates for transportation, and water and wastewater and an updated Natural Heritage Strategy.

A thorough and detailed land budget report was made available in March, 2010. The Region's land budget is a key component of the regional municipal comprehensive review and Growth Plan conformity exercise. Detailed consultations were held with provincial staff on the land budget methodology and assumptions.

The land budget work included:

- The use of the Growth Plan's forecasts, densities and intensification for York Region.
- The completion of an intensification strategy that identifies a minimum 40% residential intensification target between 2015 to 2031, and plans for 88% of residential growth and 83% of employment growth to occur in existing Urban Areas.
- An assessment of the available residential and employment land supplies and demonstration of the need for a proposed urban expansion, and
- A demonstration of how the minimum designated greenfield area density target of 50 people and jobs per hectare is to be

achieved.

A portion of the Whitebelt is required to accommodate the York Region's forecast growth. The Regional Official Plan and the urban area expansion Amendments ROPA's 1,2,3 implement the results of the regional municipal comprehensive review.

The boundaries for the urban area expansion amendments are:

- Clearly defined (i.e. concession streets, major natural features, utility corridors)
- Contiguous expansion to urban area
- Large enough for new generation of planned communities (block plan, secondary plan process)
- Consistent with local priorities

The Region will carefully monitor the pace and nature of intensification and growth.

With over 85% of our housing stock in ground related units maybe it is time we look to get a better mix of housing types in Vaughan, to satisfy the needs of our community; the seniors looking to downsize and reduce maintenance, and young adults looking to start out who can't afford a house

York Region's forecast for Vaughan, upon which the land budget and urban expansion are based, includes a significant shift towards intensification (44% intensification in Vaughan) and a more varied housing mix (forecast unit growth in Vaughan is 60% rows and apartments). Affordability and housing for an aging population were important considerations in the forecast and land budget exercise, and for the Regional Official Plan as a whole.

Why must development charges be tied only to urban sprawl? We can levy similar charges to intensification development as well?

Development charges are collected for all unit types, in both intensification and greenfield areas.

As in submission, and request delay of the decision on ROPA 2 until City of Vaughan has made a decision on the Vaughan OP

Regional staff discussed Ms. Schulte's issues with her shortly after the meeting of PEDC

June 16th, 2010 ✓

Chair, Members of Council and Staff,

I want to thank you for this opportunity to comment on the staff recommendation to expand the urban boundary in Vaughan. I am puzzled why this recommendation is coming forward given that Vaughan Council has not yet completed the public process on this issue nor made a decision as to whether they will be recommending an expansion at this time. If a decision has been made between yourselves and the City of Vaughan then the public process is a sham, democracy is dead in York Region and today's meeting would be a total waste of your and our time. Please assure me this is not true by delaying this decision until the City of Vaughan has completed its public process on this matter.

The "Places to Grow" legislation sets out criteria that must be met before an urban boundary expansion can be made (policy 2.2.8.2). I have reviewed the reports required to make the case for an urban boundary expansion and several critical studies are missing. We do not yet have the economic study proving this sprawl is sustainable, nor the secondary plans in place that prove it can be done without negative impact to the surrounding countryside (which provide important habitat and ecological function to local endangered species) and the high value farmlands surrounding this proposed expansion. Please delay this decision until you have the necessary studies confirming that this is a wise thing to do for the long term health and sustainability of our City and the Region.

Through a careful analysis of the reports provided by the consultants it is clear that an urban boundary expansion is not necessary. Both the Urban Strategies Inc. "Where and How to Grow – June 2009" report pg. 79 and the Hemson Consulting Ltd. "Housing Analysis and Employment Land Needs – April 2019" report pg. 5", indicate that all the residential growth required can be met within the existing urban boundary. Page 34 of the "Where and How to Grow Report" states "The 2031 Priority Opportunity Areas yield approx. 54,200 units at the low end of the FSI range." This report also identifies that there is approx. 30,000 units remaining unbuilt in the Greenfield areas already slated for development in existing OPA's.

Do the math 54,000 plus 30,000 equals 84,000 units and we only need approx. 66,000 units to accommodate the growth. The only way the expansion has been justified is because Hemson has scaled back the intensification numbers to the 45% minimum you have identified for Vaughan. This is not based on any facts. A quick analysis of the proposals developers have already submitted to the City for the some of the Priority Areas indicate proposals that are for much more than the minimums that are being projected for in the "Where and How to Grow" document and that document yielded the 54,000. The developers know the market. That is their business and if they are confident that they can be successful with these buildings then why are we artificially constraining the market. The Hemson report does not reflect the reality in Vaughan. People did not come out en mass to oppose the modest intensification that would net 54,000 units. The Hemson Housing Analysis is inadequate and misleading.

So what is clear is that we do have the capacity to accommodate the growth without an expansion of the boundary, and the secondary plans for intensification are being drawn up to allow for that higher growth to occur, so we will get the 54,000 intensification units regardless. An urban boundary

expansion is not required and by the way it flies in the face of so many of the objectives in your Official Plan that I am appalled that this is even on the table, especially since it is not required. I request a meeting with the planners proposing this expansion to review our findings and conclusions before any decision is made by Council.

I have heard that we need this expansion because we must continue to provide ground related units. We have approx. 30,000 units still to be built within the existing OPA's and that 70% of that is for ground related housing. An interesting fact is that currently over 85% of Vaughan's housing stock is ground related and the whole premise for expanding into the "white belt" is to supply more ground related units. This type of growth is a result of outdated thinking and has been proven to result in higher taxes, create more traffic congestion, and result in negative environmental effects. The residents spoke out against this type of growth and their input has been ignored.

With over 85% of our housing stock in ground related units maybe it is time we look to get a better mix of housing types in Vaughan, to satisfy the needs of our community; the seniors looking to downsize and reduce maintenance, and young adults looking to start out who can't afford a house.

A York Region Land Budget Report dated April 2009 reiterates the requirement for a boundary expansion, and goes on to explain why it is required.

"The Region has constructed very significant amounts of water and wastewater infrastructure to service future growth and has debt financed those works that will be recovered from future development charges. It is essential that sufficient land supply be available for development in order to ensure that the Region is able to collect development charges on a timely basis."

So we are in a box, having already spent future money – we have mortgaged our future, and our children's future.

But have we? Why must the collection of development charges be tied only to urban sprawl? We can levy similar charges to intensification development as well? This revenue would be far more beneficial, since the supporting infrastructure is already in place. Let's get creative now, because the urban expansion has a limit, so we better figure out how to grow our city and reduce our debt without further expansion.

I shall end with a plea. Let's chart a new vision for Vaughan and York Region; a vibrant, sustainable future one that actually implements the grand objectives in the York Region New Official Plan and do not approve the unnecessary urban boundary expansion in Vaughan.

Sincerely,
Deb Schulte
76 Mira Vista Place, Woodbridge, Ont., L4H 1K8