



**WESTON  
CONSULTING**

planning + urban design

The Regional Municipality of York  
Administrative Centre  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

November 5, 2015  
File 7343

**Attn: Valerie Shuttleworth, Director, Long Range Planning**

Dear Madam,

**Re: 2014 York Region Official Plan Review – 10961 Cold Creek Road**

Weston Consulting is the planning consultant for the owners of the lands municipally known as 10961 Cold Creek Road in the City of Vaughan (herein referred to as the "subject property"). It is our understanding that the Region of York has begun a review of the York Region Official Plan 2010 (YROP-2010) as a component of a broader Municipal Comprehensive Review. This review utilizes population and employment forecasts to 2041, as presented in Amendment 2 of the Growth Plan. Provincial Planning legislation requires York Region to undertake this comprehensive review at least every five years.

The subject property is designated as 'Settlement Area outside Greenbelt' by the Greenbelt Plan. Policy 4 states that: "Support for a strong rural economy by allowing for the social, economic and service functions through the residential, institutional and commercial/industrial uses needed by the current and future population within the Greenbelt, particularly within settlements; and sustaining the character of the countryside and rural communities".

The York Region Official Plan designates the subject property as 'Agricultural Area' on Map 8 of the York Region Official Plan. Map 1 of the York Region Official Plan designated a conceptual 'Planned Corridor – Transportation on the property'. The City of Vaughan Official Plan (2010) designates the subject property as 'Natural Areas and Countryside' under Schedule A of the Official Plan.

York Regional Council adopted the current York Region Official Plan 2010 in 2009. The Minister of Municipal Affairs and Housing approved the Plan in 2010. Previous drafts of the Official Plan and subsequent mapping detailed certain areas in the Region as being 'Future Strategic Employment Lands (Conceptual)', which was modified through the Official Plan review process. The current adopted York Region Official Plan does not designate the subject property as being 'Future Strategic Employment Lands', but early drafts of the Official Plan had included the subject property in the 'Future Strategic Employment Lands (Conceptual)'. The subject property was removed from this designation in May of 2010 by the Ministry of Municipal Affairs and Housing.

The subject property is directly north of the Vaughan Enterprise Zone. This land area, as designated by the City of Vaughan's Economic Development Department, covers more than 3,800 acres, or approximately 1,566 hectares of employment land at Vaughan's western boundaries. The size of the enterprise zone makes it one of the largest employment areas in the Greater Toronto Area, and paired with transportation infrastructure in close proximity, potentially one of the most valuable employment areas in the Province. The existing profile of the Enterprise Zone includes national head offices, international and national logistics and distribution centres, and some manufacturing. Overall, the area is projected to accommodate approximately 60,000 jobs over the next 20 years. The subject property is directly north of the land area designated as Phase 3 of the development phasing plan for the Vaughan Enterprise Zone. These Phase 3 lands currently are home to large distribution uses and transportation/logistics providers: Sears Canada National Distribution centre, SLH Transport and Consolidated Fastfrate.

The subject property is in close proximity to the Secondary Plan Area 47, which is situated in northeast Brampton and is generally bounded by Mayfield Road to the north, Castlemore Road to the south, Highway 50 to the east, and The Gore Road to the west. City of Brampton Council approved the Official Plan Amendment to implement the Highway 427 Industrial Secondary Plan in 2014, which establishes land use designations and a policy framework that will guide the development of a complete community with residential, retail, institutional and employment land uses. It also protects lands for the planning of the future GTA West Corridor. Area 47 is planned to accommodate 27,000 people and 20,500 jobs at build-out that results in a density of 46 persons and jobs per hectare. This density is in accordance with the City's Growth Management objectives and the City's contribution to the Region of Peel's achievement of its Greenfield density target. These employment designated lands are within close proximity to the subject property and would encourage employment uses within the area.

### **Proximity Considerations**

Consideration should be given to plans and land uses in proximity of the subject property, including Block 66, the CPR Vaughan Intermodal, the GTA West Corridor Study, and the 427 Extension.

Notable lands in proximity to the subject property are Block 66 in the City of Vaughan. The majority of the Block 66 are lands included in the West Vaughan Employment Area Secondary Plan, directly south of the subject property. The lands are designated as a range of Utility, Natural Heritage, General Employment, and Prestige Employment.

The CPR Vaughan Intermodal facility is an intermodal rail-truck terminal serving the Greater Toronto Area from a property adjacent to the Canadian Pacific Railway transcontinental main line in Vaughan, directly south of the subject property. The Intermodal facility is operated by CP Rail Intermodal Freight Systems on 770 acres of land along Peel Regional Road 50 between Rutherford Road and Major Mackenzie Drive. It underwent expansion in 2001 and handles 700,000 units of cargo annually using four electric gantry cranes.

The Ontario Ministry of Transportation has commenced the GTA West Transportation Corridor Route Planning and Environmental Assessment Study, Stage 2. As part of Stage 2, route alternatives for a new transportation corridor have been generated within the Route Planning Study Area. The 'Refined Short List of Route Alternatives and Potential Interchange Locations' was released in May of 2015, and directly affects the subject property. A "Freeway-to-Freeway" interchange is designated immediately adjacent to the subject property. Weston Consulting is actively monitoring this project on behalf of our client.

In the Ministry of Transportation is currently undertaking the Highway 427 expansion project, which includes a new 6.6 km extension from Highway 7 to Major Mackenzie Drive. There will be six lanes from Highway 7 to Rutherford Road, four lanes from Rutherford Road to Major Mackenzie Drive, and three interchanges at Langstaff Road, Rutherford Road and Major Mackenzie Drive.

### **York Region Official Plan Review**

The Region is currently reviewing different policy areas as part of their Official Plan Review, including employment policies. We recognize that Phase Two of the Official Plan Review is currently underway, which introduces three draft scenarios for accommodating population and employment growth within York Region to 2041. During this phase, the Region is seeking input specific to these draft scenarios, as well as detailed feedback on policy areas identified during Phase One of the YROP-2010 update. Weston Consulting, on behalf of our client, would like to formally submit the information contained herein as input to the consideration of these scenarios and as part of the Official Plan Review process.

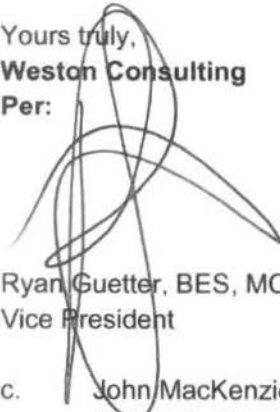
The Region is proposing to adopt its amendment to the Regional Official Plan in the latter part of 2016. As such the City has stated that it should be in a position to begin its review of the Vaughan Official Plan in 2016, after the Region has established its preferred growth scenario, with the commencement of supporting studies. At this time, if the Region has endorsed an expansion of the Urban Area to include the subject lands, our client has the intention to have these lands designated under the new Vaughan Official Plan as 'Employment Commercial Mixed-Use' or 'Prestige Employment'. This re-designation of the subject lands would be in line with the current designation of the lands to the south of the subject property, which are located in the West Vaughan Employment Area Secondary Plan.

The inclusion of these lands in the West Vaughan Employment Area Secondary Plan would also allow for the City of Vaughan to accommodate for the employment growth forecasts to 2041, as set by the Region of York. As presented by City of Vaughan Planning staff at the May 12, 2015 Committee of the Whole meeting, the Region's 40% Growth Scenario will require an additional 160 hectares of 'whitebelt land' to accommodate for employment forecasts. It is our opinion that the addition of the subject property within the Urban Area Boundary, will aid the City of Vaughan in meeting this growth forecast as set out by the Region of York.

We intend to monitor the York Region Official Plan Review, and we kindly request that we be notified of any future reports and/or public meetings regarding the Official Plan Review, and be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments and please do not hesitate to contact Shelby Blundell (ext. 291) or the undersigned if you have any questions regarding this submission.

Yours truly,  
**Weston Consulting**  
Per:



Ryan Guetter, BES, MCIP, RPP  
Vice President

- c. John MacKenzie, City of Vaughan  
Jeffrey A. Abrams, City of Vaughan  
Denis Kelly, Region of York  
Tel Matrundola



Figure 1: 10961 Cold Creek Road