

**York Region Chairman Wayne Emmerson and  
Members of Regional Council**  
17250 Yonge Street,  
Newmarket, ON L3Y 6Z1

*MGP File: 11-2003*

VIA EMAIL: [regional.clerk@york.ca](mailto:regional.clerk@york.ca)

Dear Chairman and Members of Regional Council:

**RE: Committee of the Whole Public Meeting – March 22, 2018  
2018 Development Charge Background Study and Bylaw Amendment  
Comments from Block 41 Landowners Group, City of Vaughan**

Malone Given Parsons Ltd. are the Planning Consultant to the Block 41 Landowners Group, who own approximately 232 gross hectares of land within the City of Vaughan (see Attachment 1 – Block 41 Location). Block 41 is one of two New Community Areas designated by ROPA 2 to the York Region Official Plan to accommodate growth up to the 2031 planning horizon in the City of Vaughan.

The Block 41 Landowners Group is comprised of sophisticated and well-established community developers and builders which includes, among others, TACC Developments, Fieldgate Developments, and Lormel Homes. Collectively, the group of developers and builders have constructed many communities throughout York Region and the Greater Toronto Area.

The purpose of this letter is to provide our initial support for the draft Development Charge Bylaw amendment which proposes to add all of the roads listed under “Part B” of Contingency Schedule G into the Development Charge rate calculation, as recommended by the January 26, 2018 Regional Staff Report.

However, as of the date of writing this letter, the March 22, 2018 Public Meeting Staff Report and presentation have not been made publicly available. We understand that those materials will be made available at the Public Meeting and online thereafter. Given this, we reserve the right to provide more detailed comments on the 2018 Development Charge Background Study and Bylaw Amendment following the March 22, 2018 Public Meeting date.

The January 26, 2018 Regional Staff report notes that development charges fund growth-related infrastructure to support growth and development in local municipalities. The road projects proposed to be added to the development charge bylaw are required to support planned growth to 2031, which

includes the future build-out of the Block 41 New Community Area.

The road projects listed in “Part B” of the Contingency schedule were identified as part of the Region’s 2016 Transportation Master Plan (TMP). The Block 41 Landowners Group previously provided comments on the TMP, requesting that the planned road improvements be accelerated to match the staged development of Block 41 and we continue to hold this position.

Under the Region’s TMP, the arterial roads bounding Block 41 are phased for improvements starting in 2022 (6 to 10-year horizon) and ending in 2041 (16 to 25-year horizon). Weston Road, which is critical to support the development of Block 41 and other northern blocks, is identified within the Region’s 2027-2031 horizon.

Therefore, the Block 41 Landowners are supportive of the draft Development Charge Bylaw amendment as attached to the January 26, 2018 Regional Staff report which adds “Part B” road projects to Development Charge Bylaw 2017-35. In particular, timely phasing of development for Block 41 is affected by Item 19 (Road Widening to 4 Lanes): Weston Road – Teston Road to Kirby Road from “Part B” of Contingency to the 2017 Development Charge Bylaw.

Following our review of the March 22, 2018 Public Meeting Regional Staff Report and Presentation, we reserve the right to provide additional comments, as necessary.

Should you have any questions or wish to discuss our letter in greater detail, please contact me at (905) 513-0170.

Yours very truly,

**MALONE GIVEN PARSONS LTD.**



Don Given, MCIP, RPP  
President  
[dgiven@mgp.ca](mailto:dgiven@mgp.ca)

cc: Block 41 Landowners Group

Attachment 1: Block 41 Location

**Attachment 1:**

**Block 41 Location**

