

COMMITTEE OF THE WHOLE – SEPTEMBER 8, 2009

CORRESPONDENCE RECEIVED FROM BOUSFIELDS INC. BLOCK 27 POTENTIAL GO TRANSIT STATION

Recommendation

1. Regional Councillor Joyce Frustaglio recommends that the correspondence from Bousfields Inc. dated August 26, 2009, regarding the potential of a new GO Transit Station/Transportation Nodes in Block 27, be forwarded to the respective consultants undertaking the Official Plan Review and the Transportation Master Plan for evaluation and consideration.
2. That the City of Vaughan Staff be directed to meet with; the Regional Staff, Go Transit Staff and representatives of the landowners group to explore the potential for a GO Station/Transportation Node in Block 27.
3. That this report and attachments be forwarded to Regional Chair Bill Fisch and to the York Region Planning and Engineering Departments, for their comment.

Purpose

To address future transportation issues in Block 27 as they relate to the Official Plan Review and the Transportation Master Plan which are currently in process.

Contribution to Sustainability

Public transit is environmentally sustainable which is a cornerstone of the City's Environmental Master Plan.

Economic Impact

N/A

Background - Analysis and Options

The attached letter from Bousfields Inc. is self-explanatory.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set by Council regarding sustainable development.

Regional Implications

None at this time.

Conclusion

If it is deemed necessary that a Transportation Node be identified in the south-west part of York Region/north-west part of Vaughan, to serve the future growth in this area. It is crucial that the subject lands be identified and reserved and that this Transportation Node become part of Go Transit's 10 year plan.

Attachments

1. Letter from Bousfields Inc. dated August 26, 2009.
2. Schedule "A"

Report prepared by:

Regional Councillor Joyce Frustaglio

Respectfully submitted,

Joyce Frustaglio
Regional Councillor



BOUSFIELDS INC.

Project No. 0966

August 26, 2009

Regional Councillor Joyce Frustaglio
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Councillor Frustaglio:

**Re: Potential New GO Transit Station
Keele Street/Kirby Road
Block 27, Vaughan**

We are planning consultants to the Block 27 Landowners' Group regarding the above-noted matter.

Further to your numerous conversations with representatives of the Landowners' Group concerning this matter, the following letter is our formal request to have the City of Vaughan establish a GO Transit Station/transportation node on and around the existing GO Rail line on the DiPoce lands at southwest corner of Keele Street and Kirby Road (see attached ownership map).

We would recommend that this request be considered as part of your ongoing Official Plan review process, given the desirability of integrating land use planning and transportation infrastructure decisions.

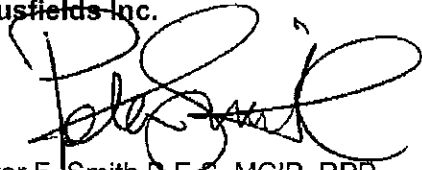
We believe that this is an excellent opportunity for the City of Vaughan and the Region of York to allow for a multi-modal transportation node within Block 27. The Block 27 lands offer a unique opportunity to strengthen the transit accessibility and orientation of the entire northwest Maple area, including the OPA 637 lands, not simply the Block 27 lands themselves. From a GO station in this location, transit spines could extend westerly and southerly to serve the OPA 637 Employment Area and the Block 26 Community.

Block 27 is proposed to be developed with a mix of residential (low, medium and medium/high density) uses which will achieve or exceed the target of 70 persons and jobs per gross hectare. A band of medium density residential will be provided along the east/west spine road leading to the proposed GO station and Keele Street. The medium/high density residential uses will be focused around the proposed GO station in order to put in place transit supportive land uses and densities consistent with a major transit station area.

We would be available to meet with you, your staff and any other levels of government to establish this future transportation node.

Yours truly,

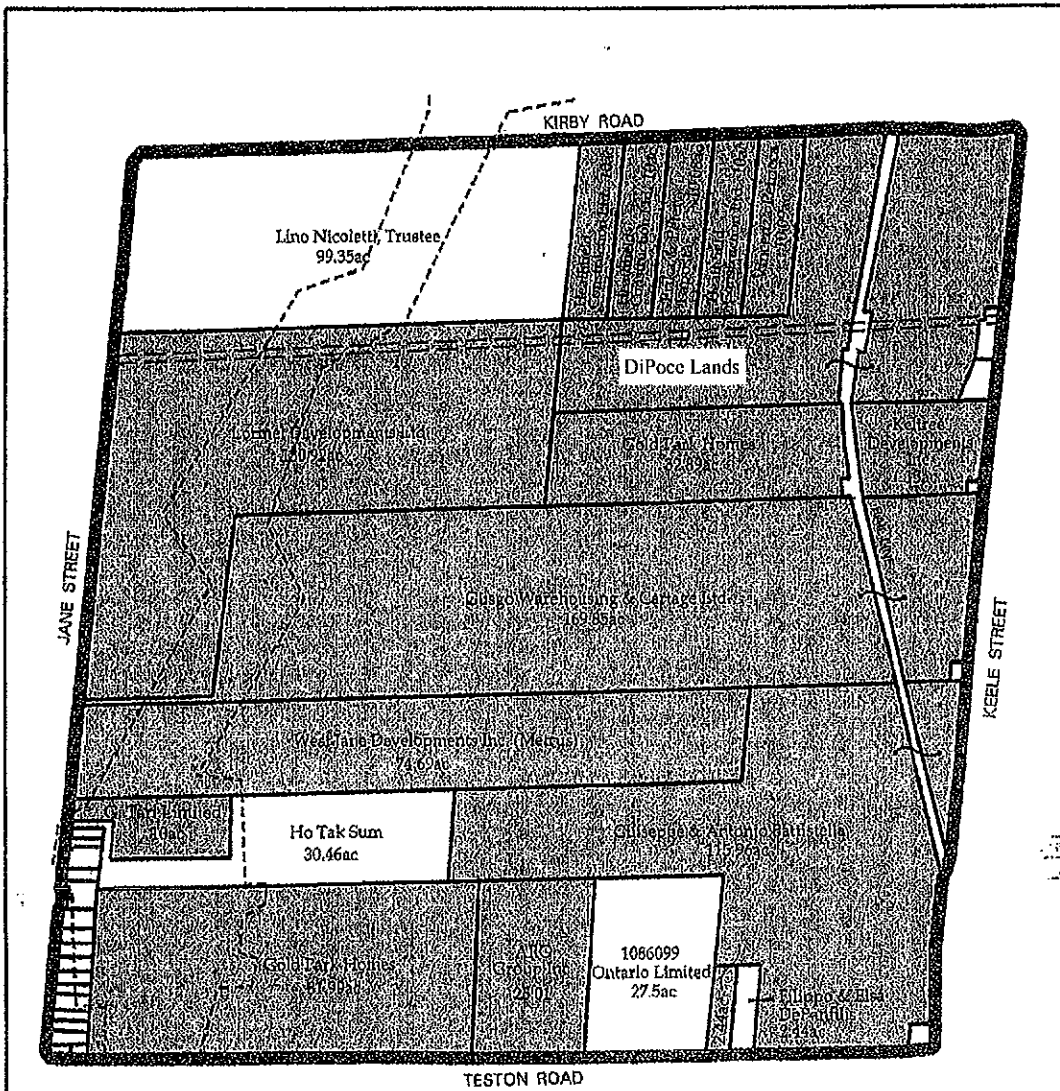
Bousfields Inc.



Peter F. Smith B.E.S. MCIP, RPP

cc: *Tony Miele – Eden Oak*
Michael Pozzebon - Metrus

**SCHEDULE "A"
PLAN OF OWNERS' LANDS**



BLOCK 27
Lots 28-30, Con. 4, City of Vaughan
Regional Municipality of York

VAUGHAN

LEGEND

- PARTICIPATING OWNERS
- PROTECTED COUNTRYSIDE BOUNDARY

SCALE 0 50 100 200 m

FILE: 3389
JULY 16, 2007

**BLOCK 27
CITY OF VAUGHAN
OWNERSHIP MAP**

**WESTON CONSULTING
GROUP INC.**