

COMMITTEE OF THE WHOLE (WORKING SESSION) APRIL 25, 2006

FILE 15.73.8

STATUS UPDATE ON LANDOWNER DISCUSSIONS

HIGHWAY 400 NORTH EMPLOYMENT AREA SECONDARY PLAN STUDY

Recommendation

The Commissioner of Planning recommends:

THAT the following status report, respecting the status of landowner discussions on future servicing of the area subject to the Highway 400 North Employment Area Secondary Plan Study, BE RECEIVED.

Economic Impact

Development of the lands subject to the Highway 400 North Employment Area Secondary Plan will have a substantial positive impact upon the City of Vaughan in terms of new development, assessment, job opportunities, etc.

Purpose

The purpose of this report is to advise Council on the outcome of a meeting with landowners within the area subject to the Highway 400 North Employment Area Secondary Plan Study.

Background – Analysis and Options

The Study Process To Date

On 14 January, 2005, Council approved the Terms of Reference for the Highway 400 North Employment Area Secondary Plan Study.

On 28 March 2006, at the Working Session meeting of Committee of the Whole, a land use scenario for the subject lands was recommended and endorsed as the basis for a draft Secondary Plan OPA. At this meeting, in response to a submission by a representative of several landowners, direction was given to Staff to schedule a subsequent meeting with the landowners to discuss the servicing of the subject lands, associated City requirements to address servicing issues, and the costs and responsibilities for addressing those study requirements.

Staff were directed to report back to the 25 April 2006 Working Session on the outcome of this meeting.

Status Update

Staff met with some of the principal landowners and their representatives on 12 April 2006 to discuss the future servicing of the subject lands, and the City's associated requirements. The owners agreed to prepare, within two weeks, a Terms of Reference outlining a general approach to addressing the City's servicing requirements.

This approach is expected to address the provision of major water and sewage trunks to service the subject lands and associated transportation-related improvements, and will provide the basis for subsequent discussions between the City and York Region to establish an acceptable servicing framework for development.

Staff agreed to continue discussions with York Region in coordination with the landowners, to flesh out and address the major issues related to advancing the secondary plan for the subject lands. Staff will continue to expedite the land use study with the intention of submitting the secondary plan to a public hearing on 29 May 2006, with adoption anticipated prior to the summer. Responsibilities for the financing of required servicing of the subject lands will be addressed through further discussions.

The landowners indicated their agreement with and support of this approach. Subsequently, they have provided the draft Terms of Reference described above. Staff are now in the process of scheduling a meeting with the Region of York, which will include discussion of this Terms of Reference.

The City will also meet with the Toronto and Region Conservation Authority to receive input in terms of their responsibilities and concerns respecting future development within the Study Area.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

Staff and landowners have reached agreement on how to begin to address the infrastructure requirements for the Highway 400 North Study Area. Staff will initiate discussions with York Region, and undertake further discussions with landowners as the requirements for servicing studies are clarified, and the associated financial commitments.

Attachments

None.

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Respectfully submitted,

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Commissioner of Planning

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