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KLMPLANNING.COM

File: P-2160

January 8, 2025

MTO ERO  
Environmental Policy Office  
438 University Ave  
12th Floor  
Toronto, ON  
M7A 1N3

**Attention: Environmental Policy Office**

**Re: Highway 413 Focused Analysis Area and Northwest GTA Transmission Corridor Narrowed Area of Interest Refinements  
ERO Number 019-9453  
Block 66 West Landowners Group Inc. (the "Landowners")  
City of Vaughan (the "City")  
Regional Municipality of York (the "Region")**

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KLM Planning Partners Inc. is the land-use planning consultant acting on behalf of the Landowners, who collectively own approximately 153.8 hectares (380 acres) of land located within Block 66 West in the City (the "**Subject Lands**"). The Subject Lands are generally located in the northwest corner of the City bounded by Major Mackenzie Drive to the south, Highway 50 to the west, Nashville Road to the north and a mid-concession Hydro corridor to the east.

The Subject Lands are currently designated to permit employment uses by the City Official Plan, 2010 and are located within a Regional Strategic Employment Area. The West Vaughan Employment Area Secondary Plan (the "**Secondary Plan**") was approved by the Ontario Municipal Board on June 4, 2014, which designates the Subject Lands as "Prestige Employment", "General Employment" and "Natural Areas". Notwithstanding, approximately 113 hectares of the Subject Lands are also designated "GTA West Corridor Protection Area" by the Secondary Plan. This designation prohibits the development of the Subject Lands for their intended employment use until the Province has provided formal written notice that the Subject Lands have been released from the Corridor Protection Area.

We have actively monitored the GTA West Transportation Corridor Route Planning and Environmental Assessment Study (the "**Study**") and previously provided comments to the Province with respect to the timelines associated with same. We have reviewed the proposed Highway 413 Focused Analysis Area and Northwest GTA Transmission Corridor Narrowed Area of Interest Refinements and note that we support the refinement of same to facilitate the future development of the Subject Lands. In addition, we respectfully request that the Province formally release the entirety of the Subject Lands from the Highway 413 Focused Analysis Area and Northwest GTA Transmission Corridor Narrowed Area of Interest at this time to allow block planning to advance and the Subject Lands to be developed for their intended employment use. We have prepared an overlay of the refinements as they relate to the Subject Lands and attached for reference.

We kindly request notice of any future reports and/or public meetings or consultations regarding the enclosed. If you have any questions or comments in relation to this letter or the Subject Lands, please do not hesitate to contact the undersigned.

Yours truly,

**KLM PLANNING PARTNERS INC.**

A handwritten signature in blue ink, appearing to read 'T. Schilling'.

Tim Schilling BES, MCIP, RPP  
Senior Planner

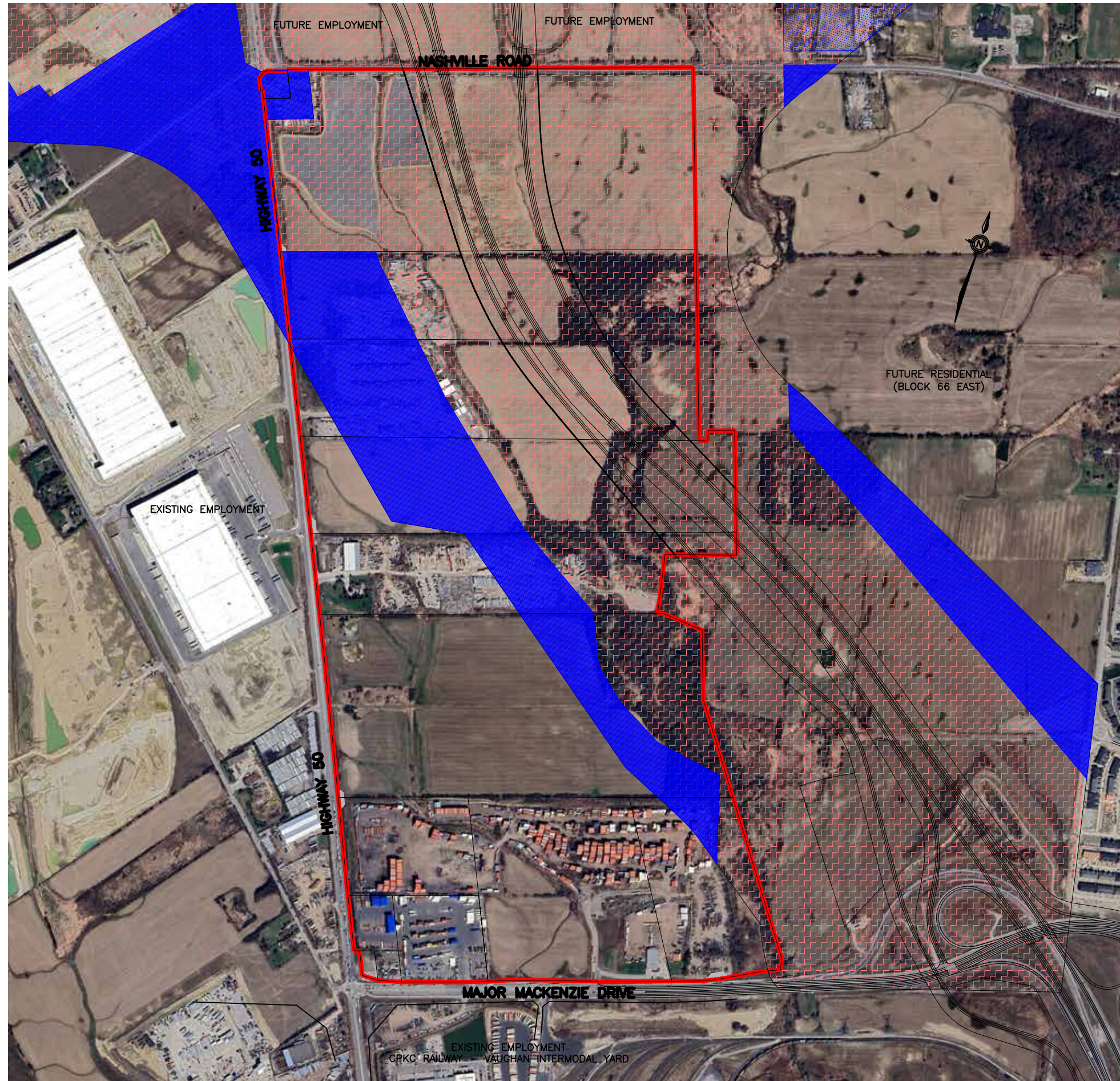
Attachments

1. Subject Lands Overlay






# BLOCK 66 WEST

## DRAFT - FOCUS ANALYSIS AREA (DEC. 2024) REFINEMENT



### LEGEND

-  SUBJECT LANDS
-  FOCUS ANALYSIS AREA FOR 50% PRELIMINARY DESIGN
-  DRAFT FOCUS ANALYSIS AREA REDUCTION (DEC. 2024)

1:3000  
JANUARY 8, 2025

