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KLMPLANNING.COM

File: P-2367

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 42 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 196.56 hectares (485.93 acres) of land located within Block 42 in the City of Vaughan (the "**Subject Lands**"). The Subject Lands are bounded by Weston Road to the east, the King/Vaughan municipal boundary located north of King-Vaughan Road to the north, Pine Valley Drive to the west and Kirby Road to the south.

The Subject Lands were included within the City's urban boundary as part of the 2022 Regional Official Plan and are currently designated to permit both residential and employment uses. Updates to the City's Official Plan to conform to the 2022 Regional Official Plan, as well as future secondary planning, block planning and site-specific development applications are required prior to any development occurring on the Subject Lands. The proposed GTA West Transportation Corridor traverses the Subject Lands from east to west, prohibiting the development of this portion of the Subject Lands.

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 on behalf of the Landowners and note that we support the refinement of same to facilitate the future development of the Subject Lands. We have prepared an overlay of the refinements on the Subject Lands and attached for reference. However, we respectfully request that the Province expedite the completion of the Study in order to further refine the Highway 413 Focused Analysis Area and Northwest GTA Transmission Corridor Narrowed Area of Interest, to allow secondary planning and block planning to advance and the Subject Lands to be developed for their intended uses.

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

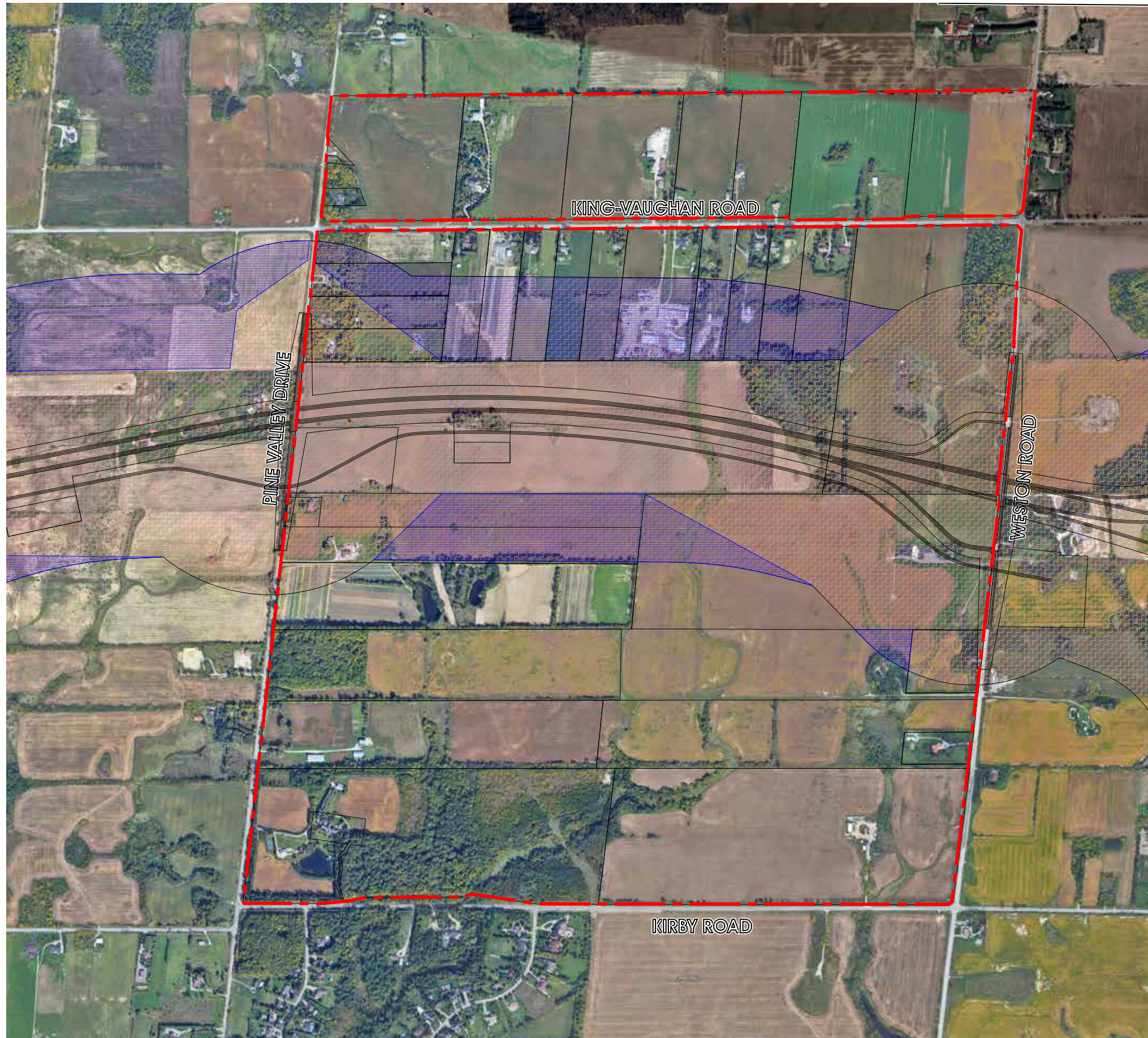
Attachments

1. Subject Lands Overlay






# BLOCK 42

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



### LEGEND

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

1:4000  
JANUARY 8, 2025

