

**Communication : C 3
Committee of the Whole (1)
February 7, 2023
Agenda Item # 2**

From: IRENE FORD [REDACTED]

Sent: Thursday, February 02, 2023 11:30 AM

To: Clerks@vaughan.ca

Cc: Wendy Law <Wendy.Law@vaughan.ca>; Council@vaughan.ca; Trca Info <info@trca.ca>; Environmental Permissions (MECP) <enviropemissions@ontario.ca>; Todd Coles <Todd.Coles@vaughan.ca>

Subject: [External] DCFM DEVELOPMENTS LTD. - OFFICIAL PLAN AMENDMENT FILE OP.21.002, ZONING BY-LAW AMENDMENT FILE Z.21.003 - 8265 AND 8277 ISLINGTON AVENUE, VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE

Comments/Question Re: DCFM DEVELOPMENTS LTD. - OFFICIAL PLAN AMENDMENT FILE OP.21.002, ZONING BY-LAW AMENDMENT FILE Z.21.003 - 8265 AND 8277 ISLINGTON AVENUE, VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE

This development already has a tribunal decision approving OPA 23 and Zoning By-Law 200-2018. Does the OPA and Zoning by-law amendments sought change conditions of previous approvals authorized by a tribunal. If so does the City of Vaughan have authority to override/change a previous tribunal decision or is the applicant required to 1) go back to the tribunal to alter the previous decision or 2) seek a ruling from a higher authority - the courts?

How many times can a landowner seek to change the development permissions on a parcel of land, tweak their approval?

I would appreciate answers to the above questions.

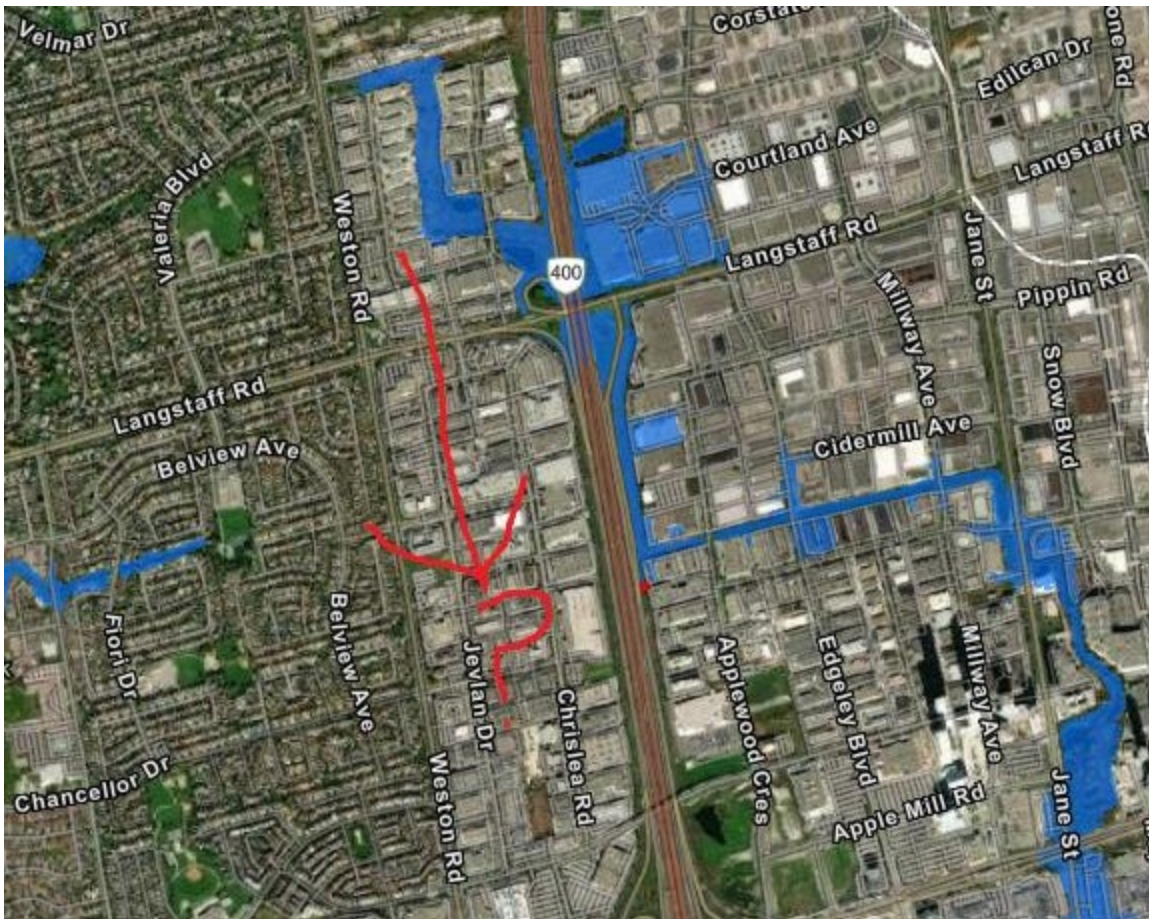
It is impossible for residents to understand what was intended to be allowed as per Official Plan, Secondary Plans and provincial planning policy legislation when it is changed in such piecemeal ways, and it's hard to believe that if the applicant needs to continue to change the permissions, especially in a floodplain, special policy area that it is upholding and consistent with the PPS and all planning legislation as well as environmental legislation. The City will be proceeding to develop the Board of Trade Golf Course, the increase in impervious surfaces will have an immediate and direct effect on the Humber River.

I suspect the PTTW requirements for this site will be great when construction starts and the water extracted can not be discharged into the Humber River untreated, it has to go to the existing storm or sanitary systems. Both of which are finite and

MECP approved PTTW's should not compete or impede stormwater capacity. I don't understand how the cumulative impacts of these little piece meal decisions going on across the watershed could possibly be understood.

This [PTTW](#) approved upstream, where is all the water being discharged and why does the National Golf Club need permission to take a max of 1,442,880 on a daily basis for irrigation up to 241 days per year? Do they irrigate in the winter? It does not make sense nor does the fact that 2 dry stormwater ponds are being converted to wet ponds in the same watershed - Villa Park Pond and Blackburn Pond. Then there is the mysterious SWP landlocked behind commercial buildings being upgraded totally unclear where the water is discharged to or what permits are or are not required here. Underground rivers, streams?

I don't know what to think anymore, but I have no faith that we actually understand the impacts of these decisions. I am really concerned at the proximity of these SW improvements to the VMC/Black Creek sub-watershed and the special development charges and SWM work that must be completed to allow development to proceed. I know that water can't be transferred but so much is underground it's hard to understand what is happening at the borders of watersheds. It's hard to understand how much is the improvement of the existing SWM systems versus compensating for upstream and adjacent growth. I wonder if my stormwater property tax is funding growth that is not covered by development fees?



<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=128914>

Thank you,
Irene Ford