

COMMUNICATION C21.
ITEM NO. 2
CW (PM)
October 3, 2023

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October 2, 2023

MGP File: 11-2003

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Via Email: clerks@vaughan.ca

Dear Mayor and Members of Council:

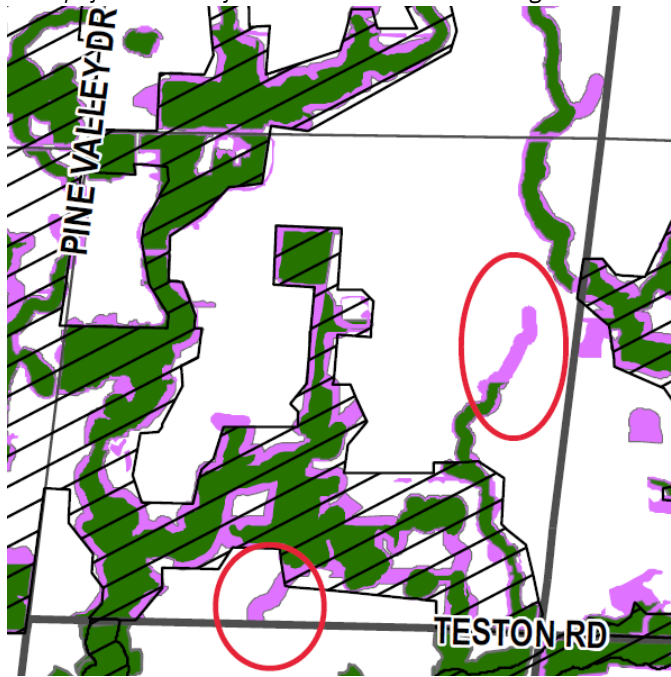
**RE: Official Plan Review: Proposed Part A Official Plan Amendment
October 3, 2023 Committee of the Whole (Public Meeting) - Item 4.2
Block 41 Landowners Group, Block 41, City of Vaughan**

Malone Given Parsons Ltd. is the Planning Consultant for the Block 41 Landowners Group, who own approximately 297 gross hectares of land within the City of Vaughan. Block 41 is one of two New Community Areas in the City of Vaughan which is planned to accommodate growth up to the 2031 planning horizon.

The Block 41 Landowners are advancing development approvals for the block and to date have submitted a Master Environmental Servicing Study and Block Plan (the “Block 41 MESP”). The Block 41 MESP has been subject to an initial round of review by City and commenting agencies including the Toronto and Region Conservation Authority and the Ministry of Natural Resources with respect to the natural environment.

On behalf of the Block 41 Landowners Group, we have reviewed the Proposed Part A Official Plan Amendment and have concerns with the Draft Schedule 2- Natural Heritage Network. More specifically, the draft Schedule 2 proposes to include two new additional areas within Block 41 which are identified as “to be determined through Future Development”. These two new areas are identified on the following map and circled in red.

Excerpt from the Draft Schedule 2- Natural Heritage Network



Source: City of Vaughan Official Plan Review- Draft Schedule 2, Natural Heritage Network

The City adopted the Block 41 Secondary Plan in 2019 which includes Schedule F- Natural Heritage Network and Open Space System. These two new areas identified in the Draft Schedule 2 are symbolically identified in the Secondary Plan with reference to Policy 5.1.6 which states:

“The general location of these potential features and natural hazards are identified symbolically on Schedule F of this Secondary Plan. A detailed assessment of these potential features and natural hazards, their acceptability for removal and compensation, the details associated with the compensation, restoration and enhancement strategy shall also be determined through the Block Plan approval process and related MESP, in accordance with Section 10.1 of VOP 2010.”

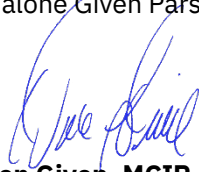
The necessary natural heritage assessments for these two new areas have been completed in accordance with Policy 5.1.6 of the Secondary Plan as part of the initial submission of the MESP. These two areas have been subject to extensive field observations by the Block 41 natural heritage consultants and addressed in the MESP with no comments received from commenting agencies. On that basis we are requesting that the Draft Schedule 2- Natural Heritage System be modified to remove these two areas from the Block 41 lands.

We thank you for the opportunity to provide input on the Proposed Part A Official Plan Amendment and look forward to working with Staff through the process. We reserve the right to provide additional comments prior to final adoption and approval of the updated Vaughan Official Plan, as we continue to review the proposed amendments.

Should you have any questions or wish to discuss our comments, please do not hesitate to contact me at 905.513.0170

Yours very truly,

Malone Given Parsons Ltd.



Don Given, MCIP, RPP
Founder

cc *Block 41 Landowners Group*