

**CITY OF VAUGHAN  
DEVELOPMENT PLANNING DEPARTMENT**

**COMMUNICATION C145  
ITEM NO. 1  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)  
April 5, 2022**

**ATTENTION: JENNIFER KIM**

RE: 9650 HIGHWAY 27  
FILE NO. OP.21.025 Z.21.053

Good Morning,

My name is Patrick Barrett. I am the owner of [REDACTED] Highway 27 which is the neighbouring property on the north side to the proposed application at 9650 Highway 27.

The applicant (2708971 Ontario Incorporated) has applied for a official plan amendment and zoning by-law amendment to permit the construction of a 21 storey high rise residential building with 339 residential dwelling units.

I would like to go on the record stating that I am overwhelmingly opposed to this application. Not only for the environmental destruction it will cause but also for the health consequences it will have for my handicapped son.

Currently, 9650 Highway 27 has zoning of OS1-Open Space Conservation Zone. This allows for a single family dwelling, which currently exists on this property. Also, it clearly states that there be no such building or structure allowed other than for conservation or flood control projects which is permitted within the OS1 Open Space Conservation Zone.

**Provincial Policy Statement, 2020**

The Provincial Policy Statement, 2020 (PPS) provides direction on all planning applications. According to subsections 3(5) and (6) of the Planning Act, all decisions made by a municipality and comments provided by an agency shall be consistent with the PPS.

Section 3.1 of the PPS directs development away from hazardous lands which are impacted by flooding hazards and erosion hazards. Specifically, Section 3.1.2 (d) states: Development and site alteration shall not be permitted within:

- areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
- floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

Additionally, Section 3.1.5 (a) states; Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:

- an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools. Furthermore, Sections 2.1.5 of the PPS identifies that the development and site alteration shall not be permitted within or on adjacent lands to natural heritage features, including significant valleyland, woodland, wetlands and wildlife habitat in Ecoregions 6E and 7E, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.

The property is in York Region's updated Draft Official Plan 2021 within the Valley Corridor with Special Policies regarding the valley lands and flood plain. A special policy area is not intended to allow for new or intensified development and site alteration if the community has feasible opportunities for development outside the floodplain. The property is also recognized as part of the significant valley lands and identified as part of the 'natural areas' and part of flood prone lands.

The following is taken from the Vaughan Official Plan 2010 (VOP2010): The natural environment is among Vaughan's most important and cherished assets. The Humber and western Don Valley systems are prominent on the city's landscape and the overall health of those systems is reliant on the stewardship provided by Vaughan. The watercourse, woodlands, wetlands and related open spaces and agricultural lands each have an important function in the main thing ecological vitality and diversity in the city. Protecting flood prone areas from inappropriate development is critical to ensuring public safety. Ensuring the quality of our air, water and social is fundamental to maintaining overall environmental health. We must all recognize the impact of climate change in our environment and plan for both mitigation and adaptation.

The Official Planning Act 601 (OPA 601) clearly outlines that the valley corridor would be protected and preserved indefinitely as a green space area for future generations. But prior to the enactment and registration of OPA 601 there were four existing businesses grandfathered in as accepted practises of the lands within the Kleinburg Valley Corridor. Under no circumstances were any other additional businesses or developments allowed to operate or occupy these lands.

A number of years ago, a study was conducted to establish properties that were considered above the high water mark as outlined by the TRCA for safe evacuation of properties in the Valley Corridor in the event of a flood. 9650 Highway 27 is not one of these properties. With the aftermath of Hurricane Hazel in 1954, the centre lane of Highway 27 in front of 9650 Highway 27 was under approximately 7 feet of water. "The worst affected areas were communities near the Humber River, which is prone to flooding" (VOP2010). Since Hurricane Hazel the TRCA has been working, mapping and planning high water marks, water quality and protection of our valley lands, environmental issues wildlife management and preservation. Topography maps clearly show top and bottom of banks which have been strictly enforced over the years. They have never been altered or the goal post moved except to accommodate for a typical single-family dwelling construction or alteration. They have enforced diligently all aspects of their mandate.

For the past 67 years the TRCA has had a mandate in protecting greenlands with the mission of protecting our lands, valley corridors, Greenbelt, watersheds, ecosystems and wildlife. The adverse impact this proposal will have on all aspects of preservation and our ability to protect our valley corridor, now and in the future, is immeasurable.

"In 1999, the Humber River received official designation under the Canadian Heritage Rivers system for its significant cultural heritage and recreational values. Extensive archeological evidence indicates the Humber River has experienced human settlement for almost 10,000 years" (Humber River's Canadian Heritage Designation). This rich anthropological history must be preserved alongside its environmental abundance.

The following information is cited directly from the York Region Updated Draft Official Plan. In the report they clearly emphasize the profoundly negative impacts that would occur to our Valley Corridor if they were breached:

#### **Regional Greenlands System**

- That development and site alteration be prohibited within the regional Greenland System (paragraph 3.2.3)

#### **Special Policy Area**

- An area within a community that has historically existed in the floodplain and where site specific policies, approved by the province, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and to address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development, the criteria and procedures for approval are established by The Province. A Special Policy Area is not intended to allow for new or intensified development and site alteration if a community has feasible opportunities for development outside the flood plain

#### **Significant Wildlife Habitat**

- A wildlife habitat that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system

### **Sustainable Natural Environment**

- York Region contains some of the most significant and environmentally sensitive geographical landforms in Ontario. York region is also rich in natural features, from the shores of Lake Simcoe to the valleys of the Humber. For many, water is more than a valuable resource, it is recognized as sacred and the lifeblood of the earth that connects all living things. A connected system of features and linkages provided by the regional Greenlands system and water resource system is essential. Sustainability benefits of the region Greenlands system, reduces infrastructure costs, reduces peak flows and flooding

### **It is the policy of council to...**

- To protect, restore and enhance the regional greenland system and water resource system, features and functions showing on maps 1C, 2, 4, 7, 12A and 12B. And to control new development and site alteration within the vicinity of the system in accordance with the policies of this plan.
- That the regional Greenlands system and water resource systems showing on maps two, four, seven, 12A and 12 B are overlays and should be read in conjunction with other policies in this plan relevant to the underlying land use designation
- That local official plans shall identify and include policies to establish and protect the regional green lands system and water resource system from development and site alteration. These systems shall incorporate, complement, and build on the systems identified in this plan, and include policies for the identification and restoration of enhancement areas and linkages, as appropriate
- That an urban area and towns and villages, the regional Greenland system and water resource system shall be designated more specifically in local official plans and secondary plans and integrated into community design. These plans show contain mapping, policies and detail initiatives that identify remedial works, restoration and enhancement opportunities within and around the system to build resilience over the long term
- To maintain linkages and related functions among surface water features, groundwater features, key natural heritage features and key hydrologic features
- To coordinate planning efforts with surrounding municipalities so that natural heritage systems and corridors are linked across regional boundaries

### **Watershed Planning**

- Watershed plans emphasize the importance of managing both ground and surface water systems in a comprehensive way that support sustainable land use planning decisions. The region works closely with Toronto and Region Conservation Authority and Lake Simcoe Region Conservation Authority in the preparation and implementation of watershed plans for York Region
- The plan recognizes that watershed as the basic ecological unit upon which planning should be based. Changes in land use must take into account immediate impacts and cumulative changes to watershed, and offsite impacts, such as increase stormwater runoff or water contamination
- The plan promotes the importance of watershed planning to support sustainable land use planning. Watershed plans have and continue to inform coordinate land use and infrastructure planning decisions to sustainably accommodate growth. Furthermore, watershed plans form the basis for a comprehensive, integrated and long-term assessment of the hydrological and ecological impacts across jurisdictional growth and related decisions. Specifically, these plans assist in measuring potential impacts of stormwater runoff, loss of natural cover, habitat degradation and climate change. This will help ensure that development and growth will be implemented in an environmentally responsible manner, which is ultimately critical to the health of watersheds as well as to the residence of York region

### **Natural Features**

- It is the policy of council, to ensure that key natural Heritage features and key hydrologic features and their functions are protected, restored and enhanced. Wetlands are essential natural elements of the regional ecosystem, providing environmental, economic and social benefits. Among other functions, wetlands control and store surface water to assist in flood control and groundwater recharge. Wetlands also act as sediment traps to improve water quality and act as a habitat for a wide variety of

plant and animal species. Provincial policy prohibits development in provincially significant wetlands, as well as within identified wetlands within the Oak Ridges Marine plan area, and the natural heritage systems of the Greenbelt Plan and growth plan. It is a policy of counsel: development and site alteration is prohibited within potentially significant and provincial plan area wetlands

### **Woodlands**

- Trees and woodlands are significant components of York region's natural systems and provide a variety of important environmental, social and economic benefits within and beyond its borders. These benefits include greenhouse gas absorption, pollution reduction, erosion prevention, water retention, provisions of wildlife habitat, recreation and the sustainability harvest of woodlands products. Over the years agricultural uses, development and urbanization have impacted tree cover than much of the remaining wood land cover is fragmented with limited interior habitat. Hence maintaining and enhancing significant woodlands and integrating them into the regions communities is extremely important. Objective: to protect significant woodlands and their biodiversity and encourage reforestation to provide environmental, social and economic benefits for the residence of York Region. (Currently, Vaughan is below the recommended levels of forest canopies)

### **Maps to Reference**

- Features and Function's are shown on maps 1C, 2, 4, 7, 12A, and 12B to control new development and site alteration within the Valley Corridor

These protection mechanisms have been put in place to safeguard our most vulnerable non-renewable resources. This area remains beautiful and natural with an abundance of natural wildlife. Disturbing this natural eco-system will not only have devastating consequences for this wildlife but will set a dangerous precedent for the development of other green spaces.

The approval of this application will also have a devastating effect on our family. My wife and I are the parents and full-time caregivers of our severely disabled adult son, Matthew. As a result of Matthew's brain injury he has noise-induced seizures. The peaceful and natural surroundings of our home have provided Matthew with a calm environment which minimizes the potential of these seizures occurring. We cannot even imagine what it would be like for our son if this peace were to be disrupted with this impending application. This application, if approved, would be completely devastating not only for our family but also for the protection of Valley Lands for future generations.

Once again, I am completely opposed to this application.

Thank you,

Patrick Barrett

