

COMMUNICATION C228.
ITEM NO. 1
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
April 5, 2022

April 4, 2022

Vaughan Council

RE: 2708971 ONTARIO INC. OFFICIAL PLAN AMENDMENT FILE OP.21.025 ZONING BY-LAW AMENDMENT FILE Z.21.053 - 9650 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND MAJOR MACKENZIE DRIVE WEST

I am appalled that this development application has been considered complete by staff. It is so far out of conformity it should never have been brought forward to a public meeting regardless if the development application is complete or not. The development application is not in conformity with the below and is therefore not a feasible.

- The Provincial Policy Statement
- The Planning Act
- York Region's Official Plan
- Vaughan's Official Plan
- Conservation Authority Act
- Numerous York Region and Vaughan Policies, Strategic Objectives and Goals to protect natural heritage and act on Climate Change

The applicant has asked to rezone from "Natural Areas" to High-Rise Residential to permit a maximum building height of 21 stories to create 339 residential dwellings and from Natural Areas and Countryside to "Community Areas". This is not a Community Area nor should it ever, ever, ever be considered or entertained it is in the Humber River Valley a floodplain, predominately TRCA regulated land. The zoning also seeks to be changed from Environmentally Protected Zone to Apartment Residential, if a developer can come forward and merely ask for the zoning to be changed what does the designation possible protect. The purpose of the Environmental Protection Zone is: "To provide for the conservation of environmentally sensitive lands or features and to limit development on hazardous lands and sites"¹

It is clear that these lands within the Humber Valley are intended to be protected and not eligible for a development of this scale by all levels of government: Vaughan, York Region, the Province of Ontario and the Toronto Region and Conservation Authorities.

These lands are zoned natural areas and this means that major change is not desirable according to Vaughan's 2010 Official Plan as quoted below².

¹ BY-LAW NUMBER NO. 001-2021

https://www.vaughan.ca/services/business/zoning_by_law_and_opas/188/bylaw1-88_2012_VOL_Dec.%203_2018.pdf

² Vaughan Official Plan 2010, Volume 1. 2022 Office Consolidation. Refer to Section 2.2.2

https://www.vaughan.ca/projects/policy_planning_projects/General%20Documents/Official%20Plan%20Vol%201/VOP%202010%20Vol%201%20Updates%202021/VOP%20Volume%201%20-%202020%20Removed%20Yellow%20%282.2.4.2%3b%202.2.4.3%2c%202.2.4.4%3b%202.2.4.6%3b9.2.2.10%20%28c%29%29%20Sept%202021.pdf

- “protects the Natural Areas and Countryside for environmental, agricultural or rural purposes, and restricts the encroachment of urban uses into these areas;”
- “The valleys of the Humber River and Don River systems and their associated tablelands created the places where humans first settled in this City of Vaughan Official Plan – Volume 1 – 2020 Office Consolidation As Partially Approved by the Ontario Municipal Board 28 VAUGHAN OFFICIAL PLAN VOLUME 1 area and remain well established today. Not only are the Natural Areas key features on the landscape but they also contribute to the overall environmental health of the City and wider region: they form part of the larger Regional Greenlands system that ultimately extends south through Toronto to Lake Ontario. The Urban Structure identifies these areas and is designed to protect them in a manner that allows them to continue to provide vital ecosystem functions.”
- “Many of the features in the Natural Areas and Countryside are protected by the Provincial Greenbelt and Oak Ridges Moraine Conservation Plans. This Plan carries forward these policies and, wherever applicable, makes them more explicit. In some cases, important lands fall outside of the Provincial plans, and Vaughan has made a commitment to protecting them as long term assets.”

I hope that Council will direct questions to staff and ask them to explain why this application was not returned to the developer for not being in conformity and therefore not feasible? As well as why this application appears to have been prioritized. Other development applications that are far less controversial have had complete applications since early 2020 that are before you today but this development application only had the pre-application meeting Feb 21, 2022. **How and why has it been prioritized by staff when it is so clearly egregious of planning legislation at all levels of government?**

Thank you,
Irene Ford
Vaughan, Ontario