

Date: April 3, 2022

Subject: 9650 Highway 27 (File No. OP.21.025 Z.21.053)

To: Mayor and Members of Council, the Clerk and Development Planning Department (Attention: Jennifer Kim), City of Vaughan

I am writing to you today to express my opposition to, and disappointment in, the planning application for a 21 storey high rise building in the Humber River Valley.

There are several reasons that this application is particularly egregious, however one is a certain show stopper. Despite the building being built on land above the 100-year flood levels, it is clear that the only access to the building is from Hwy 27. TRCA flood lines shows Hwy 27 would be underwater both north and south of the site in a significant flood event, cutting off all access to the building. If this past year has taught us anything, it is that flood risk in Canada is increasing. It is not a matter of if this will happen, but when it will happen. Climate change will make flooding more frequent and more devastating, and as a result this building location will present a huge risk to the lives of its residents, will likely be uninsurable and should not be built.

As a result of Hurricane Hazel and the terrible destruction and loss of life in the Village of Woodbridge, because of flooding, the Humber River Valley was deemed unsuitable for significant development, and subsequent Official Plans and Zoning By-laws were put in place to restrict development in the river valley. In addition, the area has been designated as part of the Regional Greenlands System (RGS) in the York Region Official Plan (2010) which does not permit any development or site alteration. The RGS was established to identify, protect, and enhance key natural heritage and key hydrologic features, and the adjacent lands necessary to maintain these features in a linked natural heritage system rich in native biodiversity. In addition, the Provincial Policy Statement states that development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding, regardless of whether the area of inundation contains high points of land, not subject to flooding. It also states that all decisions made by a municipality and comments provided by an agency shall be consistent with the PPS. It seems obvious to me

that all the planning policies and zoning by-laws indicate that this type of development is inappropriate for this site.

In addition to being identified as entirely within the Regional Greenlands System, the area has been designated as part of the Natural Heritage Network because it contains a significant woodlot, the Humber River, and serves as an important wildlife corridor for many species. To name just a few that have been regularly seen in the area; deer, coyote, fox, beaver, raccoon, skunk, wild turkey, great blue heron, hawks, snapping turtles, painted turtle, many frogs, salamanders and songbirds. The significant woodlot on the site contains trees over 100 years old. These important wildlife corridors become even more critical as the surrounding land is taken up with development and wildlife is constricted to the valley land to migrate between areas and through their habitat.

In summary, this application does not just ignore the PPS, York Region Official Plan, Vaughan Official Plan and By-Laws, but it also ignores good planning principles. High rise development should be in areas with public transit, pedestrian access, services nearby, however this location has none of these and none are to come in the near future.

I have canvassed my neighbours in Sonoma Heights and most are shocked to learn of this application. They can't believe anyone would propose a high rise in the valley and think it is irresponsible. There is a petition circulating of which I have submitted a few pages with neighbours signatures. All of us are hoping that planning staff and Council will do the right thing and reject this planning application.

Sincerely,



Deb Schulte

■ Mira Vista Place  
Woodbridge, Ontario  
■



**Committee of the Whole (Public Meeting)  
April 5, 2022**

**RE: Item 1**

**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**

The Office of the City Clerk has received a petition from Deb Schulte on behalf of various individuals residing at the following locations – Hanson Court, Mira Vista Place, Rota Crescent, and Napa Valley Avenue.

The total number of signatures on the petition is: 30

Their concerns are outlined as follows:

*9650 Highway 27 is located within the Kleinburg Valley Corridor. Special policies are in place to protect these valley lands from development and site alteration. Our valley lands and green spaces within York Region are one, if not the most, precious resource we have. These lands must be protected at all costs for the health and well-being of our community and for future generations. For these very reasons, we ask for your support in stopping the construction of a high-rise building at this location.*

A copy of the entire petition document containing a total of 3 pages is on file in the Office of the City Clerk.