

Reply to the Attention of: Annik Forristal  
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Our File No.: 272653  
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**EMAIL**

Mayor of Vaughan and Members of Council  
Office of the City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON, L6A 1T1

**Attention: Mayor Steven Del Duca and Members of Council**

Dear Mayor Del Duca and Members of Council,

**Re: Weston 7 Secondary Plan Written Submissions of PSI Solar Finance 1 Limited Partnership**

We are counsel to PSI Solar Finance 1 Limited Partnership, the holder of a Solar Generation Lease Agreement with Home Depot Holdings Inc. which permits the operation of solar generation equipment on the roof of the building located at 140 Northview Boulevard in the City of Vaughan (the "**Property**") and the corresponding supply of such solar electricity to the Independent Electricity System Operator pursuant to a Feed-in-Tariff Contract with a remaining term of approximately 11 years (the "**Solar Energy System**"). The Property is located on the north side of Northview Boulevard, south of Chrislea Road and immediately east of Weston Road and so is within the "Northeast Quadrant" of the proposed Weston 7 Secondary Plan area, as illustrated on Map 3 of the draft Weston 7 Secondary Plan (excerpts attached hereto as Schedule A).

The draft Weston 7 Secondary Plan proposes to introduce a number of policies that would compromise operation of the Solar Energy System to the detriment of the environment and contrary to Provincial, Regional and City policies. In particular, the lands immediately to the west of the Property are proposed to be designated as "High-Rise I" with permitted building heights of up to 18 storeys and "High-Rise II" with permitted height of 19+ storeys. The lands immediately to the east of the Property are proposed to be designated as "Mid-Rise" with permitted heights of up to 8 storeys. The lands immediately to the south of the Property are proposed to be designated as "High-Rise II" with permitted heights of 19+ storeys. Construction of buildings at these heights in proximity to the Solar Energy System would cast the Solar Energy System in shadow and prevent its ability to generate power.

The environmental impacts that would directly result from effectively taking the Solar Energy System “off the grid” cannot be underestimated – the Solar Energy System annually produces approximately 592,600 kilowatt-hours of energy which equates to the electricity usage of nearly 63 Ontario average households for a full year. The Solar Energy System’s production of this energy through a renewable energy source, as opposed to a greenhouse gas emitting energy source, annually replaces the equivalent of:

- the carbon dioxide emissions from 462,451 pounds of coal burned,
- the carbon dioxide emissions of 41,228 gallons of diesel consumed,
- the carbon dioxide emissions from 57,226 gallons of gasoline consumed, or
- the carbon dioxide emissions from 972 barrels of oil consumed.

The greenhouse gas emissions avoided by use of the Solar Energy System are equivalent to the greenhouse gas emissions saved by recycling 143 tons of waste rather than sending it to a landfill. They also equate to the amount of carbon sequestration that would result from 548 acres of forests in one year or growing 6,940 seedlings for 10 years.

The Province, Region of York and City of Vaughan have each recognized the significant importance of renewable energy through their establishment of policies that encourage the use and support of renewable energy systems such as the Solar Energy System. For example, Policy 1.6.11.1 of the Provincial Policy Statement, 2020 states that planning authorities should provide opportunities for renewable energy systems to accommodate current and projected needs, Policy 5.2.26 of the York Region Official Plan 2010 requires that development include a solar design strategy which identifies approaches that maximize solar gains, and Policy 8.5.1.7 of the Vaughan Official Plan expressly provides that it is Council’s policy to support and encourage alternative and renewable energy generation, including by encouraging and supporting the development of renewable energy sources throughout Vaughan.

For these reasons, it is respectfully submitted that policies that would reduce solar gains and effectively prevent the generation of renewable electricity by the Solar Energy System are not consistent with and do not conform to the Provincial Policy Statement, 2020, the York Region Official Plan 2010 and the Vaughan Official Plan. These policies of the draft Weston 7 Secondary Plan should accordingly be revised as required to prevent these negative impacts to the Solar Energy System. We would be pleased to discuss with the City how this may be achieved upon request.

Yours truly,



Annik Forristal

**Schedule A**

**Maps from draft Weston 7 Secondary Plan with the Solar Energy System's Location Identified**



