

COMMUNICATION – C26

ITEM 1

Committee of the Whole (Public Meeting)
October 29, 2020

October 27, 2020

City of Vaughan
Office of the City Clerk
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1
clerks@vaughan.ca

RE: 9600 Highway 27, City of Vaughan Comprehensive Zoning By-law Review Second Revised Written Submission

I am the land use planning consultant retained by Robert Irwin, the owner of the lands legally described as Part of Lot 18, Concession 8, in City of Vaughan (the “Subject Lands”) in the Regional Municipality of York, and known municipally as 9600 Highway 27. I am submitting these Written Comments with respect to the City-Wide Comprehensive Zoning By-Law Review regarding the re-zoning of the Subject Lands from Open Space and Agricultural Zone to Environmental Protection and Agricultural Zone.

A Statutory Open House took place on October 14, 2020, and the Committee of the Whole (Public Hearing) is scheduled for October 29, 2020.

So far, we have reviewed some of the materials available on-line and dated September 2020. As a result of this brief review of the materials, specifically, **Map 138** and **Section 12.0 (Environmental Protection, Open Space, and Agriculture Zone)**, we concluded in our Letter of October 13, 2020 that the Subject Site should be zoned Agricultural in its entirety. However, based on further review and on ongoing planning processes in the area and on the site, we submit that our revised request is for a site-specific exemption which would allow for residential development on the property.

Property description:

The Subject Lands front the west side of Highway 27, between Major Mackenzie Drive West and Rutherford Road, and are mostly south of the Humber River. The Lands have an irregular shape and are approximately 6 acres in size, and developed with a large single detached dwelling. The Lands are located east of the CP rail tracks and the proposed Highway 427 Expansion. A commuter rail line is proposed and would use the existing CP rail tracks.

Contact:

Barbir & Associates Planning Consultants Ltd.
345 Melrose Street
Etobicoke, ON M8Z 1G9

Phone:

Email:

Web:

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(416) 571-8826

dbarbir@barbirandassociates.com

www.barbirandassociates.com

Two future GO stations are to be located nearby: the first one, north of Rutherford Road and east of the CP rail tracks; and the second, south of Major Mackenzie Drive and east of the CP rail tracks, just west of the Highway 27 intersection. Both future GO stations are within walking distance of the Subject Lands. Highway 27 is part of the Regional Transit Priority Network. Sewer and water connections are existing or planned and are within reasonable distance.

In the York Region Official Plan, the Subject Lands are designated “Towns and Villages” and “Regional Greenlands System” on Map 1. Exact delineation of boundaries will be finalized during the application approval process.

The Lands are designated “Towns and Villages” on Maps 3, 4, 8 and 11. The “Towns and Villages” designation permits a wide range of uses including residential, commercial and institutional uses.

Policy 2.1.7 states that the boundaries and the extent of the Regional Greenlands System shown on Map 2 are approximate. Policy 2.1.7 further states that refinements to the boundaries of the Regional Greenlands System may occur through approved planning applications supported by *environmental impact studies*. These refinements will be incorporated into the Plan and will not require an amendment to the Plan.

In the City of Vaughan Official Plan, the Subject Lands are designated “Natural Areas” on Schedule 13. Exact delineation of boundaries will be finalized during the application approval process.

The Lands are shown as shown as “Stable Areas” and “Natural Areas and Countryside” on Schedule 1.

On Schedule 2 the Subject Lands are shown as “Natural Heritage Network” (NHN). Policy 3.2.3.2 states that the policy text prevails over the mapping shown on Schedule 2 in determining the NHN. Refinements to the NHN may occur through the development approval process and shall be reflected on Schedule 2 without the need for an Official Plan Amendment. This may occur on a site-by-site basis.

The lands are currently zoned “Open Space” and Agricultural. In Draft 3 of the Proposed Zoning By-law (September 2020), the property is re-zoned to Environmental Protection Zone (EP) and Agricultural Zone on Map 138.

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Email:

Web:

page 2 of 3

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From our preliminary research it seems that the proposed re-zoning is not based on any scientific evidence or studies. We submit that the proposed zoning should be a site-specific exemption allowing for residential development on the property.

Regards,
Draga Barbir, B.Sc. B.Arch. MCIP RPP