

June 4, 2021

City of Vaughan
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**Communication : C 21
Committee of the Whole (2)
June 8, 2021
Item # 8**

**RE: 9650 Highway 27, City of Vaughan Comprehensive Zoning By-law Review
Third Written Submission/New Ownership**

I am the land use planning consultant retained by 270 8971 Ontario Inc., the new 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 9650 Highway 27. I am submitting these Written Comments with respect to the City-Wide Comprehensive Zoning By-Law Review regarding the downzoning of the Subject Lands from Open Space to Environmental Protection Zone. The lands should be re-zoned to allow high density residential and commercial development.

The Committee of the Whole Meeting is scheduled for Tuesday, June 8, 2021.

So far, we have reviewed some of the materials available on-line and dated June 2021. 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 conclude that the lands should be zoned as a site-specific exemption allowing high density residential and commercial development.

Property description:

The Subject Lands front the west side of Highway 27, between Major Mackenzie Drive West and Rutherford Road, and are mostly north of the Humber River. The Lands have an irregular shape and are approximately 7 acres in size. The Lands are developed with a large size 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. Two future GO stations are to be located nearby: the first one, north of Rutherford Road and east of the CP rail tracks; and

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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 “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”. In the Final Draft of the Proposed Zoning By-law (June 2021), the property is re-zoned to Environmental Protection Zone (EP) on Map 138.

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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 high density residential and commercial development.

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