

From: [REDACTED]
To: [Christine Vigneault](#)
Cc: [Lenore Providence](#)
Subject: [External] C of A Meeting Wednesday, December 08, 2021 Item 6.1(1&2) and 6.2(1) Relating to 167 National Drive Files B006/21 - B009/21 and A117/21 - A121/21 Inclusive
Date: Sunday, December 5, 2021 1:27:37 PM

Dear Christine Vigneault, Secretary Treasurer.

Further to your instructions and submission deadline of December 7, 2021 12:00 Noon, please be advised as follows.

I have now had an opportunity to review the Staff Report Summary Items # 1-4 and Staff Report Summary Items # 5-9 along with the supplemental noted submissions by Staff and the Public Correspondence to date. Given that the above noted meeting will be held electronically via Microsoft (MS) Teams I wish provide the following comments and information.

Despite the fact that we have diligently submitted a number of expert supportive material as previously requested and noted in Schedule E - Studies & Reports, it seems that neither Development Planning nor TRCA appear to refer to them in their respective correspondence. As such I would like to highlight and underscore some of their pertinent findings and recommendations.

Land Use Planning Justification Report - Gagnon Walker Domes Professional Planners:

Section 4 - Land use Designation, Zoning and Planning Analysis which with deals both site designation and zoning referencing Provincial, Regional and Local Planning Documents including the Planning Act, R.S.O. 1990, c.P13, June 3, 2021 (pg. 4) with the finding that "the proposal is consistent and conforms to matters of Provincial interest as identified in the PPS" (pg. 10); Growth Plan for the Greater Golden Horseshoe, August 2020 Consolidation (pg. 10) with the finding that "the proposal complies with policies and objective of the Growth Plan" (pg. 11); Region of York Official Plan, April 2019 Consolidation (pg. 11) with the finding that "the proposal complies with the policies and objectives of the Regional Official Plan" (pg. 12); City of Vaughan Official Plan Amendment No. 240 (Woodbridge Community Plan) Passed by City of Vaughan Council June 22, 1997, Approved by York Region Council November 25, 1998 (pg. 13) with the finding that "the intended use of the subject site maintains and complies with the intent and purpose, as well as the policies, goals and objectives of OPA No. 240" (pg.13-14); City of Vaughan Official Plan 2010, 2020 Consolidation (pg. 14) with the finding that "the intended use of the subject site maintains and complies with the intent and purpose, as well as the policies, goals and objective of the City of Vaughan Official Plan" (pg. 21-22); City of Vaughan Zoning By-law 1-88, as Emended (pg. 22) with the finding that "the minor variance applications have been filed for the purpose of facilitating then related consent applications and ultimately the built out of the proposed lots. The requested variances have been reviewed in the context of the relevant provisions of the Planning Act. We are of the opinion that the variances satisfy the four (4) tests and can be supported from a land use and policy perspective and represent good planning. We respectfully request that they be approved by the Committee of Adjustment" (pg. 26).

Environmental Impact Study - Dougan & Associates Ecological Consultation & Design:

Section 1.0 Study Area and Ecological Context (pg. 2)

Section 3. Findings (pg. 6)

Section 7. Impact Assessment (pg. 13)

Section 8. Avoidance, Mitigation and Enhancement Strategies (pg. 15)

Section 10. Recommendations (pg. 21)

Section 11. Conclusion (pg. 22) "The findings of GWD's Planning Justification Report conclude the development is permissible as-of-right on the subject lands. This proposed development will result in impacts to the existing natural heritage feature and functions. Contingent upon implementation of the recommendations provided in this EIS, the long-term net result will achieve no negative impact"

For the benefit of the committee members, which I have not had the pleasure of appearing before in the recent past,

I have also included (to be forwarded under separate cover to this email) a number of Google Maps of a variety of geographical location, of existing similar high end luxury sustainable developments which hopefully will help demonstrate the extensive development knowledge, experience, achievements and significant stewardship of the applicant's agent over the last 40 plus years.

To respectfully summarize and finalize my comments, it appears that on the surface, there seems to be a significant difference of opinion between Staff and our expert which hopefully will work itself out going forward.

Lastly, I have reviewed in detail the Committee of Adjustment recommended conditions of approval for the above noted file numbers relating to 167 National Drive and presently find them reasonable and acceptable (unless amended further), subject of course, to the final confirmation and decision of the Committee of Adjustment.

Yours Truly,

Lou Pompili

A solid black rectangular box used to redact the signature of Lou Pompili.

Sent from my iPad



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Google Maps



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