

HUMPHRIES PLANNING GROUP INC.

April 10, 2015
HPGI File: 0449

c. 11
Communication
CW: Apr 14/15
Item: 1

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L4A 1T1

Attn: Jeffrey Abrams, City Clerk

Re: Comments on Natural Heritage Study - City File - 25.5.4
Committee of the Whole Meeting April 14, 2015
Vaughan 400 North Landowners Group
Blocks 34W and 35

We write on behalf of the Vaughan 400 North Landowners Group (Blocks 34W and 35).

The current approvals for the lands owned by the Group are embodied in OPA 637, the result of an O.M.B. mediated settlement involving the Province, Region, City and our clients. OPA 637's underlying policies for natural heritage purposes are in OPA 450. That is the basis upon which the multi-party agreement was struck.

A meeting was held on October 17, 2014 between representatives of the Group, City Staff and the NHN consultant team. Meeting minutes were prepared by the City which confirm agreement that OPA 637 is based on OPA 450 policies, and that it is these underlying policies which are applicable to Blocks 34W & 35, not the new NHN policies, if they are ultimately approved.

We requested written acknowledgment to this effect on January 30, 2015. We received no response. Also, based on our review of the April 14, 2015 Natural Heritage Network Report to the Committee of the Whole, there is no acknowledgement to this effect. At best, on Pages 11 and 12 of Attachment 3 (responses to public comments) the City appears to recognize that the lands are under the OPA 637 and OPA 450 policy regimes (as incorporated in sec. 11.4 of VOP2010), although it is not explicitly stated. Moreover, the Report does not say that the new NHN policies are not applicable to Block 34W and 35, but rather states that "the results of the NHN study can inform the Block Plan process." This is also discussed in Section 4 e, which states the NHN study can "inform" the block plans, including for the Hwy 400 North Employment lands.

HPGI's meeting minutes from our Oct. 17, 2014 meeting with City Staff are clear: OPA 450 and 637 are the applicable policy framework for the Block 34W and 35 block plan process. Therefore, and once again, we request written confirmation that OPA 637 is

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based on OPA 450 policies, and that it is these underlying policies which are applicable to Block 34W & 35, not the new NHN policies. In addition, the proposed OPA and mapping should specifically say that this is the case.

Should you have any questions, please contact the undersigned at extension 246.

Yours truly,

HUMPHRIES PLANNING GROUP INC.

A handwritten signature in black ink, appearing to read 'Mark McConville', written over a horizontal line.

Mark McConville, MCIP, RPP, MScPI
Senior Planner

cc: Mr. John Mackenzie, Commissioner of Planning
Mr. Tony Iacobelli, Environmental Planner
Clients