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File No. 702512

April 13, 2015

**By E-Mail Only to [jeffrey.abrams@vaughan.ca](mailto:jeffrey.abrams@vaughan.ca)**

Mr. Jeffrey Abrams  
City Clerk  
City of Vaughan  
2141 Major Mackenzie Drive  
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c <u>17</u>
Communication
CW: <u>Apr 14/15</u>
Item: <u>1</u>

**Attention: Mayor Bevilacqua and Council Members**

Your Worship and Members of Council:

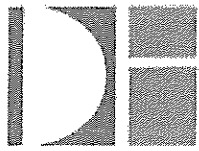
**Re: Item 1, Committee of the Whole Meeting, April 14, 2015  
Natural Heritage Network Study ("NHN Study")  
Natural Heritage Network Inventory and Improvements  
Study Completion and Recommended Amendment to  
Vaughan Official Plan 2010 (the "Proposed Amendments")  
Block 40/47 Developers Group Inc. ("Block 40/47")**

We write on behalf of Block 40/47. Our client consists of persons and corporations who own 239.73 hectares of land located south of Teston Road East, east and west of Pine Valley Drive and north of Cold Creek (the "Subject Lands").

The purpose of this letter is to respectfully request that the Subject Lands be specifically identified as not being subject to the Proposed Amendments.

The Subject Lands have undergone a lengthy and comprehensive planning process, including the identification and preservation of natural heritage features. The Proposed Amendments would result in additional lands being designated as "Core Feature" on Schedules 2, 2a, 2b and 2c; those same lands are currently proposed for residential and related use in Official Plan Amendment 744 ("OPA 744") and the Block Plan for the Subject Lands.

The level of environmental planning involved in preparing OPA 744 and the Block Plan was very detailed, including site-specific investigations which delineated both the limits of development and environmental features to be protected. The OPA 744 and Block Plan process also involved extensive consultation about



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environmental protection matters and mitigation with the City, Region of York, Toronto Region Conservation Authority and the Ministry of Natural Resources.

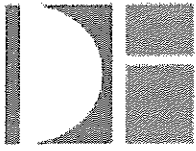
The Block Plan application was made on February 4, 2003 under Official Plan Amendment 600 ("OPA 600"), which was adopted by Council on September 25, 2000. An amendment to OPA 600 was required in order to create an area-specific comprehensive plan, or Secondary Plan, providing the basis to support land use designations consistent with the planning approach of OPA 600.

OPA 744 was filed on February 14, 2003 and adopted on February 18, 2014. On June 24, 2014 Council endorsed modifications, and on September 11, 2014 the Region of York approved it. The Region's Decision was appealed to the Ontario Municipal Board by a neighbouring landowner (on unrelated issues), and a Hearing is scheduled to commence on September 28, 2015.

OPA 744 builds upon the policies of OPA 600 and implements its principles, including those related to the protection of natural heritage features. On June 24, 2014, Council approved the Block Plan, subject to conditions, which establish the limits of development and significant natural features that are to be maintained.

The Block Plan is based on detailed planning and surveying, to accurately define uses through the preparation of a Master Environmental Servicing Plan ("MESP") and Environmental Impact Study ("EIS"). Subsequent to the submission of the latest MESP and EIS in April 2013, and approval of the Block Plan, the following additional materials have been submitted to the City to address the clearance of conditions:

1. Azimuth Environmental – *Revised Environmental Impact Study Block 40 – Peninsula Vellore Urban Village City of Vaughan*, prepared for Prima Vista Estates Ltd., dated May 2013;
2. Azimuth – *Headwater Drainage Features Evaluation, Classification and Management Block 40/47 Report*, dated August 2014;
3. Azimuth – *2014 Seep Monitoring – Block 40/47, City of Vaughan – DRAFT*, dated September 8, 2014;
4. Azimuth – *Amphibian Compensation Plan, Block 40/47*, dated January 14, 2015;
5. Azimuth – *Headwater Drainage Features Evaluation, Classification and Management Block 40/47*, dated November 2014;



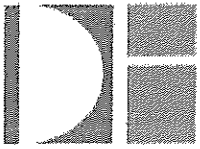
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6. Azimuth – *Provincially Significant Wetland Units Post Development Effects Block 40/47, City of Vaughan*, dated November 25, 2014;
7. Azimuth – *Provincially Significant Wetland Impact Assessment Block 40/47, City of Vaughan*, dated January 14, 2015;
8. EMC Group Ltd – *Runoff Deficit Mitigation Memo*, dated May 16, 2011;
9. EMC – *Conceptual Grading Drawing 200161-CG1-CG5*, dated August 2014; and
10. EMC letter dated January 26, 2015 outlining the revisions made to address the recommendations of the agencies including the following materials:
  - a) *Updated Water Balance Tables*, (Tables 1 to 11) and supporting figures (Figures 1 to 35) and notes;
  - b) *Updated Stormwater Management Pond Plans* (Drawings 200161-P1, P2 & P3) and related figures; and
  - c) Cross sections at grading constraint locations along the development limit.

Draft Plan of Subdivision and Zoning By-law Amendment submissions have also been made and were the subject of a public meeting on September 2, 2014. We anticipate that the Planning Department will be reporting on the clearance and status of the Block Plan conditions next month, with the Subdivision Plans to follow shortly thereafter. These applications were made and are being reviewed by planning Staff under the policy framework of OPA 744, the Block Plan and the MESP.

We respectfully request that the Subject Lands be specifically excluded from the Proposed Amendment, or in the alternative that transition provisions be incorporated to address this area-specific situation.

We also request notice of any item(s), decision(s), report(s) and/or meeting(s) regarding this matter. Importantly, we require notice in advance of this item being considered by Council, so our client may have the opportunity to make additional submissions.




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Thank you for the opportunity to provide you with these comments.

Yours sincerely,  
**DAVIES HOWE PARTNERS LLP**



Katarzyna Sliwa

copy: Ms. Dawne Jubb, Solicitor, City of Vaughan  
Mr. John Mackenzie, Commissioner of Planning, City of Vaughan  
Mr. Tony Iacobelli, Environmental Planner, City of Vaughan  
Mr. Mark Yarranton, KLM Planning  
Clients