

DATE: NOVEMBER 26, 2013
TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
RE: COMMUNICATION – ITEM 44, COMMITTEE OF THE WHOLE NOVEMBER 26, 2013

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Communication
CW: <u>Nov 26/13</u>
Item: <u>44</u>

**OFFICIAL PLAN AMENDMENT FILE OP. 03.008
PINE HEIGHTS ESTATES
WARD 1 – VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

Recommendation

The Commissioner of Planning recommends:

1. THAT this Communication in response to Communication 1 J. Zipay, dated November 12, 2013, in regard to the "Historical Site" (Skandatut Village) identified in the draft Block 40/47 Secondary Plan (Attachment 3), BE RECEIVED.

Background

The Block 40/47 Secondary Plan designates the Skandatut Village lands, "Historical Site" and provides policies to govern its preservation, in the context of an executed contribution agreement between the Owner of the lands and the Toronto and Region Conservation Authority, which would provide for the lands to come under TRCA ownership. The Owner is currently completing an application through the Canadian Ecological Gifts Program administered by Environment Canada to implement the agreement. The Owner is now waiting for a Notice of Determination of Fair Market Value from the Appraisal Review Panel to complete the donation process. Because the process is not complete, the Owner is of the opinion that the designation and policies in the draft Secondary Plan are premature. Therefore, the Owner with the support of the Block Owner representatives is requesting a modification to the draft Secondary Plan to incorporate policies that would retain the current land use policies under OPA 600, until the donation process is completed. The suggested policy provides:

- i) As a land donation process has been entered into between the owners of the subject lands and a public authority and which is ongoing, the subject lands shall remain under their current designation in O.P.A. 600 and appurtenant policies until completion of the donation process.
- ii) A re-designation shall be initiated by the City of Vaughan upon the completion of the donation agreement through an official plan amendment.
- iii) Further consultation shall occur with the Ministry of Tourism and Culture and representatives of the First Nations prior to the approval of a final designation.

The Owner takes the position that it will object to/appeal the Secondary Plan if the policies in the draft Secondary Plan are not changed.

The policies currently in the draft Secondary Plan were developed through a lengthy consultation process that involved the City, the Huron-Wendat First Nation, the Williams Treaty First Nations, the Ministry of Culture, Tourism and Sport, the Block 40/47 Developers' Group and the TRCA. The above policy if endorsed would be reviewed by these participants as part of the Region's review and approval process of this OPA.

The communication advises that the Block 40/47 Developers Group supports the approach suggested by the Owner. Discussions with participants including the Ministry of Culture, Tourism and Sport on this updated policy are underway.

The revised policy obligates the City to undertake the follow-up Official Plan amendment work to provide for the implementing post-donation policy language. The suggested policy language also provides for further consultation with the Ministry and First Nations prior to the approval of a final designation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Mackenzie', with a long horizontal stroke extending to the right.

JOHN MACKENZIE
Commissioner of Planning