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C <u>6</u>
COMMUNICATION
CW
<u>January 12/2016</u>
ITEM - <u>6</u>

Please refer to: **Katarzyna Sliwa**
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January 11, 2016

By E-Mail Only to jeffrey.abrams@vaughan.ca

Mr. Jeffrey Abrams
City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Committee Members

Your Worship and Members of the Committee:

**Re: Committee of the Whole ("Committee")
Meeting January 12, 2016 – Item 6, VOP 2010 Proposed
Modifications to Schedule 2 "Natural Heritage Network" ("NHN")
Galcat Investments Inc. ("Galcat")**

We write on behalf of Galcat, the owner of lands municipally known as 300 Galcat Drive (the "Lands").

The official plan and rezoning applications for the Lands were approved in 2007 and 2008. Galcat recently submitted a site plan to City Staff for the Lands.

Schedule 2 as modified now shows a Core Feature on the Lands which was not previously included on the Schedule. Galcat is concerned with modified Schedule 2 and any impact this modification has on the site plan already submitted.

Galcat had originally participated in the review of the VOP 2010 because the Lands were proposed to be downzoned. This error was corrected by City Staff and with no additional concerns with the VOP 2010, and Schedule 2 as originally contained therein, Galcat did not file an appeal.

Galcat has received no notice with respect to the proposed modified Schedule 2. Galcat is clearly concerned with the approach being taken as the modification is not consistent with the development approvals for the Lands. Galcat is also concerned with the process from a procedural perspective as it currently has no appeal of the VOP 2010. Any modifications to Schedule 2 should be brought



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forward as part of a comprehensive Official Plan Amendment ("OPA") under the *Planning Act*, together with related policy amendments. It is troubling that City Staff proposes to add an additional 1,368 hectares of land to Schedule 2 previously not identified as Core Features, with no notice of these modifications provided to the public and stakeholders.

The notation included in the legend to Schedule 2 compounds the concerns regarding process and lack of notice. The notation suggests that additional changes will be brought forward. It reads:

This Schedule is subject to change based on the results of the Natural Heritage Network Study, undertaken by North-South Environmental Inc. (2015), which will define the Natural Heritage Network by both its natural features and as a Natural Heritage System in accordance with the Provincial Policy Statement.

The notation suggests that the City's Official Plan environmental policies can be amended or added to as these documents change from time to time, without the benefit of public consultation or the appeal rights available under the *Planning Act*. The Official Plan is intended to be a clear statement of applicable policies and all relevant matters should be included in it.

We respectfully ask that Schedule 2 as modified not be approved and that the new Core Feature be deleted.

We request that I be added to the list of delegates for the Committee of the Whole meeting.

Yours sincerely,
DAVIES HOWE PARTNERS LLP



Katarzyna Sliwa

encl. As above

copy: Ms. Dawne Jubb, Solicitor, City of Vaughan
Mr. John Mackenzie, Commissioner of Planning, City of Vaughan
Mr. Roy McQuillan, Acting Director Policy, City of Vaughan
Client