

October 16, 2012

<b>C 9</b>
<b>COMMUNICATION</b>
CW (PH) - <u>Oct 16/12</u>
ITEM - <u>5</u>

CFN:

**By Mail and E-mail**

John Mackenzie, Commissioner of Planning  
(john.mackenzie@vaughan.ca)  
Jeffrey Abrams, City Clerk,  
(jeffrey.abrams@vaughan.ca)  
Vaughan City Hall  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Sirs,

**RE: Proposed Official Plan and Zoning By-law Amendments  
1834371 Ontario Limited (Liberty Development Corporation)  
2951 Regional Road 7 and 190 & 180 Maplecrete Road  
Files: OP-12-010 & Z.12.025**

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Thank you for providing notice of the public meeting for this application. The applicant is proposing an official plan amendment to provide for the redevelopment of a Gateway Site based on a 6.337 FSI for residential and office uses.

The subject property is located within the area subject to Regulation 166/06 within the Don River Watershed. It includes a portion of the flood plain and buffer area associated with Black Creek. Black Creek has been altered through urbanization. Insufficient stormwater management facilities, hardening of surfaces and an insufficient corridor to accommodate the Creek have resulted in flooding within roads and developed areas. The western edge of this site includes a portion of the area within which flooding occurs and the associated 10 metre buffer. This area is within Phase 2 on the Site Phasing Plan within Attachment 3 to the notice of public meeting.

We recognize that the Black Creek Remediation Strategy and related environmental assessments are being completed to improve these circumstances for the applicant. They provide adequate flood storage for the Creek, as well as stormwater generated by this site and others in the area, as well as accommodating the required buffer. The successful implementation of these measures will improve the circumstances for this site in terms of the ability to develop the entire site.

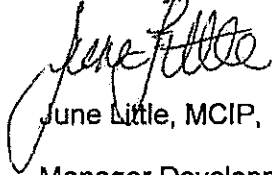
The Vaughan Metropolitan Centre (VMC) Secondary Plan includes policies to ensure implementation of the Black Creek Remediation Strategy for the benefit of all. Given that this application proposes to proceed outside of that amendment, the Authority recommends inclusion of policies similar to those within the VMC Secondary Plan that tie the timing and phasing of development to the phasing and completion of the Black Creek Remediation Strategy. This will ensure that this development will not hinder the implementation of the Black Creek Remediation Strategy, and that appropriate contributions are made for the benefits that are received through remediation (additional developable area, potential complementary off-site stormwater management).

In the event such policies are not included, the Authority would request that policies be included that require the existing flood plain and required 10 metre buffer be recognized within a designation that does not permit development.

By copy of this letter, the applicant is requested to provide payment of fees for official plan and zoning by-law amendment review of \$12,000.00.

We would be happy to meet with the applicants and discuss as required, and to assist the City as necessary. Please forward a notice of decision when appropriate. Please feel free to contact the undersigned at extension 5756.

Yours truly,



June Little, MCIP, RPP

Manager Development, Planning and Regulation

York West

Copy By-Email:

Regional Councillor Michael Di Biase ([michael.dibiase@vaughan.ca](mailto:michael.dibiase@vaughan.ca))

Stephen Lue, Development Planner ([stephen.lue@vaughan.ca](mailto:stephen.lue@vaughan.ca))

Internal: Carolyn Woodland, Director Planning and Development