



**WESTON  
CONSULTING**

planning + urban design

Planning Policy Department  
City of Vaughan  
Level 200  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

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Item #	6
Report No.	32 (PH)
Council - June 24/14	

June 17, 2014  
File 6381

**Attn: Tony Iacobelli, Senior Environmental Planner**

Dear Sir,

**RE: City of Vaughan Natural Heritage Network Study  
4650 Highway No. 7  
City of Vaughan**

Weston Consulting is the authorized planning consultant for Pebble Creek Development Inc., the registered owner of the property located at 4650 Highway No. 7 in the City of Vaughan. The property is located on the west side of Pine Valley Drive, north of Highway 7 and is approximately 3.1 hectares in area.

The owner is proposing a redevelopment of the subject property for a low rise residential development and applications will be submitted to the City in the near future. These applications include official plan amendment, zoning by-law amendment and draft plan of subdivision applications and will be supported by various technical studies including an Environmental Impact Study (EIS), which has been prepared by Dillon Consulting Limited.

Portions of the subject property are designated "Natural Areas" according to the City of Vaughan Official Plan and we note that certain policies in the Official Plan permit modifications to the boundaries of the designation based on the completion of appropriate technical studies. Given that a detailed EIS has been prepared for the property that delineates natural heritage features, we request that the City's Natural Heritage Network (NHN) Study and corresponding mapping be modified to reflect the information contained in the EIS, which will be subject to a forthcoming planning application process.

In our opinion, it would be appropriate to have the City's NHN reflect the more detailed analysis of natural heritage features that included field work, inventories and the staking of development limits and natural features with the Toronto and Region Conservation Authority.

Given the imminent submission of the EIS to the Development Planning Department, we have not attached the report to this correspondence.

Please consider this our formal request to be notified concerning any further meetings or decisions concerning this study and the related official plan amendment. We reserve the right to provide

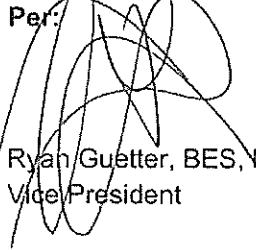
further comments in relation to the study and the corresponding official plan amendment, as may be required, and we would be pleased to meet with you to discuss the EIS or our comments herein at the appropriate time.

Please contact Jack Wong (ext. 244) or the undersigned if you have any questions. In addition to the undersigned, please notify Gabriel DiMartino at [gdimartino@graywoodgroup.com](mailto:gdimartino@graywoodgroup.com).

Yours truly,

**Weston Consulting**

Per:



Ryan Guetter, BES, MCIP, RPP  
Vice President

- c. G. DiMartino, Graywood Developments Ltd.  
A. Benson, Dillon Consulting Limited  
City Clerk, City of Vaughan