



**WESTON
CONSULTING**

planning + urban design

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

C	<u>6</u>
Item #	<u>6</u>
Report No.	<u>32 (P14)</u>
<u>Council - June 24/14</u>	

June 17, 2014
File 6715

Attn: Tony Iacobelli, Senior Environmental Planner

Dear Sir,

**RE: City of Vaughan Natural Heritage Network Study
7553 Islington Avenue & 150 Bruce Street
City of Vaughan**

Weston Consulting is the authorized planning consultant for 7553 Islington Holding Inc., the registered owner of the properties located at 7553 Islington Avenue and 150 Bruce Street in the City of Vaughan (herein described as the 'subject properties'). The subject properties are located on the east side of Islington Avenue, south of Highway 7 and are a combined area of approximately 4.39 acres.

Our client has previously filed an appeal (formerly known as Briardown Estates Inc.) to the City of Vaughan Official Plan 2010, which designates the subject properties as "*Natural Areas and Countryside*" based on Schedule 1: Urban Structure; "*Core Features*" based on Schedule 2: Natural Heritage Network; and "*Natural Areas*" based on Schedule 13: Land Use.

The owner has commissioned an Environmental Impact Study for the subject properties. Detailed investigation and analyses have been completed for the subject property, which do not identify the constraints noted on Schedule 2, Schedule 2a and Schedule 2b of the NHNS. A summary of the specific comments and concerns are outlined in the attached letter prepared by WSP and we wish to advise that our client does not support the findings of the NHNS, as prepared.

We hereby request the opportunity to meet with Staff to review this information and reserve our right to make further comments. We further request to be notified of any further meetings, reports, modifications, and / or decisions in relation to the NHNS.

Please contact the undersigned or Courtney Heron-Monk (extension 401) if you have any questions.

Yours truly,
Weston Consulting
Per:



Ryan Guetter, BES, MCIP, RPP
Vice President

- c. Jeffrey A. Abrams, City Clerk
Raymond Nicolini, 7553 Islington Holding Inc.
Howard Wortzman, 7553 Islington Holding Inc.
Joseph Reichmann, 7553 Islington Holding Inc.
Patrick Harrington, Aird & Berlis LLP



June 17, 2014

Tony Iacobelli
Senior Environmental Planner
Policy Planning Department
City Hall, Level 200
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

**Subject: Review of the Natural
Heritage Network Study (NHNS) as it relates to
7553 Islington Ave., Community of Woodbridge,
City of Vaughan, Regional Municipality of York
Project No. 121-24682-01**

WSP Canada Inc. (WSP) (formerly GENIVAR Inc.) was retained to review the Natural Heritage Network Study (NHN) and supporting documents. Our review will focus on issues as they apply to the property known as 7553 Islington Avenue, inclusive of 150 Bruce Street, City of Vaughan, Ontario. The property can be described as Part of Lot 4, Concession 7, Township of Vaughan, Regional Municipality of York; herein referred to as the "Site".

Under the Woodbridge Community Plan (City of Vaughan Amendment No. 240, 2007), land use on the Site is designated as being within 'Open Space', and 'Low Density Residential'. Within the 2012 City of Vaughan Official Plan land use on the Site has been designated as being 'Natural Area' within Schedule 1, within 'Urban Area' in Schedule 1A, within a 'Core Features' area in Schedule 2, and is not within the Oak Ridge's Moraine or Greenbelt planning areas. Southwestern portions of the Site are within the TRCA regulated area, which are associated with the Humber River which lay beyond Islington Avenue to the southwest.

The NHN report suggests that the policy can stipulate that the habitat of Endangered and Threatened species may be incorporated into the NHN, where identified. WSP completed an Environmental Impact Study (EIS) on the Site to determine the presence of any Species at Risk (SAR). One (1) Species at Risk (Butternut) was identified as being present on and surrounding the site. Four (4) individuals were identified and assessed in the presence of Ministry of Natural Resources forestry staff, and it was determined that only one (1) individual was retainable. This individual was greater than 25 m from the proposed development, and will not be negatively impacted during any phase of the project.



The NHN report strengthens and defines forest cover goals for Vaughan as follows:

- At least 30% overall forest cover for Vaughan (currently 11%);
- At least 10% overall interior habitat for Vaughan (currently 0.5%); and,
- At least one large contiguous forest within each watershed for Vaughan (>200 ha).

The Site is separated from the Humber River by Islington Ave., which acts as a significant barrier to wildlife movement, making it unlikely to be widely used as a wildlife corridor surrounding the river. Thus, the Site should not be considered part of the larger Humber River watershed forest.

The NHNS report strengthens and defines goals for overall Riparian Habitat in Vaughan (75% cover goal, currently 30%). The Site is separated from the Humber River by Islington Ave. and a section of manicured lawn area. This severely limits any potential use as direct riparian habitat and the Site should not be considered as such.

The NHNS report notes that Significant Wildlife Habitat (SWH) will be given increased importance in planning activities. Additional guidelines to define Significant Wildlife Habitat are also provided. Species inventories were completed during the Environmental Impact Study, with emphasis on Species at Risk and any rare or significant wildlife habitat types. In general, The Site consisted of a large portion of non-native or invasive species, with significant edge effects occurring due to previous development within the area. Though one SAR species was noted; one (1) retainable Butternut noted above, the Site likely does not fit the criteria for Significant Wildlife Habitat.

Thank you for the opportunity to complete this assignment. Please contact the undersigned with any questions or comments.

Yours truly,
WSP Canada Inc.

A handwritten signature in dark ink, appearing to read "Dan J. Reeves", is written over a light gray grid background.

Dan J. Reeves, B.Sc., M.Sc.
Project Biologist

DJR:nah

