



**WESTON
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planning + urban design

c. 25
Communication
CW: Apr 14/15
Item: i

Mayor and Members of Council

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

April 14, 2015
File 5303-2

Dear Mayor and Members of Council,

**RE: Phase 2 – 4 Natural Heritage Network Study (March 2015)
Woodbridge Park Ltd. (Steeles Avenue West and Gihon Spring Drive)**

Weston Consulting has been retained by Woodbridge Park Ltd. to provide planning services in support of a proposed mixed use development at the north east corner of Steeles Avenue West and Gihon Spring Drive in the City of Vaughan (the 'subject property') consisting of low rise residential and commercial uses.

The subject property is approximately 5.99 hectares (14.8 acres) in area and has been extensively modified through past activity including periodic ploughing and a layer of fill averaging approximately 7 metres in depth based on the boreholes drilled to investigate the geotechnical properties of the site. It is currently vacant and gradually slopes downwards towards the north east corner of the site with a depression near the northern boundary of the property. We understand that the depression was built in association with the CN Rail line to the north has been designed to convey storm water flows from the subject lands, CN Rail lands, and the adjacent property.

Based on our review of the 'Natural Heritage Network Inventory and Improvements' report, prepared for Committee of the Whole on April 14, 2015, the City is proposing to amend Chapter 3 and Schedule 2 "Natural Heritage Network" to the Vaughan Official Plan (2010). In regards to Woodbridge Park Ltd., Attachment '3' of the report recommends the following:

- *"The drainage feature at the north end of the parcel and south of the railway is removed from the Core Features. TRCA has evaluated the drainage feature and agreed to remove it from the regulation area.*
- *"The parcel is removed from the significant wildlife habitat (SWH) mapping and from the Core Features. Lands to the north of the railway remain as SWH and Core Features."*
- *"As noted in the scoped EIS provided in the submission, the lands do not qualify as SWH for Shrub/Early Successional Breeding Bird habitat."*

The parcel has been removed as a Core Feature from the updated Schedule '2', Natural Heritage Network; however, with regard to the designation of 'SWH Shrub/Early Successional

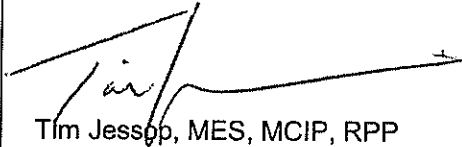
Breeding Birds' in Schedule '2C', the parcel remains within the mapped area and is not removed despite the recommendation set out in Attachment '3' of the report.

We request that Schedule 2C be updated to remove the subject property from the 'SWH Shrub Successional Breeding Birds' designation.

Yours truly,

Weston Consulting

Per:



Tim Jessop, MES, MCIP, RPP
Associate

- c. P. Smith, Woodbridge Park Ltd.
- T. Iacobelli, City of Vaughan
- M. Caputo, City of Vaughan
- K. Ursic, Beacon Environmental