



**WESTON
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c11
Communication
cw: <u>June 16/15</u>
Item: <u>10</u>

Policy Planning Department
City of Vaughan
2141 Major Mackenzie Drive,
Vaughan ON
L6A 1T1

June 15, 2015

File 7201

Attn: Tony Iacobelli, Senior Environmental Planner

Dear Sir,

**RE: City of Vaughan Natural Heritage Study
Block 63 Landowners Group
Southwest corner of King-Vaughan Road and Highway 27
City of Vaughan**

Weston Consulting has been retained by the Block 63 Landowners Group with respect to approximately 253 hectares (627 acres) of land holdings in the City of Vaughan located at the south-west corner of King-Vaughan Road and Highway 27 (Block 63) in the City of Vaughan (herein referred to as the subject lands). The location of the above noted properties have been identified on the attached air photo.

We have had the opportunity to review the June 16, 2015 staff report, entitled "Natural Heritage Network Inventory and Improvements Study Completion and Recommendations Amendment to the Vaughan Official Plan 2010", including related attachments. We understand that the recommended amendments to Chapter 3 and Schedule 2 "Natural Heritage Network" to the Vaughan Official Plan Volume 1 (VOP 2010) are being considered by the Committee of the Whole on June 16, 2015.

In response to this review we would like to offer the following comments. We are unable to confirm the precise delineation of the natural heritage features present on the subject lands and as a result of this we are concerned that the natural heritage features boundaries depicted on the schedules may not reflect actual conditions found on the ground. With respect to amendments to Schedule 2, we have not conducted any field studies to confirm the extent of the added Enhancement Areas and the corresponding corridors and/or linkages found on the subject lands and we do not support the proposed depiction in the absence of detailed studies. The features of Schedule 2 have been shown in relation to the subject lands in the attached air photo.

We respectfully request on behalf of our clients that Natural Heritage Feature designations are based on detailed scientific analysis and where designations are only based on a desktop review that there be a mechanism for landowners to undertake appropriate environmental analysis to

define such features through a planning process. In addition, we request that the City of Vaughan establish a policy mechanism that allows for appropriate changes to the mapping of designations and features based on the above considerations and that there be a process to establish changes to the Schedules based on good planning principles.

We intend to monitor the Natural Heritage Network Inventory and Improvement Study, and we reserve the right to make further submissions.

We kindly request that we be notified of any future reports and/or public meetings regarding the Natural Heritage Network Inventory and Improvements Study and ask that we receive notice of any decision on this matter by the Committee of the Whole and Council.

Please contact Shelby Blundell (ext. 291) or the undersigned if you have any questions.

Yours truly,
Weston Consulting
Per:

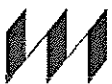


Jeff Greene, B.U.R.P.I., MCIP, RPP
Associate

- c. Client
Jeffrey Abrams, City of Vaughan
Mark N. Emery, Weston Consulting



Figure 1: Air Photo of Subject Lands




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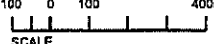
File Number: 7201
Date Drawn: 15 JUN 2015
Drawn By: SB
Planner: ME
Scale: see scale bar
CAD: 7201/air photo/air photo.dgn



LEGEND

 **SUBJECT LANDS**

100 0 100 400m
SCALE



Source:
Natural Heritage Network, Schedule 2, dated May 29, 2015.
Air Photograph from First Base Solutions Inc., 2014 image.

**AIR PHOTOGRAPH with
OVERLAY OF NATURAL
HERITAGE NETWORK**

HIGHWAY 27 AND KIRBY ROAD
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK