



**WESTON
CONSULTING**

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c12
Communication
cw: June 16/15
Item: 10

Transmittal

To:	Tony Iacobelli, Senior Environmental Planner	From:	Courtney Heron-Monk
Company:	City of Vaughan Policy Planning Dept.	Phone:	905-738-8080 ext. 401
Address:	2141 Major Mackenzie Drive Vaughan, ON L6A 1T1	Fax:	905-738-6637
Phone:	905-832-2281	No. of Items:	2
Fax:	n/a	File:	6715
Date:	June 15, 2015	Cc:	Raymond Nicolini, 7553 Islington Holding Inc.
Re:	7553 Islington Avenue & 150 Bruce Street		

☐ Urgent ☒ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Mr. Iacobelli,

Weston Consulting is the planning consultant for 7553 Islington Holding Inc., the registered owner of the properties municipally known as 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. The subject properties have a combined area of approximately 4.39 acres and currently contain two single-family dwellings.

Further to our comments dated June 17, 2014 and April 14, 2015, please find the enclosed correspondence prepared by WSP on behalf of the owner.

We request to be notified of any upcoming public meetings and of the decision on this matter by the Committee of the Whole and Council.

Kind regards,
Courtney Heron-Monk



June 12, 2015

Tony Iacobelli
Senior Environmental Planner
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**Subject: Natural Heritage Network Study (NHNS)
Amendments to the Vaughan Official Plan 2010 ("VOP 2010")
7553 Islington Avenue and 150 Bruce Street, City of Vaughan
Project No. 121-24682-00**

Dear Mr. Iacobelli,

WSP Canada Inc. (WSP) has been retained by 7553 Islington Holding Inc. to review the April 14, 2015 and June 16, 2015 Staff Reports, entitled "Natural Heritage Network Inventory and Improvements Study Completion and Recommendations Amendment to the Vaughan Official Plan 2010", and related attachments, as they pertain to the properties known as 7553 Islington Avenue and 150 Bruce Street in the City of Vaughan.

Proposed impacts to the setbacks pertinent to the delineation of the long term stable top of slope (LTSTOS), long term stable 'hard bank', and stable toe of slope as determined through geotechnical study (WSP; February, 2015), and confirmed through staking by the TRCA on January 29, 2015 are discussed below with regard to the Staff Report.

Section 7.3 of these Staff Reports indicates that:

"All areas within the crest of slope are included within the NHN. Within the Greenbelt NHS and Oak Ridges Moraine Natural Core, Natural Linkage and Countryside designations, a 30 metre vegetation protection zone is added. In all other areas, a 10 metre vegetation protection zone is added."

As such, a vegetation protection zone of 10 metres from the slope crest is appropriate for this Site.

Schedule 2A of the same Staff Reports indicates a delineated Crest of Slope Screening Layer for Valleylands which is to be confirmed on a site specific basis. It is uncertain where the delineation crosses the site in this document due to the defined resolutions of those defined features, however, WSP has visited the subject sites on many occasions, including collaborative site meetings with the TRCA, to responsibly

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Tony Iacobelli
City of Vaughan



delineate the design setbacks for the Site. As such, we recommend that the present ambiguous delineations be clarified, revised, or removed, so as not to preclude the results established in the WSP geotechnical study with the collaborative support of the TRCA (February, 2015) as being definitive and determinative to the development constraints to the property.

Please contact the undersigned with any questions.

Yours truly,
WSP Canada Inc.

A handwritten signature in black ink, appearing to read "Zen Keizars", written over a horizontal line.

Zen Keizars, M.Sc., P.Geo.
Project Geoscientist



May 29, 2015

Tony Iacobelli
Senior Environmental Planner
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

**Subject: Natural Heritage Network Study (NHNS)
Amendments to the Vaughan Official Plan 2010 ("VOP 2010")
7553 Islington Avenue and 150 Bruce Street, City of Vaughan
Project No. 121-24682-00**

Dear Mr. Iacobelli,

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Proposed changes to Schedule 2 "Natural Heritage Network" of the Vaughan Official Plan Volume 1 (VOP 2010) include the designation of the subject properties as "Significant Wildlife Habitat (SWH) Special Concern Woodland Breeding Birds" on the proposed Schedule 2c. The Schedule 2c SWH overlay was developed using Toronto Region Conservation Authority and North-South Environmental (NSE) 2013 data. Mapping presented on Figure 4 of "Phase 2-4 of the Vaughan NHNS" (NSE, 2015) indicates that the subject sites were not surveyed as part of the breeding bird surveys conducted by NSE.

WSP has visited the subject sites on ten occasions between October 2012 and February 2015 as part of our work program for an Environmental Impact Study. These visits included three breeding bird surveys, which were completed during June and July of 2013. Our observations from these surveys indicated that the Special Concern Woodland Breeding Birds (Eastern Wood-pewee and Wood Thrush) were not present on or adjacent to the subject properties. It is our opinion that the proposed "SWH Special Concern Woodland Breeding Birds" overlay should not include the subject sites as the designation is not supported by field observations.

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Tony Iacobelli
City of Vaughan



Therefore we request that the designation on Schedule 2c, as presently proposed, be revised to remove the "Significant Wildlife Habitat Special Concern Woodland Breeding Birds" overlay from the subject property. We further request that any background mapping in the NHS reports be revised in accordance with the above request.

Please contact the undersigned with any questions.

Yours truly,
WSP Canada Inc.

A handwritten signature in black ink, appearing to read "Erin Fitzpatrick".

Erin Fitzpatrick, M.Sc.
Biologist

Reviewed by:

A handwritten signature in black ink, appearing to read "Michael Varty".

Michael Varty, P.Eng.
Director, GTA Environment

EAF:nah

c. Patrick Harrington, Aird & Berlis LLP
Ryan Guetter, Weston Consulting