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Communication
CW: <u>June 16/15</u>
Item: <u>10</u>

Mayor and Members of Council

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

June 15, 2015

File 5303-2

Dear Mayor and Members of Council,

RE: Committee of the Whole Report No 26, June 16, 2015 – Item 10 – NATURAL HERITAGE NETWORK INVENTORY AND IMPROVEMENTS, STUDY COMPLETION AND RECOMMENDATIONS AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010 FILE #25.5.4 WARDS 1 TO 5

We have reviewed the above referenced staff report and attachments on behalf of our client, Woodbridge Park Ltd. with respect to their land holdings near Steeles Avenue West and Kipling Avenue of approximately 5.99 hectares (14.8 acres) in area.

Weston previously provided input through a letter dated June 12, 2014 (attached) requesting the subject lands be removed from the Natural Heritage Network based on an Environmental Impact Study prepared by Beacon Environmental. When this matter was previously brought to the Committee on April 14, 2015, the 'Natural Heritage Network Inventory and Improvements' report recommended the following with respect to our comments:

- *"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."*

Despite the recommendation prepared for Committee of the Whole, Schedule 2C of the Phase 2-4 Natural Heritage Network Study City of Vaughan dated March 2015 continued to designate the subject lands as 'SWH Shrub/Early Successional Breeding Birds.'

Weston then submitted another letter on April 14, 2015, noting that Schedule '2C' still designates the subject property 'SWH Shrub Successional Breeding Birds' and requested that the schedule be updated to remove this designation.

In the latest staff report, attachment 2 summarizes proposed changes to the March 30, 2015 report including a revised Schedule '2C'. The proposed new schedule continues to designate the subject lands as 'SWH Shrub/Early Successional Breeding Birds.'

We note that applications have been submitted and are being processed to amend the Official Plan and Zoning By-law to permit a mixed use development on the subject lands (OP.14.003 & Z.14.024). Through the process of reviewing our development applications, the TRCA, City of Vaughan and Region of York have all provide comments and none have raised any issues regarding the site being significant wildlife habitat for Shrub Successional Breeding Birds.

We request that any future amendment to the Official Plan ensure that the subject property is not designated as part of the Natural Heritage System.

Yours truly,

Weston Consulting

Per:



Tim Jessop, MES, MCIP, RPP
Associate

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