



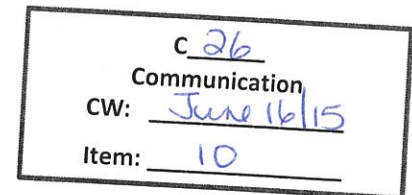
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SI-232

June 15, 2015

(By E-mail)

City of Vaughan
c/o Jeffrey A. Abrams, City Clerk
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



Attention: Mayor and Members of Council

**Re: Committee of the Whole – June 16, 2015 – Item 10
Natural Heritage Network Inventory and Improvements
Study Completion and Recommendations
Amendment to the Vaughan Official Plan 2010
City File #25.5.4
City of Vaughan**

Dear Mayor and Members of Council:

KLM Planning Partners Inc. is the land use planning consultant for Madison Homes ("Client") who has an interest in the lands located at the southwest corner of Lebovic Campus Drive and Ilan Ramon Boulevard ("Subject Lands") in the City of Vaughan.

We have had an opportunity to review the planning staff report being considered by the Committee of the Whole at its meeting on June 16, 2015. In reviewing the updated land use schedules included in the report, specifically Schedule 2 (Natural Heritage Network – see attached) and Schedule 2B (Natural Heritage Network – Woodlands), we wish to express a concern with the updated Schedules as currently proposed to be approved. The updated mapping incorrectly shows a woodland on the western portion of the subject lands.

From information we were able to obtain, the limits of development were staked with the staff from the City of Vaughan and the Toronto and Region Conservation Authority ("TRCA") in 2001 and 2002, which facilitated the submission of a number of development applications on the subject lands.

Development applications were submitted and approved in 2004 (UJA Master Plan), again in 2008 (DA.07.018) and as recently as 2014 (DA.14.038). The wooded area which is now being shown on the updated Schedules 2 and 2B being considered by the Committee of the Whole were included within the limits of development as established through the review of these past development applications. The wooded areas in question appear to have been subsequently removed in accordance with the site design approved by Vaughan Council. Schedule 2 as adopted by Vaughan Council on September 7, 2010 is generally reflective of the approved alignment of the adjacent valley feature and does not include a woodlot that no longer exists due to past development approvals.

We request the mapping be updated to reflect the previously approved development applications, or alternatively the City confirm in writing that the future development of these lands will not be impacted by this incorrect mapping as proposed to be approved.

We intend to continue to monitor the Natural Heritage Network process and reserve the right to make further submissions if required.

We kindly request that we be notified of any future reports and/or public meetings and open houses regarding this Study and ask that we receive any notice of the Committee of the Whole or Council in this matter.

Thank you for the opportunity to comment. If you have any questions, please contact the undersigned.

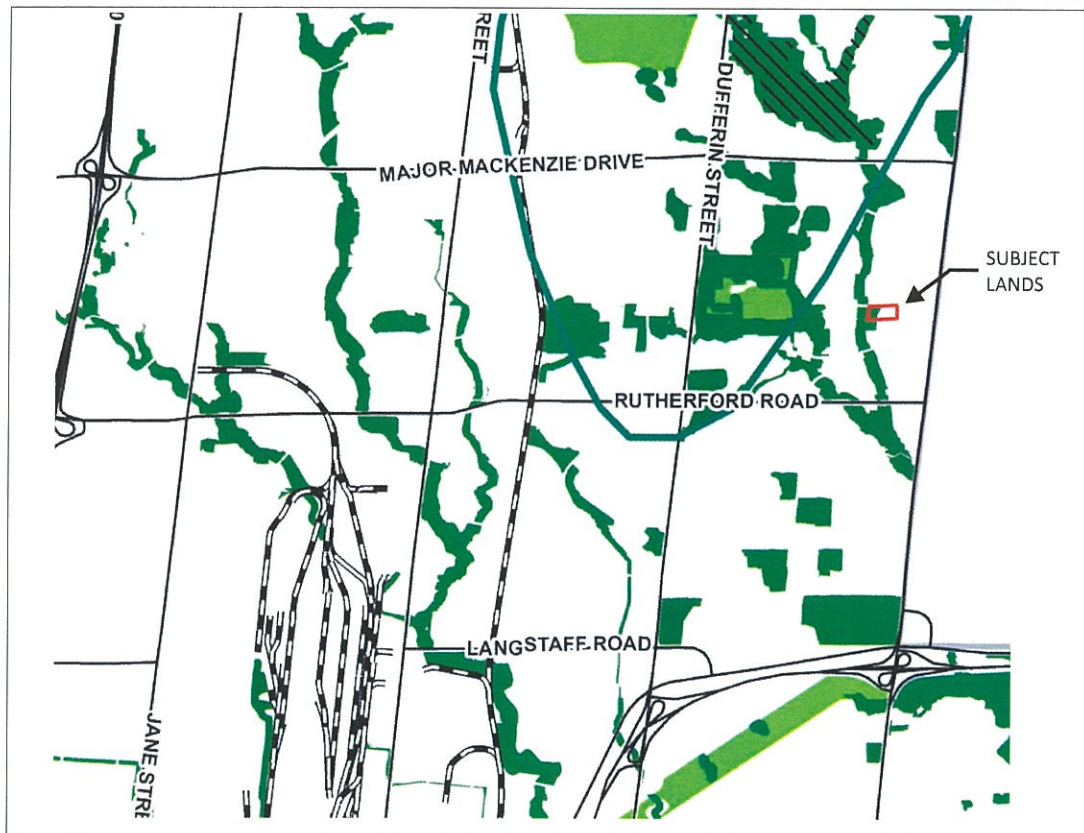
Yours very truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in blue ink, appearing to read 'Ryan Mino-Leahan', is written over a faint, larger version of the same signature.

Ryan Mino-Leahan, MCIP, RPP
Associate/Senior Planner

Copy: John Mackenzie, Commissioner of Planning (By E-mail)
Roy McQuillin, Manager of Policy Planning (By E-mail)
Tony Iacobelli, Senior Environmental Planner (By E-mail)
Client



SCHEDULE 2

Natural Heritage Network

Legend

- Core Features
- Enhancement Areas
- Built-Up Valley Lands (1)
- Greenbelt Plan Area Boundary (2)
- Greenbelt Natural Heritage System
- Oak Ridges Moraine Conservation Plan Boundary (2)
- Oak Ridges Moraine Conservation Plan Core and Linkage Areas
- City of Vaughan Boundary
- Minister's Decision on ORMCP Designation Deferred

This Schedule is subject to change based on the result of the Natural Heritage Network Study, which will define the Natural Heritage Network by both its natural features and as a natural heritage system in accordance with the Provincial Policy Statement.

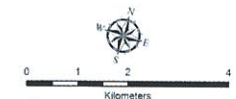
The policy text in Chapter 3 prevails over the mapping shown on Schedule 2 in determining the Natural Heritage Network.

For watercourses and waterbodies outside of well-defined valleys, the vegetation protection zone is to be established according to the policies in Chapter 3 and to the satisfaction of the Toronto and Region Conservation Authority.

Enhancement Areas are identified conceptually on Schedule 2 and the text shall be consulted to determine the final location and design.

(1) Data provided by Urban Strategies.

(2) See Schedule 4 for limits and the land use information of the Greenbelt Plan Area and the Oak Ridges Moraine Conservation Plan Area.



North-South Environmental Inc.
Specialists in Environmental Cartography Planning



May 29, 2015