



Davies
Howe
Partners
LLP

Lawyers

The Fifth Floor
99 Spadina Ave
Toronto, Ontario
M5V 3P8

T 416.977.7088
F 416.977.8931
davieshowe.com

January 11, 2016

By E-Mail to clerks@vaughan.ca

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

Attention: Jeffrey A. Abrams, City Clerk

Dear Mr. Abrams:

**Re: Proposed Modifications to Vaughan Official Plan (2010)
Schedule 2 - Natural Heritage Network**

We are counsel to H & L Title Inc. and Ledbury Investments Ltd. ("Title/Ledbury"), the owners of lands located within the area between Weston Road and Highway 400, south of Rutherford Road, within the Vaughan Mills Centre Secondary Plan ("VMCSP") area.

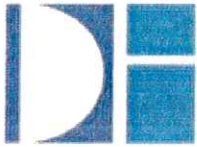
Title/Ledbury have appealed both the Vaughan Official Plan (2010) ("VOP 2010") and the VMCSP to the Ontario Municipal Board ("OMB"), including the City's proposed identification in both documents of natural heritage features on the lands between Weston Road and Highway 400 in the VMCSP area and related policies.

We are also writing on behalf of Anland Developments Inc. ("Anland"), represented by Ms. Bisset, and 281187 Ontario Ltd. ("281187"), represented by Mr. Borean. Like Title/Ledbury, both Anland and 281187 also own lands between Weston Road and Highway 400 within the VMCSP area and have appealed both the VOP 2010 and the VMCSP to the OMB.

We have received a copy of a staff report entitled "VOP 2010 Proposed Modifications to Schedule 2 'Natural Heritage Network'", which we understand will be considered by the City's Committee of the Whole at its meeting on January 12, 2016, and recommends that Council endorse certain modifications to Schedule 2 - Natural Heritage Network to the VOP 2010 (the "Staff Report").

Please refer to: **Mark Flowers**
e-mail: markf@davieshowe.com
direct line: 416.263.4513
File No. 702586

C 8	
COMMUNICATION	
CW	January 12/2016
ITEM -	6



Davies
Howe
Partners
LLP

Page 2

Although we recognize that staff is recommending that Council not endorse the proposed modifications to Schedule 2 for lands that are subject to a site-specific or area-specific appeal to VOP 2010, which would include the lands owned by Title/Ledbury, Anland and 281187, we are nonetheless writing to advise that our clients do not support the proposed modifications to Schedule 2 that are identified in Attachments 2 and 3 to the Staff Report in relation to their lands within the VM CSP area.

In particular, we note that staff is proposing a modification to Schedule 2 for lands within the VM CSP area that would identify a 'Core Feature' extending east from Weston Road and then turning south at a right angle to a point between Rutherford Road and Langstaff Road.

Despite the comment in the Staff Report that the "updated information pertaining to Vaughan's NHN mapping reflects the best and most accurate NHN information available to the City", there is no existing natural heritage feature on the lands within the VM CSP area that follows the alignment shown on Attachments 2 and 3 to the Staff Report and that would constitute a 'Core Feature'.

Kindly ensure that we receive notice of any decision made by Council regarding the proposed modifications to Schedule 2 to the VOP 2010.

Yours truly,

DAVIES HOWE PARTNERS LLP

Mark R. Flowers
Professional Corporation

copy: Dawne Jubb, Legal Counsel, City of Vaughan
Laura Bisset, DLA Piper (Canada) LLP
Gerard Borean, Parente Borean LLP