



C <u>9</u>
COMMUNICATION
CW
<u>January 12/2016</u>
ITEM - <u>6</u>

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P-2579

January 12, 2016

(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 – January 12, 2016 – Item 6
VOP 2010 Proposed Modifications to Schedule 2
“Natural Heritage Network”
City of Vaughan**

Dear Mayor and Members of Council:

KLM Planning Partners Inc. is the land use planning consultant for Madison Homes (“Client”) who owns 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 January 12, 2016 in support of the final approval of a modified version of Schedule 2 in VOP 2010. In reviewing the planning staff report and updated Schedule 2, we have noted that our comments to Committee of the Whole dated June 15, 2015 have not been addressed (see copy of previous correspondence attached).

Our client submitted development applications on October 8, 2015 to facilitate the development of 81 residential street townhouses on the subject lands. As previously noted, 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.

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.

Additionally, in our correspondence to the City in June 2015, we requested to be notified on all matters related to the NHN Network Inventory and Improvements. Notwithstanding our request, we did not receive notice of this meeting until very recently which has not given us sufficient time to respond in a timely manner.

Again, 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.

Trusting the forgoing is in order, please do not hesitate to contact the undersigned if you have any questions or concerns.

Yours very truly,

KLM PLANNING PARTNERS INC.

A handwritten signature in dark ink, appearing to read 'Ryan Mino-Leahan', is written over a faint, light-colored signature line.

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

Copy: John Mackenzie, Deputy City Manager Planning & Growth Management (By E-mail)
Roy McQuillin, Director of Policy Planning & Environmental Sustainability (By E-mail)
Tony Iacobelli, Senior Environmental Planner (By E-mail)
Client



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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.

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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 Minister's Decision on ORMCP Designation. The Natural Heritage Network is subject to change based on the result of the Minister's Decision on ORMCP Designation 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.



0 1 2 4
Kilometers

North-South Environmental Inc.
Specialists in Sustainable Development Planning



May 29, 2015

