

A photograph of a golf course at sunset. The sun is low on the horizon, casting long shadows across the green grass. In the background, there are silhouettes of trees. In the foreground, a rectangular sign is visible, which appears to be a 'COMMUNICATION' sign with handwritten text. The sign is tilted slightly to the right. The text on the sign is: 'C 12', 'COMMUNICATION', 'CW - MAY 8/18', and 'ITEM - 5.23'. The sign is white with black text and a black border. The overall scene is peaceful and scenic.

IMAGINE IF THIS WAS GONE

ROBERT MAURIELL
PHOTOGRAPHY

Committee of Whole Meeting, Report No. 18

May 9, 2018

Community Impact Review of Board of Trade Golf Course
Development Proposal

Members Resolution, Submitted by: Tony Carella

Deputations

Keep Vaughan Green

Village of Woodbridge Ratepayers Association

The West Woodbridge Homeowners Association, Inc.

Table of Contents: Deputatons

Deputation #	Deputation Topic	Deputation By
1	Interim By-Law	Richard Lorello
2	Community Area Specific Study	Josie Fedeale
3	Community Economic Impact Study	
4	Community Social Impact Study	Laura Federico
5	Mental Health Impact Study	Daniella Villani
6	Environmental Impact Study	Andre Willi
7	Cultural Heritage Landscape Study	Paola Apollinaro
8	Archaeology Impact Assessment Study, plus First Nations Consultations	Jamie Maynard
9	Conflict Impact	Hatem Abu El-Neel
10	Conservation Easement	Maria Verna
11	Grand Trunk	Furio Liberatore
12	Overview	Nick Pinto

Deputation #	Deputation Topic	Deputation By
13	Presentation from Lawyer	David Donnelly
14	Video and Community Petition	Bob Moroz

Deputation #1: Interim Control By-Law

Good afternoon to the Chair, Mayor and Members of Council

For the record my name is Richard Lorello of 235 Treelawn Blvd, Kleinburg. It is truly a pleasure and an honor to be here, working side by side with the dedicated members of the Keep Vaughan Green movement in partnership with the Greater Woodbridge Ratepayers, Village of Woodbridge Ratepayers, West Woodbridge Ratepayers, Carrying Place Ratepayers, Friends of Grand Trunk and others.

The Toronto Board of Trade Golf Course development application has had a galvanizing effect in bringing people together. We are here today united, to appeal to Council for the need to change in the way in which we approach land use. Specific to the Board of Trade Golf Course, we are here to request an Interim Control Bylaw restricting the Board of Trade Golf Course to its existing uses, to provide the appropriate time and framework to conduct independent, community based and publicly driven land use studies as opposed to the traditional applicant driven studies.

While we appreciate Councillor Carella's original resolution, we believe that it should go much further to bring forward the evidence-based land use data from experts and government agencies alike, to ensure the cultural and natural heritage protections that we believe are appropriate and necessary.

Clearly, the community's vision for land use with respect to the Board of Trade Golf Course lands is much different than the applicant's vision of land use and so therefore today, Council and staff will hear from many speakers, who will not only provide the procedural justification for an Interim Control Bylaw but in addition, you will also be given the opportunity today to see physical evidence, justifying an Interim Control Bylaw.

The Board of Trade Golf Course development application is not just not another infill development. The Board of Trade Golf Course lands is a very unique and historical property that gives the surrounding area around the golf course a very unique character all on its own. The best comparable example to the Board of Trade Golf Course application is the Glen Abbey Golf Course development application that played out in Oakville recently over the last 2 years. In February 2016 Oakville Council unanimously passed a 1year interim control bylaw and then in November 2016 unanimously passed an additional 1year extension to the same interim control bylaw. The applicant challenged both the original ICB and the ICB extension at the OMB and in both cases the OMB upheld Oakville Council's decision. Oakville Council and its residents took a very cautious approach and took the necessary time to do the studies to look at what would be lost if Glen Abbey would be allowed to be developed. The findings from Oakville's studies led to a Cultural Heritage Landscape designation under the Heritage Act in late 2017. Council may have been advised the applicant in Oakville has launched legal action to quash this

bylaw, Council should also be advised that we are far from this point. Council should be aware that the positive legal implications from the Oakville case is that both ICBs were upheld by the OMB.

The Board of Trade Golf Course is a very similar case to that of Glen Abbey with one very important distinction and that is the very real possibility that the Board of Trade Golf Course is rich in First Nations and Indigenous history dating back thousands of years. This one aspect alone may justify an Interim Control Bylaw. You will hear more detail about this later on from other speakers along with other studies which we firmly believe will justify an ICB, that go beyond the traditional proponent applicant driven process.

Two key studies that we believe are necessary and should be completed under the framework of an Interim Control Bylaw, are the Cultural Heritage Landscape designation study and a Conservation Easement study which are studies not contemplated by the applicant because they could inherently undermine the applicant's position to build residential homes on the property. Furthermore, we must endeavor to ensure First Nations / Indigenous heritage interests are protected with more in depth archeological studies that cannot solely be left to private interests to conduct.

The fundamental question at hand is.....

Is the applicant's planned land use to build a new subdivision on the Board of Trade Golf Course the most appropriate and responsible use of the land?

The answer is that we will not fully know the answer to this very important question unless we do all of the appropriate and necessary studies under an Interim Control Bylaw.

It is our understanding that the applicant or the previous owner of the Toronto Board of Trade Golf Course had commissioned studies going back to 2005. We ask, in the public interest, that we be given the same consideration of time to conduct the necessary studies through an Interim Control Bylaw.

Thank you

Deputation #2: Community Area Specific Study

Good Afternoon Chair, Honourable Mayor, Members of Council and Staff,

My name is Josie Fedele. I am a long-time resident of Woodbridge and reside at 35 Albany Drive, and 1st Vice President of The West Woodbridge Homeowners Association, and I am here today in association with Keep Vaughan Green and the Village of Woodbridge Ratepayers Association.

*"You can neither lie to a neighborhood park, nor reason with it.
"Artists conceptions" and persuasive renderings can put pictures
of life into proposed neighbourhood parks and park malls, and verbal
rationalizations can conjure up users who ought to appreciate them,
but in real life only diverse surroundings have the practical power of
Inducing a natural, continuing flow of life and use."*

~Jane Jacobs, The Death and Life of Great American Cities

The Board of trade lands is surrounded by the Humber River and to the east and an abundance of forest area to the west, east and south. And is a beautiful natural area that consists of an abundance of *valleys, stream corridors, woodlands*, fish and wildlife habitat.

This beautiful natural area is part of Vaughan's 20% of municipal share in the Humber watershed. In total Vaughan has designated 40% of the overall City as Natural Areas and Countryside. These natural areas contribute to Vaughan's landscape and to the overall environmental health and quality of life for the residents of Vaughan.

Vaughan's New Official Plan of 2010, provides policy direction for managing Vaughan's natural environment and establishing a legacy of stewardship that will allow these areas to remain healthy and robust for generations to come. The Urban Structure identifies these areas and is designed to protect them in a manner that allows them to continue to provide vital ecosystem functions.

Development will be restricted within valley and stream corridors and the natural features and functions within these systems will be protected and enhanced.

- It is the policy of Council: 3.3.1.1. To protect and enhance valley and stream corridors by:
 - a. prohibiting development or site alteration in valley and stream corridors and their required vegetation protection zones except as permitted per the provisions of policy 3.2.3.7 and policy 3.3.1.4, and to the satisfaction of the Toronto and Region Conservation Authority;

That notwithstanding policy 3.3.3.1 and policy 3.3.3.2, outside of the Natural Areas and Countryside on Schedule 1 and within the Urban Area on Schedule 1A, and outside of the Oak Ridges Moraine Conservation Plan and Greenbelt Plan Areas, development or site alteration may be permitted in a woodland if all the following are met:

The woodland does not meet any of the following criteria defining a significant woodland in the York Region Official Plan:

- I. Contains globally or provincially rare plants, animals or communities as designated by the Natural Heritage Information Centre;
- II. II. Contains species designated by the Committee on the Status of Endangered Wildlife in Canada or by the Committee on the Status of Species at Risk in Ontario as threatened, endangered, or of special concern;
- III. III. Is within 30 metres of wetlands, lakes and their littoral zones, permanent and intermittent streams, kettle lakes, seepage areas and springs;
- IV. IV. Is 4 hectares or larger in size; or V. Is over 2 hectares and:
 - A. is within 100 metres of another Core Feature; or
 - B. occurs within the Natural Heritage Network;

Public greenspace cannot be recovered once it's developed! We are opposed to development without proper planning.

We urge Council and City staff to listen to the residents and protect our vulnerable neighbourhood and natural areas from intrusive development and implement an Interim Control By-law (ICB), at the City of Vaughan's expense, restricting the Country Club lands to its existing uses, with consideration that a one-year extension may be required. Specifically, the purpose of the ICB is to ensure that the City of Vaughan and the Community has sufficient time to complete key and independent studies on the property.

Thank you

Deputation #3: Community Economic Impact Study

THE GREATER WOODBRIDGE RATEPAYERS ASSOCIATION

ECONOMIC IMPACT.

TONY LORENT
PRESIDENT

✓

ICBL

- GIVES US TIME TO REVIEW + REFLECT ON THE ECONOMIC IMPACT.
- THIS WILL BE THE BIGGEST INFILL IN VAUGHAN'S HISTORY.

NEGATIVE IMPACTS

- THE PERIMETER PREMIUM HOMES WILL LOSE VALUE
- RESIDENTIAL TAXES DON'T PAY FOR SERVICES COMPARED TO INDUSTRY.
- THE MATURE COMMUNITY CAN'T COPE WITH NEW VOLUMES OF PEOPLE / TRAFFIC.
- THE ORIGINAL V.M.P. DIDN'T ACCOUNT FOR NEW GROWTH
- THIS CREATES WEAR + TEAR OF THE INFRASTRUCTURE + ENVIRONMENT.
- COMMUNITY SERVICES - ONE CENTRES, LIBRARIES, + SCHOOLS ARE NOT DESIGNED FOR THIS OVERFLOW.
- TRAFFIC / TRANSIT - PUBLIC SAFETY IS A HUGE ISSUE (SO THERE IS ADDED COSTS)
 - THE HWY 7 BOTTLENECK (KILGINTON/KIRLING) OFFERS INFERIOR / DIMINISHED TRANSIT SERVICES COMPARED TO THE REST OF VAUGHAN BUT WE PAY TAXES FOR ENHANCED SERVICES.
- THE QUALITY OF LIFE FOR RESIDENCES IS DIMINISHED + DEGRADATED (PHYSICAL + MENTAL HEALTH)

THE GREATER WOODBRIDGE RATEPAYERS ASSOCIATION.

POSITIVE IMPACT - IMAGE

✓

- ICBL GRANTS US TIME FOR AN ECONOMIC ANALYSIS
- LONG TERM GOAL IS TO STRENGTHEN + IMPROVE THE CITY'S IMAGE
- THE GOLF COURSE ATTRACTS INVESTMENT.

TOURISM (STRONG)

- GOLF COURSE IS A SELLING FEATURE FOR VAUGHAN, AND ESPECIALLY WOODBRIDGE.
- BIG BUSINESS MONEY IS ATTRACTED BY VIP TOURNAMENTS, BANQUETS, CONVENTIONS, AND ITS AMENITIES.
- THEY ARE BANKERS, LAWYERS, BUSINESS INVESTORS, PROFESSIONALS, AND FAMILIES WHO WILL TALK ABOUT THE COMMUNITY FOR ITS LONG-TERM QUALITY OF LIFE
- WOODBRIDGE IS LOOKED UPON AS A JEWEL WITH ITS PRESTIGE LANDSCAPE
- TO HAVE A STATE OF THE ART GOLF COURSE / HOTEL / SPA WILL ATTRACT PEOPLE FROM SURROUNDING COMMUNITIES AND CAN PILE UP WITH VAUGHAN'S HOSPITALITY INDUSTRY.
- ERADICATING THE GOLF COURSE WILL LEAD TO A DECLINE OF A GREAT COMMUNITY IMAGE IN VAUGHAN.

TONY LORENT
PRESIDENT

THE GREATER WOODBRIDGE RATEPAYERS ASSOCIATION

- Jobs - INDIRECT/DIRECT/INDUCED 3
- CONSTRUCTION IS A SHORT TERM FIX
 - RESIDENCES NEED SUSTAINABLE LONG TERM JOBS
 - THE GOLF COURSE ATTRACTS LONG TERM JOBS BY BRINGING INVESTORS TO ENJOY OUR AMENITIES.
 - CENTRAL PARK IN NEW YORK ATTRACTS PEOPLE.
 - THE GOLF COURSE ADDS VALUE TO THE WOODBRIDGE COMMUNITY AS A FEATURE ATTRACTION, ALONG WITH THE KORTRIGHT CENTRE, BOYD PARK, & McMICHAEL ART GALLERY WITHIN ITS VICINITY.

TONY LORINI
PRESIDENT

Deputation #4: Community Social Impact Study

Hello, my name is Laura Federico, I am a resident of Woodbridge, living on Waymar Heights Blvd, and on the Board of directors of Keep Vaughan Green. A Community Social Impact Assessment (herein SIA) is yet another study that supports the necessity of an Interim Control Bylaw (herein ICB).

What are social impacts?

The *International Principles for Social Impact Assessment* regards social impacts to include all issues associated with a proposed project or development that, directly or indirectly, affect or concern people. Specifically, social impacts include alterations to one or more of the following; way of life, culture, community (in terms of its cohesion, stability, identity, character, services and facilities), political systems, environment, cultural heritage, health and well-being, personal property and property rights, fears and future aspirations of the community and future generations (Vanclay, F. 2003 *International Principles for Social Impact Assessment. Impact Assessment & Project Appraisal* 21(1), 5-11). Therefore, it is imperative an SIA address all issues relevant to people and how they live because the goal of an SIA should be to ensure sustainable and improved development outcomes for people and their communities. Consequently, an SIA must identify social impacts with a consciousness of the proposal and an understanding of how it will affect what is important to its stakeholders. It is also important to note that it is ideal an SIA require continuous reporting back to various stakeholders and is subject to a professional peer review and a period of community comments prior to acceptance of a final report.

I want to be clear in saying that a SIA is not the same as a public participation. SIA's are informed by public consultation comments, however they are not the summation of public concerns, instead they involve the application of social sciences and data from other technical disciplines.

The timing process is important because SIA studies should begin early on in the proposed development application, since an SIA is relevant to all application and development phases including concept planning, feasibility planning, application process, construction and operations. It is important to remember that the positive support of local communities greatly assists project development.

In the memorandum to Tony Carella generated by the Deputy City manager, Director of Planning and City Solicitor, it states

"the proposed studies duplicate areas that are required to be addressed in the applicant's submissions."

The amendment to the OP application for the Board of Trade, an approximate 300-acre development, has been deemed complete by the Planning Department and DOES NOT include an SIA.

SIA studies have become an ever more critical element in the evaluation of development and planning processes in the province of Ontario because they retain such benefits as the development of strategies to mitigate disruption through community involvement, prevention of potential health and safety risks and long-term cost-savings. Indeed, many municipalities require the completion of an SIA prior to large scale development application approvals in order to gain a better understanding of the associated social impacts. Several policies and regulations recognize social impact as a vital consideration, including The Provincial Standards Policy, The Provincial Policy statement, York Region Official Plan and Vaughan Official Plan. As the PPS 1.1.3.4 specifically states:

“Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.”

Moreover, the memorandum states,

“The request appears to propose City-funded studies by external consultants, which are not currently budgeted for and would require a funding source. While the City may seek reimbursement from applicants for peer reviews, it cannot require an applicant to pay for City-initiated studies.”

An SIA should not be seen as a detriment or expense, but rather a useful tool **that provides** benefit to companies and communities alike that reduces social risk and impact. In order to ensure the interests of the City are met and to adequately assess the development proposal the City should require an SIA, as part of this application process.

Moreover, the memorandum states,

“The letter also includes a request for the ratepayers’ associations to have the right to select qualified experts to conduct studies...This is an unprecedented request...”

In accordance with the community in mind, specificity in the selection of consultant to perform the SIA is of utmost importance to ensure an unbiased assessment. The objective of the SIA is to ensure smart growth and a sustainable development outcome for the people and community. Therefore, in order to achieve this the consultant hired to perform the assessment must be independent of the Board of Trade development application process.

In conclusion these facts reiterate the necessity of the ICB in order to complete the SIA studies.

The Smart Growth for Our Communities Act, 2015 (Bill 73) this act made changes to both the Development Charges Act and Planning Act to give residents a greater, more meaningful say in how their communities grow.

Deputation #3: Mental Health Impact Study

Good afternoon Mayor Bevilacqua and members of council. My name is Daniela Costantini, I am a resident of Woodbridge for 34 years, mother of 3 young boys and a physician in our community. Given the large scale of this development proposal and the environmental implications A Community Mental Health Impact study is another study that should be performed and supports the need for the Interim Control Bylaw.

Understanding the mechanisms linking neighborhood characteristics to mental health has important public health implications. There is evidence of a positive relationship between mental health and wellbeing of residents and the amount of greenspace in a community. Studies have shown that individuals have less mental distress, less anxiety and depression and greater wellbeing when living in urban areas with more greenspace. Other studies out of the UK have shown that people who moved from a less green to a more green area were found to have significantly improved mental health compared to before the move and that this change was sustained (Alcock *et al*, 2014). Interestingly, residents in less green settings report greater disease prevalence compared to residents in settings with more greenspace (Maas *et al*. 2009). Furthermore, people who engage in physical activity in the natural environment have been shown to have half the risk of poor mental health compared to those who do not (Mitchell, 2013).

It has been argued that people's desire to have contact with nature is an important adaptive process to help in optimal mental functioning. Indeed, many of the residents in our community chose this neighborhood to raise their families because it provides a serene setting, a sense of calm in their busy lives.

As such we believe that a Mental Health Impact study is an important component when considering social impacts of development on communities.

References:

Alcock I. White M.P, Wheeler B.W, et al. (2014) Longitudinal effects on mental health of moving to greener and less green urban areas. *Environmental Science and Technology*, 48, 1247-1255.

Mass J., Verheij R.A., De Vries S., et al. (2009) Morbidity is related to a green living environment. *Journal of Epidemiology and Community Health*, 63, 967-973.

Mitchcell R. (2013) Is physical activity in natural environments better for mental health than physical activity in other environments? *Social science and Medicine*.91, 130-134.

Deputation #4: Environmental Impact Study

I will be presenting the environmental reason for an Intern Control By-Law order.

Recently had the experience of attending a Smart Growth workshop organized by Environmental Defence, the opening introductions being chaired by former Mayor David Crombie.

There I met Ward 4 Councillor Allan Egar. Having looked at my sticker “Keep Vaughan Green, he commended “Vaughan – you still have green up there?” How embarrassing? My only comment was “You’re right!” At this meeting there was also the Oakville Mayor Richard Barton a big advocate for Smart Growth. Other Mayors and Councillors from other municipalities were also there. No one from Vaughan Council was there.

How is Vaughan’s environmental track record? A failing grade in our opinion.

The tree canopy only stands at 17%, the lowest of all municipalities for the York Region (confirmed by the Committee of Whole Environmental Report 2016). The average 31%, the plan says Vaughan should be at 35% by 2031. 2009 Green Directions Vaughan was implemented. Last time it was updated was 2015.

With this development another 1300-1500 trees will be cut down. The developer is supposed to replace a tree with each one cut. We saw what happened with Grand Trunk. The forest that was cut down illegally has still not been replanted properly. I may add this was environmentally sensitive land.

May 9, 2016, The Toronto Star wrote an article about our environmental track record (I will read an excerpt from the article.

Endangered Species

In the initial report prepared by developers there was mention of 3 species at risk; 2 Butternut trees, Barn Swallow and Eastern Wood Pewee. There was no mention of the endangered species Red Dace and Jefferson Salamander, we need the time to do an independent study to determine there will be no effect on these endangered species.

Watershed

The increased traffic and construction, what effect will that have? We don’t know, but we need to find out.

A broader study of how the various green spaces interact must be undertaken because even though there are roads on the green spaces there are also animals that inhabit the spaces.

Ladies and gentlemen of Vaughan Council, I think you can see why we need to have control over our green spaces just like the residents of the Town of Oakville have done with Glen Abbey. Please do the right thing and clean up Vaughan's environmental record.

Thank you.

Deputation #7: Cultural Heritage Landscapes Study

Good afternoon my name is Paola Crocetti, I am a mother, grand-mother, taxpayer and for over 35 years a proud resident of Vaughan.

I will be briefly be speaking on the Heritage aspect of the Board of Trade lands in support of a need for a Cultural Heritage Impact Assessment.

What is Heritage? The Ontario Heritage Policy Review (1990) defines heritage as “All that society values and that survives as the living context – both natural and human – from which we derive our sustenance, coherence and meaning in our individual and collective lives.” 1

Heritage is that which is inherited from past generations, maintained in the present, and bestowed to future generations.^[2] The term "natural heritage", derived from "natural inheritance", pre-dates the term "[biodiversity](#)." It is a less scientific term and more easily comprehended in some ways by the wider audience interested in [conservation](#).

The City needs to expand its knowledge of base beyond the recognition of individual heritage properties to the identification and protection of important cultural heritage landscapes. Recognizing and maintaining cultural heritage landscape resources within the city contributes to the quality of life of the city's citizenry in a variety of ways such as: cultural heritage resources and they tell the story of the city's past, provide a physical and psychological foundation for the City's identity.

The 2014 Provincial Policy Statement defines a cultural heritage landscape as:

A geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include Heritage Conservation Districts; complete villages or neighbourhoods, parks, battlefields; cemeteries; industrial areas; shrines or spiritual sites or trails; views and vistas; and distinct or unique land-use patterns.

The Board of Trade Golf Course is a spectacular landscape. The designed landscape contributes greatly to the urban character of the area / neighbourhood and City. The recognition of it as a cultural heritage landscape is important in the event that future changes in land use might affect the wonderful collections of trees, open spaces and land form that make the site and stable neighbourhood so appealing to the public at large.

The Board of Trade Golf Course lands contribute to a district heritage character of Woodbridge.

Heritage conservation is not only about saving old buildings, it is also fundamentally about enhancing the meaning and quality of life, by maintaining a unique sense of place, as well as supporting the cultural and economic vitality that accompanies areas with strong conservation.

The following Excerpt from Section 2 of the Provincial Policy Statement 2005, Policy 2.1

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The Board of Trade Lands are at the centre of Lands of natural heritage and historical significance to the formation of the City of Toronto. The fact that the property in question has been carved out from the core, stands out as an anomaly.

Before Yonge Street was established, the Toronto Carrying-Place Trail, also known as the Humber Portage and the Toronto Passage, was a major portage route in Ontario, and the preferred pathway north, linking Lake Ontario with Lake Simcoe and the northern Great Lakes. The name comes from the Mohawk term *toron-ten*, meaning "the place where the trees grow over the water", an important landmark on Lake Simcoe through which the trail passed. Notable figures such as Étienne Brûlé, Jesuit Missionary St. Jean De Brebeuf, and John Graves Simcoe were some of the few Europeans who have provided accounts of the trails most pristine state.

The Toronto Carrying Place Trail moved through most of Woodbridge and is the most ancient trail in the region. Campsites near the Carrying Place have been dated to the end of the last ice age, some 12,000 years ago. The Humber River was designated a Canadian Heritage River in 1999.

The Carrying Place Trail was the major thorough-way to the Northern lakes a place that is known to the Huron Wendat Ancestors as Wendake.

The Carrying Place Trail roughly follows the path of Islington Avenue. It was a place to trade and live for the Huron-Wendat Nation, the Six Nations of the Haudenosaunee, Petun, Neutral and Mississauga community.

The Goal of the Natural Heritage Network is to use a science-based approach to identify a Natural Heritage Network consisting of core areas, ecological linkages and enhancement areas that collectively create a robust system providing long-term ecological integrity to protect native biodiversity.

Conservation Biology Principles: protect the remaining significant natural features protect and restore areas to enhance ecological integrity protect and restore functional ecological linkages.

We respectfully request that City Councillors work with the Urban Design and Cultural Heritage department to prepare a designation report for council's consideration to speak to the Board of Trade's Golf Course as a significant Cultural Heritage Resource.

An environmental impact study showing that the proposed development would not negatively affect the feature's ecological function. But would provide the city the opportunity to assess and, prevent a potential for enormous deleterious effect on the Board of Trade lands, if not because it's the right thing then because humans too depend on the ecological functions they provide, including clean water, clean air, and a healthy and resilient mix of wildlife species.³ Based on the location of the subject lands a Cultural Heritage Impact Assessment, an Environmental Impact Study and other studies are critical, to properly assess the subject lands proposed intent for development, the implementation of an Interim Control By-law will facilitate the completion of a comprehensive report that will scientifically document conservation priorities and facilitate science-based environmental reviews as well as other necessary studies; in addition to which we request to City Council to provide the current landowners a NOTICE OF INTENTION TO DESIGNATE to preserve the potential Cultural Heritage Character of the Board of Trade Golf Course.

All of this needs to be in place BEFORE:

Development Activities begin

Demolitions of Existing Properties in our Neighbourhood are approved

Provincial Legislation supports the requirement for further analysis with regards to protecting the Heritage Character of the Golf Course by way of the:

The Ontario Heritage Act (1990)

The Ontario Environmental Assessment Act (1997)

The Cemeteries Act (1990)

The Ontario Planning Act (1990)

We have established communication with the Huron Wendat Nation Council to keep them updated of the proposed plan. And will engage them in future actions with regards to this application.

Deputation #8: Archaeology Impact Study, plus consultation with First Nations (Jamie Maynard)

I am going to keep my deputation short, as I feel the issue I am raising is both extremely complex in practice, but very simple in terms of the underlying issue.

After reading over several documents related to indigenous settlement in the GTA and beyond, it becomes very apparent that the Vaughan area, and the areas close to the Humber River, were some of the most important areas for both settlement and transportation. A number of first nations have lived here, fought over the land, and travelled through it.

Dr. Ronald Williamson, from ASI, who has prepared a number of reports for the City, has identified this immediate area as one of the most densely populated indigenous communities not just in Canada but in all of North America. It was an agrarian community who traded for items from as far away as Mexico. There are two very significant settlement areas which are within a km of this site, and thus have great potential as spillover areas into the golf course site.

Very large areas of Vaughan have been degraded over the years due to construction of roads, buildings, etc. This site, though, has always been either farmed or a golf course. These uses tend not to disturb the earth to a depth which would destroy artifacts and any remnants of buildings. Given the size of this project, and the proximity to the river, it is especially important that the site be thoroughly researched.

In terms of the era of European settlement up to the present, it is clear that this open space has been, and continues to be, an important part of the natural heritage of our community. With all of the ongoing development, both of the sprawl type and intensification, the historic village community and its immediate natural surroundings become an ever more vital landscape and ecosystem. The golf course and its green space are a natural extension to the Humber River greenspace. The Humber river was designated a Canadian Heritage River in 1999, one of only 45 rivers out of the thousands of rivers in Canada, which has met the requirements for this status. This area

This area, as I mentioned, was a farm area owned by the Wallaces. As a way to preserve this site as green space, perhaps some consideration could be given to converting it into organic farm plots. As we come to value the importance of local food, and secure food sources, this

may be a model for honouring our agricultural past, protecting our indigenous past, and creating new opportunities for small farmers in the future.

Given all of the above, we urge the City to do a comprehensive land use analysis of the BOT and a Cultural Heritage Landscapes Strategy and Implementation study.

Deputation #9: Conservation Easement

Good Afternoon Mister or Madam Chair, Honourable Mayor, Members of Council and City Staff. My name is Maria Verna, I reside at 184 Woodbridge Avenue, I represent the Village of Woodbridge Ratepayers Association and I am here today in association with Keep Vaughan Green, Greater Woodbridge Ratepayers Association and West Woodbridge Home Owners Association.

As you consider the communities ask for an Interim Control Bylaw, I also ask you to consider the remainder of this magnificent property. As many of you know, the subject land is located to the north east of the Woodbridge Heritage Conservation District. While although the site is not located within the District Plans, many of the natural and cultural attributes of this magnificent property are consistent with the values and spirit of the Woodbridge HCD. From the rolling hills on Clarence Avenue, to the canopy of trees, the significance of the Humber Rivers, the original settlers of the lands and the First Nations settlements, this area has tremendous significance and value.

Most notable of this subject site is that a significant portion is designated as Core Feature of the Natural Heritage Network and includes an environmentally significant Area, Smith's Beech Forest. Core feature of the Natural Heritage Network provide important ecosystem function and should be protected and enhanced. The purpose of the Natural Heritage Network is:

- To contribute to the greater open spaces system of the City of Vaughan, protecting valuable designated Natural Areas;
- To promote and provide access to the striking view and vistas of the subject lands and it's associated natural features;
- To protect significant natural features, through tree preservation and the provision of the environmental buffers.
- To address issues related to water resources and flood plains,
- To expand the urban forest canopy with tree-lined streetscapes and walkways

Natural heritage features include:

- the main branch of the Humber River which flows along the western boundary of the subject lands,
- A green ash mineral deciduous swamp and willow mineral deciduous swamp complex to the north east
- A cattail mineral swallow marsh located near the ponds and along the base of the valley slopes
- Fresh-moist Manitoba maple lowland deciduous forest and Reed Canary Grass mineral meadow marsh located west of Clarence avenue
- A total of 41 species of breeding or potentially breeding birds

-
- Avian species at risk – the threatened Barn Swallow and the Eastern wood peewee
 - Not to mention breeding amphibians – the leopard frog, green frog and American Toad.
 - Endangered bat species and two butternut trees.

In order to protect the wonderful space, the community encourages the City of Vaughan in their preservation of this land by not only designating the outstanding 66% as part of the Natural Heritage Network but by recommending to the applicant that a Conservation Easement under the City of Vaughan's Conservation Land Securement Strategy be arranged for the outstanding land identified as undevelopable. This easement will ensure that the lands will remain protected. The Conservation Land Securement Strategy ("the Strategy") is a comprehensive land securement planning document, which outlines methods for the creation of an informed and effective land securement initiative for the purposes of long-term natural heritage land protection in Vaughan. The Strategy will be used by Vaughan as a framework for the long-term protection, maintenance and, where possible, improvement of the NHN. A securement or an easement is not new for the City of Vaughan or the TRCA.

This Land Securement or Conservation Easement is not new for the City of Vaughan there have been several significant alliances made all with the quest to preserve open green space for generations to enjoy rather than just paving it over. Not everything needs to be covered with brick and mortar.

Thank You

Deputation #10: Grand Trunk

Good afternoon Mayor Bevilacqua and Members of Council,

My Name is Furio Liberatore; I reside at 7 Princess Isabella Court. I am here today to speak on behalf of The Friends of Grand Trunk Ravine and in support of Keep Vaughan Green with their request of an Interim Control By-law.

I would like to speak briefly on the history of 230 Grand Trunk Ave. and how it relates to the proposed development on the lands known as the Board of Trade Golf Course. The lands located at 230 Grand Trunk Ave have been controversial to say the least. This is a parcel of land that is located in the Oak Ridges Moraine settlement area and in the early 2000's; the City of Vaughan went to great lengths to protect it.

The complexities of the land that make up 230 Grand Trunk encompass steep valleys, endangered species, woodlots and aquifer to name a few. The developer had to provide in depth studies that took seasons to compile and took the City of Vaughan Staff and The TRCA months to review and comment. A decision on the application wasn't given within the 180-day limit as stated in the planning act and in turn the developer appealed to the Ontario Municipal Board. To the City and TRCA's defense, this was not a typical straightforward application.

The lands of the Board of Trade Golf Course make up approx. 300 acres that is located on The Oak Ridges Moraine Settlement Area. The sheer size of this property and complexity of the lands require a great amount of attention. Studies that need to be preformed that will also take seasons to compile and months to review and comment on.

An interim Control By-law will alleviate pressure on City Planning Staff and the TRCA so no party has to rush to a premature decision or even worse, a flawed settlement as the Friends of Grand Trunk Ravine experienced at 230 Grand Trunk.

Our interest in this development is following due process, all parties cooperating and providing the necessary data to make informed decisions. It has been our experience that when timelines are rushed, it doesn't allow for the necessary discourse between professionals to ensure the decisions being made are in the best interest of the environment, the residents and the city as a whole.

The perfect example the City of Vaughan can model is Oakville's Interim Control By-Law regarding the Glen Abbey Golf Course. The town's ICB restricting the Glen Abbey Course to its existing uses was passed on February 1, 2016 and a 1 year extension was approved by Oakville Council.

The purpose of the ICB was to ensure that the town had sufficient time to complete the necessary key studies on the property. The Ontario Municipal Board concluded that it was

appropriate and necessary. The ICB was based on a legitimate planning rationale, was enacted in good faith and was in conformity with the Provincial Growth Plan. This is a clear precedence that the City of Vaughan can base an ICB to this application.

This is Vaughan's opportunity to make this a good news story and take steps towards a better Environmental Record.

Vaughan blasted for ‘troubling’ environment record

Critics say “Vaughan council is actively promoting the removal of land from the Greenbelt.”

By [NOOR JAVED](#) News reporter

Mon., May 9, 2016

The City of Vaughan is facing widespread criticism over its environmental record, following a recent pattern of council decisions that suggest a lack of commitment to protecting green space — and in particular land within the Greenbelt.

Since the new council was elected in fall 2014, councillors have pushed the province to open up protected lands for development. They also recently failed to pass a provincially mandated process to map all of the city’s natural spaces in need of protection.

Worst of all, critics say, is that instead of taking a stand against developers trying to exploit protected lands, Vaughan council appears to be lobbying for them.

“Vaughan council is actively promoting the removal of land from the Greenbelt for some development proposals, instead of staying neutral and being fair,” said King-Vaughan MP Deb Schulte, a former municipal councillor. Schulte was regarded as an environmental champion when she sat on council last term. “Where is the consistency and vision for a more sustainable future?”

The Greenbelt contains almost 800,000 hectares of protected land, including the Niagara Escarpment and the Oak Ridges Moraine. According to estimates provided by the city, a quarter of Vaughan falls within the Greenbelt or Oak Ridges Moraine.

There is no real process to remove land from Greenbelt protection. But municipalities can request adjustments of certain lands during the 10-year provincial review of the plans, which is currently underway.

Last year, York Region included requests from more than 40 landowners to redesignate protected land for development, in submissions to the province as part of its review of the Oak Ridges Moraine and Greenbelt plans. Fifteen of those requests were in Vaughan.

At the time, the region and most municipalities said they were not taking a position on these requests, but seeking provincial direction to deal with them.

Deputation #11: Wrap Up

Deputation #12: David Donnelly

Deputation #13: Video & Presentation of Petition