



**WESTON  
CONSULTING**

planning + urban design

c 12	
COMMUNICATION	
CW (PH)	JUNE 17/14
ITEM -	6

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

June 10, 2014  
File 4750

**Attn: Mr. Tony Iacobelli, Sr. Environmental Planner**

Dear Sir,

**RE: Phase 2-4 Natural Heritage Network Study  
9000 Bathurst Street  
City of Vaughan**

Weston Consulting is the planner for the owners of 9000 Bathurst Street in the City of Vaughan. Official Plan Amendment (OP.13.013) and Zoning Bylaw Amendment (Z.13.036) applications have been submitted to the City of Vaughan and are currently under consideration by the municipality. The development applications anticipate the full build-out of the site excluding the natural valley lands, and associated buffer, at the north-east portion of the site.

We have reviewed the *Phase 2-4 Natural Heritage Network Study City of Vaughan*, dated May 2014, and the associated mapping. Schedule 2B-Woodlands incorrectly identifies a *woodland* area on the subject property outside of the valley lands (see attached). We request that this designation be removed from the NHN mapping as the area is not a *woodland* area.

Materials submitted with the development applications state that the incorrectly identified *woodland* area is actually a **plantation**. Attached please find a letter prepared by Ontario Tree Experts summarizing their evaluation of the area and their determination that the area is a *plantation*. The 2010 Official Plan definition of *Woodland* specifically excludes "a *plantation* established for the purpose of producing Christmas trees or nursery stock."

Based on this evidence, we request that the incorrectly identified *woodland* area on the subject property be removed from all future mapping. If you have any questions, please contact the undersigned and we will be glad to assist. Thank you for the opportunity to provide our comments.

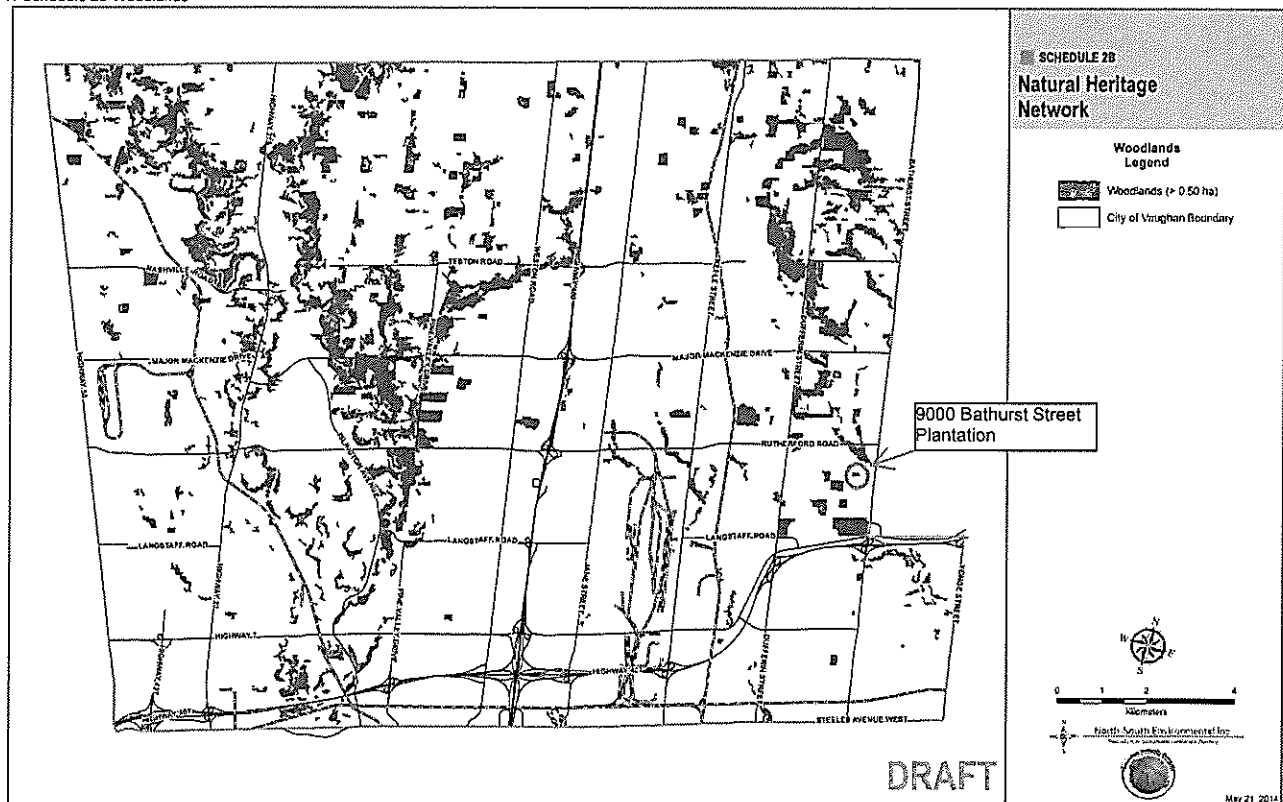
Yours truly,  
**Weston Consulting**

A handwritten signature in black ink, appearing to read 'K. Franklin', written over a horizontal line.

Kurt Franklin MAES, MCIP, RPP  
Vice President

Cc Shafiq Punjani, ISIJ  
Jody Steiger, OnTree

Figure 7: Schedule 2b Woodlands





June 9, 2014

**RE: Plantation at 9000 Bathurst Street**

The purpose of this report is to outline general features of a treed area in order to identify it as a plantation. The treed area is located in the south west portion of the lot at 9000 Bathurst Street. A recent study prepared for the City of Vaughan by North-South Environmental Inc. ("Natural Heritage Network") has tentatively identified the area as a woodland.

The treed area was identified in the study as a woodland based solely on aerial photographs. While the area is treed, and does meet the study's size criteria of needing to be a minimum .50 hectares, a closer examination reveals that the area is man made, most likely originally as a tree farm.

The trees are planted on a ridge and furrow field, in straight rows with scattered groupings of different species. The east and larger portion consists of evergreen species, dominated by white spruce with scattered groupings of red and Scots pines. The smaller west portion consists of deciduous trees with rows of silver maple and Carolina poplar. Over the years, various other species have established on the perimeters, including aspen, buckthorn and green ash.

In size, the plantation is approximately 87 meters from south to north, and 133 meters from east to west. I have estimated that there are approximately 59 rows of planted trees. The evergreen trees are spaced approximately 1.5 meters apart, while the deciduous trees are spaced approximately two meters apart. The average DBH of the trees is 15 to 25 cm., indicating an age of less than 30 years.

It is apparent that the treed area at 9000 Bathurst Street did not arise naturally and is not part of the original woodland cover in the City of Vaughan. Species groupings and spacing suggest planting for the purpose of consumer production, possibly as a tree farm. Therefore, the area should be identified as a plantation and not as woodlands and should be removed from the mapping in Schedule 2B of the "Natural Heritage Network" study.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jody Steiger', written over a light blue grid background.

Jody Steiger  
ISA Certified Arborist #ON-0338