



SMARTCENTRES®

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

June 17, 2014

Members of the Committee of the Whole
City of Vaughan
City Hall, Level 200
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Dear Members;

**RE: MODIFICATION TO OFFICIAL PLAN MAPPING AND POLICIES
NATURAL HERITAGE NETWORK
CITY FILE #25.5.4**

SmartCentres owns considerable lands within the Vaughan Metropolitan Centre ("VMC"). We have reviewed the June staff report regarding the proposed policy and mapping revisions related to the Natural Heritage Network. As you are well aware, the VMC is to be a new mixed use, high density development area focused around the new VMC subway station.

The proposed Schedule 2 has identified a new Core Feature on the northwest corner of our lands. This Core Feature was never identified in the adopted version of Schedule 2. We have serious concerns with the inclusion of this new feature on our lands.

This new "Core Feature" is a man made drainage ditch associated with a temporary stormwater management pond and a man made pond (associated with a previous golf driving range on the property). These two ponds connect to the drainage ditch associated with Highway 400, which is located within the MTO Right-of-Way. These man made features are the extent of the Core Feature identified on the revised Schedule 2. Other than the conveyance of storm water out of these ponds, we don't believe there to be any environmental significance which would warrant a Core Feature designation of these ponds or the drainage ditch. We are undertaking an environmental assessment to present to the TRCA to confirm this.

I note that we have been working diligently with City staff through the Secondary Planning process for the VMC. While the northwest corner has been identified as future Environmental Open Space, this designation only relates to a future stormwater management facility. This facility is still in the early stages of planning and design. As such, the inclusion of the existing ponds and drainage ditch as a Core Feature is not warranted in our opinion. Until the detailed planning and design of the stormwater management facility and outlet is completed, it is premature and detrimental to the VMC Secondary Planning process for the City to implement a Core Feature designation on our lands.

We therefore respectfully request that the policies and schedules, as they affect our lands within the VMC, be deferred until the detailed planning and design of the stormwater management facility and outlet is completed.

We request we be notified of the decision on this matter by Committee of the Whole and Council.

Thank you.

A handwritten signature in black ink, appearing to read "Paula Bustard", written in a cursive style.

Paula Bustard
Vice President, Development