

HUMPHRIES PLANNING GROUP INC.

May 11, 2015
HPGI File # 449

The Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L3Y 6Z1

Attn: Ms. Valerie Shuttleworth
Chief Planner

Re: Comment Letter - Greenbelt Plan Review
Vaughan 400 North Landowners Group Inc.
Block 34W and 35, City of Vaughan (the "Subject Lands")
Lots 26 through 35, Vaughan Conc. 5 & Lot 1 King Conc. 5

Humphries Planning Group represents the Vaughan 400 North Landowners Group Inc. The participating members of the Vaughan 400 North Landowners Group Inc. together own the majority of the Subject Lands. Enclosed is an ownership map.

Thank you for the opportunity to provide comments to the Province on the ten-year Greenbelt Plan review. A similar letter has been submitted to the City of Vaughan and we ask that the Region and the City support the position that the Province refine the boundary of the Natural Heritage System in locations where there are no environmental features.

Background

The Subject Lands were brought into the Urban Area and designated for Employment Land-Uses by Regional Official Plan Amendment ("ROPA") 52. They were designated for employment uses by Vaughan Official Plan Amendment 637 and are designated as Strategic Employment Lands in the Region of York Official Plan.

Redesignation of Natural Heritage System

The Vaughan 400 North Landowners Group Inc. is requesting that the Province consider an adjustment of the Natural Heritage System designation for some of the Subject Lands. The request is based on site-specific environmental work completed by Beacon Environmental Consultants for the block planning study work for the Subject Lands.

May 11, 2015

It is our understanding the delineation of the Natural Heritage System boundary in the Greenbelt Plan was completed based on analysis of air photographs. More detailed environmental mapping is provided in the attached memorandum prepared by Beacon. The mapping is based on preliminary environmental field work on the ground. Detailed overlaid mapping shows no features in areas where the Province has delineated the Greenbelt Natural Heritage System.

In light of this detailed and accurate information, we respectfully request that the Province refine the boundary of the Natural Heritage System in locations where there are clearly no environmental features.

Should you require additional information, please contact the undersigned at extension 246.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Mark McConville, MCIP, RPP, MScPI
Senior Planner

cc: Vaughan 400 North Landowners Group Inc.
Mr. Michael Melling and Ms. Katarzyna Sliwa, Davies Howe Partners

HUMPHRIES PLANNING GROUP INC.

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City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6T 1A1

Attn: Mr. John MacKenzie
Commissioner of Planning

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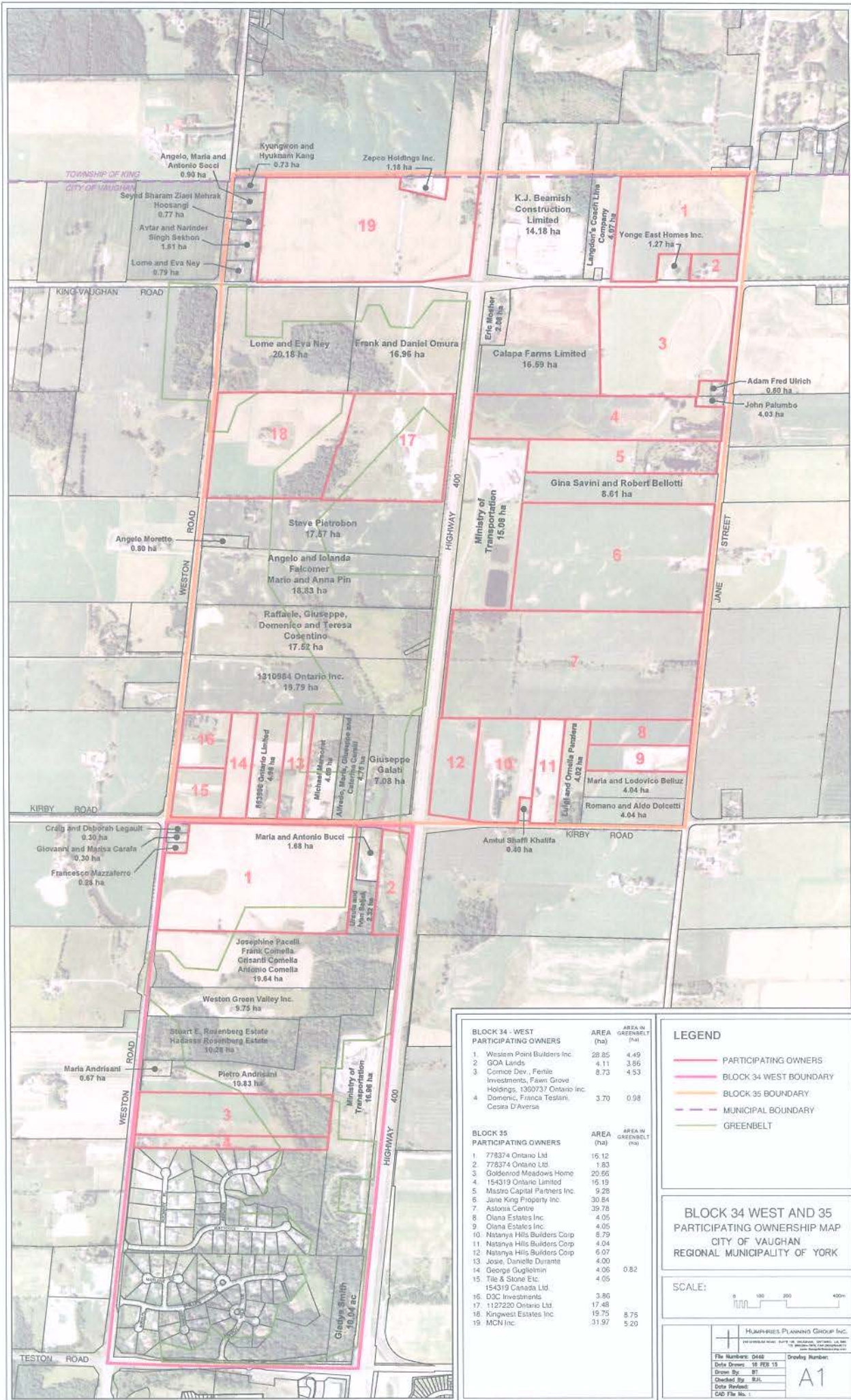
Yours truly,

HUMPHRIES PLANNING GROUP INC.

A handwritten signature in blue ink, appearing to read "MR McConville".

Mark McConville, MCIP, RPP, MScPI
Senior Planner

cc: Vaughan 400 North Landowners Group Inc.
Mr. Michael Melling and Ms. Katarzyna Sliwa, Davies Howe Partners



BLOCK 34 - WEST PARTICIPATING OWNERS		AREA (ha)	AREA IN GREENBELT (ha)
1	Western Point Builders Inc.	28.85	4.49
2	GOA Lands	4.11	3.86
3	Conoco Dev., Fertilite Investments, Fawn Grove Holdings, 1360737 Ontario Inc.	0.73	4.53
4	Domenic, Franca Teslani, Cesira D'Aversa	3.70	0.98

BLOCK 35 PARTICIPATING OWNERS		AREA (ha)	AREA IN GREENBELT (ha)
1	778374 Ontario Ltd	16.12	
2	778374 Ontario Ltd	1.83	
3	Goldenrod Meadows Home	20.56	
4	154319 Ontario Limited	16.19	
5	Mastro Capital Partners Inc.	9.28	
6	Jane King Property Inc.	30.84	
7	Astoria Centre	39.78	
8	Olana Estates Inc.	4.05	
9	Olana Estates Inc.	4.05	
10	Natarya Hills Builders Corp	8.79	
11	Natarya Hills Builders Corp	4.04	
12	Natarya Hills Builders Corp	6.07	
13	Jose, Danielle Durante	4.00	
14	George Guglielmin	4.06	0.82
15	Tib & Stone Inc. 154319 Canada Ltd.	4.05	
16	DCC Investments	3.86	
17	1127220 Ontario Ltd.	17.48	
18	Kingwest Estates Inc.	19.75	8.75
19	MCN Inc.	31.97	5.20

LEGEND

- PARTICIPATING OWNERS
- BLOCK 34 WEST BOUNDARY
- BLOCK 35 BOUNDARY
- MUNICIPAL BOUNDARY
- GREENBELT

BLOCK 34 WEST AND 35 PARTICIPATING OWNERSHIP MAP
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SCALE: 0 100 200 400m

HUMPHRIES PLANNING GROUP INC.
1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1S 1T7
TEL: (416) 291-0600 FAX: (416) 291-0601
WWW.HUMPHRIESPLANNING.COM

The Numbers: 0468 Drawing Number:
Date Drawn: 18 FEB 15
Drawn By: BT
Checked By: JSL
Date Revised:
CAD File No.:

A1



Legend

- Affected Owner
- Watercourses (MNR, 2012)
- Existing Greenbelt
- Proposed Greenbelt
- Feature Limit

**Proposed
Greenbelt
Boundary**

Figure 1

Block 35 Existing Conditions

UTM Zone 17 N, NAD 83

First Base Solutions
Web Mapping Service 2014



0 15 30 60 Metres

1:1,500



Project 213433
May 2015



**Proposed
Greenbelt
Boundary**

Figure 2

Block 35 Existing Conditions

Legend

- Affected Owner
- Watercourse (MNR, 2012)
- Existing Greenbelt
- Proposed Greenbelt
- Feature Limit
- Provincially Significant Wetland

First Base Solutions
Web Mapping Service 2014

UTM Zone 17 N, NAD 83



1:3,500



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**Proposed
Greenbelt
Boundary**

Figure 3

Block 34 West Existing
Environmental Conditions Study

Legend

- Affected Owners
- ELC Communities
- Existing Greenbelt
- Proposed Greenbelt
- OBM Watercourse
- East Humber River Provincially Significant Wetland Complex

Vegetation Communities

Terrestrial System

- Forest (FO)
- FOM2: Dry-Fresh White Pine Mixed Forest Ecotype
- FOM4: Dry-Fresh White Cedar Mixed Forest Ecotype
- FOD4-2: Dry-Fresh White Ash Deciduous Forest Vegetation Type
- FOD5: Dry-Fresh Sugar Maple Deciduous Forest Ecotype
- FOD7-3: Fresh-Moist Willow Lowland Deciduous Forest Type

Cultural (CU)

- CUM1-1: Dry-Fresh Old Field Meadow Type
- CUT1a/c: Mineral Cultural Thicket Ecotype
- CUW1: Mineral Cultural Woodland Ecotype

Wetland System

- Swamp (SW)
- SWD4-1: Willow Mineral Deciduous Swamp Type

Marsh (MA)

- MAM2: Mineral Meadow Marsh Ecotype
- MAM2-2: Reed-cattary Grass Mineral Meadow Marsh Type
- MAM2-10: Forb Mineral Meadow Marsh Type
- MAS2-1: Cattail Mineral Shallow Marsh Type

First Base Solutions
Web Mapping Service 2014

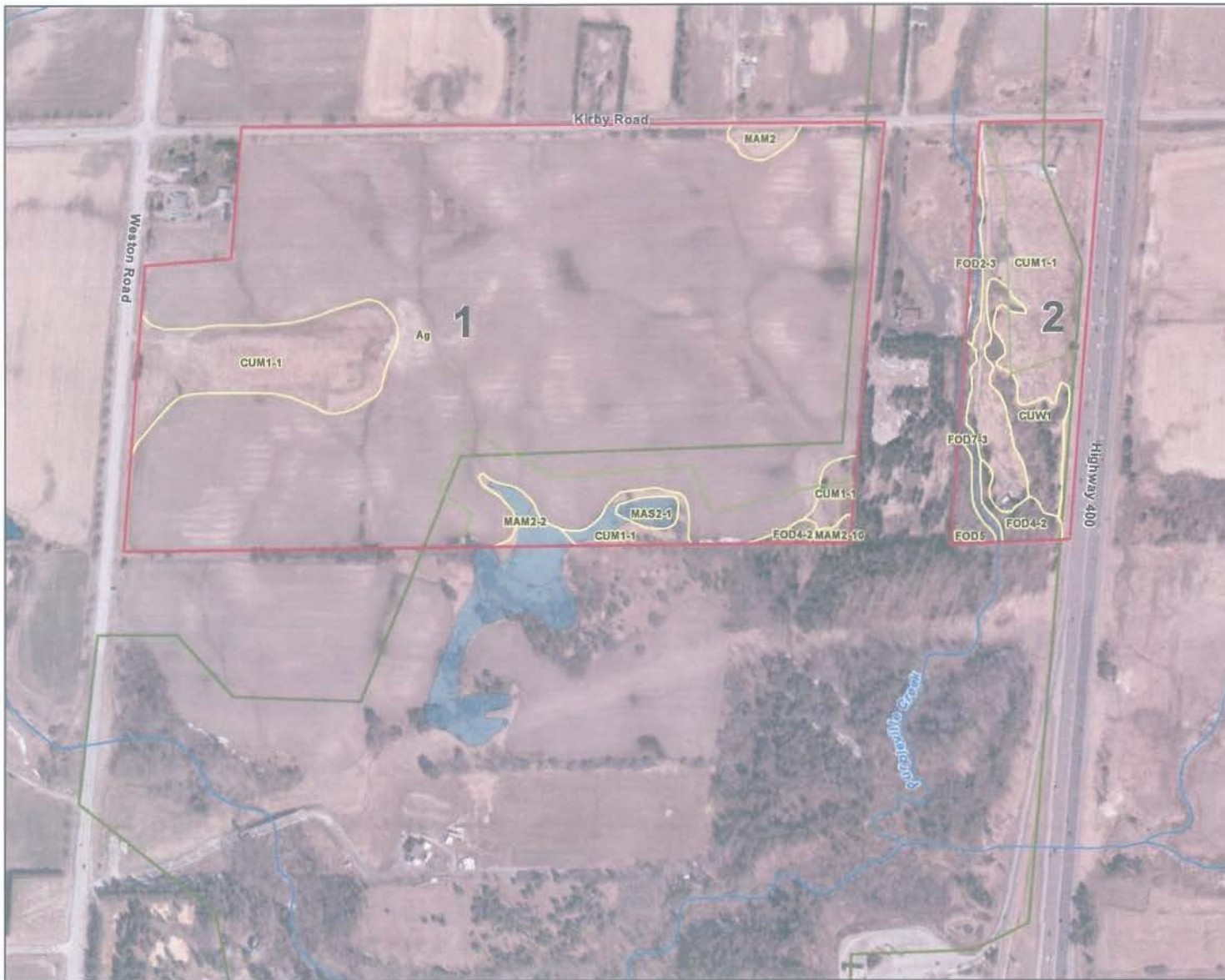
UTM Zone 17 N, NAD 83



1:4,000



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May 2015



Proposed Greenbelt Boundary

Figure 4

Block 34 West Existing Environmental Conditions Study

Legend

- Affected Owners
- ELC Communities
- Existing Greenbelt
- Proposed Greenbelt
- OBM Watercourse
- East Humber River Provincially Significant Wetland Complex

Vegetation Communities

Terrestrial System

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- FOM2: Dry-Fresh White Pine Mixed Forest Ecosite
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Marsh (MA)

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- MAM2-10: Forb Mineral Meadow Marsh Type
- MAS2-1: Cattail Mineral Shallow Marsh Type

First Base Solutions Web Mapping Service 2014		
UTM Zone 17 N, NAD 83		
0 40 80 160 Metres		1:4,000



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