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Communication
CW: Feb 25/14
Item: 5

Reply to the Attention of	Mary Flynn-Guglietti
Direct Line	416.865.7256
Email Address	mary.flynn@mcmillan.ca
Our File No.	81376
Date	February 25, 2014

DELIVERED BY EMAIL clerks@vaughan.ca

Committee of the Whole
City of Vaughan
2141 Major Mackenzie Drive
Vaughan ON
L6A 1T1

Attention: Chair and Members of the Committee of the Whole

Dear Sirs/Mesdames:

**Re: Revised Draft Vaughan Mills Centre Secondary Plan
February 14, 2014 (File 26.1)
Limestone Gallery Investments Inc. – 3255 Rutherford Road &
Damara Investment Corp. – 9100 Jane Street**

We are the solicitors retained to act on behalf of Limestone Gallery Investments Inc. (“**Limestone Gallery**”) and Damara Investment Corp. (“**Damara**”), owners of properties located within the Vaughan Mills Centre Secondary Plan (“**VMCS**”).

The Limestone Gallery lands are located on the south-east quadrant of Rutherford Road and Highway 400 and are municipally known as 3255 Rutherford Road. The property is currently developed with 12 commercial buildings with six (6) single tenant occupied buildings and 6 multi-tenanted occupied buildings for a total of 55 units.

The Damara lands are located at the south-west corner of Jane Street and Rutherford Road and municipally known as 9100 Jane Street. The site is currently developed with a three (3) storey office building.


As you can appreciate our clients have made significant investments in developing the above noted properties for commercial and office use. In reviewing the draft VMCS Plan our clients are concerned that the vision as set out in the VMCS plan is not consistent with the investment and direction of development that our clients have undertaken. For example Damara’s 3 storey office building at the south-west corner of Jane and Rutherford is a recent and significant development of the lands. Pursuant to section 4.8 of the VMCS Plan the site is envisioned as a transit hub and a proposed high-rise residential block.

Similarly the commercial plaza located on the Limestone Gallery lands along Rutherford Road, east of Highway 400 is being redesignated for low, mid and high-rise development and parkland. The site is currently connected to an appropriate and efficient road network, however section 4.2.7.3 of the VMCS envisions road connections through the site. Clearly the vision in the draft VMCS Plan does not reflect the significant investment on the above noted sites.

We respectfully submit that the VMCS Plan must contain satisfactory provisions that respect and encourage the existing developments and permit said developments to expand as needed and necessary to meet market conditions in order to remain viable commercial entities. We submit that the current draft of the VMCS would impede and negatively impact the viability of our clients' sites.

On June 11, 2013 we wrote to the Committee of the Whole setting out our concerns and stated that my client's would be willing to meet with staff to discuss our concerns, regrettably we were not contacted by staff nor do we believe the revised draft of the Vaughan Mills Centre Secondary Plan attempts to resolve our concern. Kindly ensure that our concerns are brought forward at today's meeting.

Yours truly,

A handwritten signature in black ink, appearing to read 'Mary Flynn-Guglietti', with a stylized, cursive script.

Mary Flynn-Guglietti

/sb

c.c. Lisa Di Clemente
Joe Di Giuseppe