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February 25, 2014

Mr. John MacKenzie
Commissioner of Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
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c14
Communication
cw: Feb 25/14
Item: 5

Dear Mr. MacKenzie:

**RE: The Draft Vaughan Mills Centre Secondary Plan
Comments on Behalf of Ivanhoe Cambridge
City of Vaughan
City File No.: 26.1**

Further to our letter dated July 3, 2013 regarding our comments on the Draft Vaughan Mills Secondary Plan, and further to the City of Vaughan Staff Report that will be proceeding to the February 25, 2014 Committee of the Whole meeting, we wish to thank you, on behalf of Ivanhoe Cambridge (IC), for addressing some of our concerns with the Draft Vaughan Mills Secondary Plan. However, there continue to remain concerns and objections with the Draft Vaughan Mills Secondary Plan, dated February 2014 and we wish to express these in this letter. This correspondence is to be read in conjunction with our letter dated July 3, 2013 as the reasons for our concerns.

1. Schedules B, C, D, E and H

All of these Schedules continue to plan for a Neighbourhood Park and a "Potential Location for School and/or Other Community Facility" on the IC block at the northwest corner of Edgeley Boulevard and Bass Pro Mills Drive. We understand that the York Region District School Board prefers to locate a future school at this location however the premise on which locating a school at this location is to take place is unrealistic and impractical. The majority of the surrounding lands are already developed for long term non-residential uses and it is not anticipated that any of these lands will be redeveloped for residential uses in the foreseeable future. In addition, locating the school at this location would lead to an incompatible use with the existing Vaughan Mills Shopping Centre and would not be supported by the absence of residential uses in the immediate area. IC wishes to maintain their development permissions by being able to develop on this site which has already been designated to be used for commercial uses.

2. Schedules F, G and H and Section 4.2.7.3.2 Streets Proposed for the Vaughan Mills Mall Area

Schedules F and G have been revised to remove the Potential Future Collector Street traveling through the existing and expanded shopping centre building, however, the ring road continues to be shown as a Potential Future Collector Street and the driveways continue to be shown as public roads. Putting these public road conversions into an Official Plan document would enable the taking of this public road system through subsequent Planning Act applications by IC. IC objects to any such road conversions.

The ring road is an integral part of the Vaughan Mills Shopping Centre. No changes to the form of the Vaughan Mills Shopping Centre are expected to take place within the next 30 years as long term leases between IC and tenants are existing. Given the planning and operations of the Shopping Centre, IC is opposed to transferring ownership and control of the ring road to the municipality as it is an integral part of the Vaughan Mills property and will remain so for the foreseeable future.

IC continues to object to any such public road conversion and requests the entire deletion of these public roads from the text and schedules of the draft Secondary Plan.

At the appropriate time, we welcome an invitation to speak with you further about this.

Please accept this correspondence as our formal comments on the February 2014 Draft Vaughan Mills Secondary Plan and ensure that it is submitted to the Committee of Whole for their meeting of February 25, 2014. In addition, we wish to continue to be notified of any further meetings and reports concerning this topic area.

Thank you in advance for your consideration of this information and input, and we look forward to our ongoing work together on this project.

Yours truly,
GOLDBERG GROUP



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Planner

Cc: David Baffa, Ivanhoe Cambridge
Michael S. Goldberg, Goldberg Group
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