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BARRISTERS AND SOLICITORS

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Communication
CW: Feb 25/14
Item: 5

February 24, 2014

Our File No. 280218

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City of Vaughan

Committee of the Whole

2141 Major Mackenzie Drive

Vaughan, Ontario L6A 1T1

**Attn: Mr. Jeffrey Abrams, City Clerk**

**Re: February 25, 2014 Committee of the Whole Meeting**

**Response to Vaughan Mills Centre Secondary Plan (The "VMCS Plan")**

**City of Vaughan Response to Public, Government and Agency Submissions**

**City File #:26.1**

This letter is submitted in response to Staff Report and Proposed VMCS as released by the City for the February 25 2014 Committee of the Whole Meeting on behalf of 2811187 Ontario Limited, and Anland Developments Inc. as represented by Parente Borean and Humphries Planning Group Inc., respectively.

The 2811187 Ontario Limited and Anland Development lands are located within the area identified as the "Vaughan Mills Centre Business District" / Area 3 of the plan. We have provided previous comments on the proposed plan (June 10, 2013) and indicate that previous concerns still remain outstanding. These concerns include but are not limited to the following matters:

- The revised Secondary Plan continues to contain several short comings which require further review and therefore we continue object to the draft secondary plan;

- The plan continues to fail to address many fundamental land use planning issues in the absence of study information inclusive of servicing and storm water management and environmental work. Further, we have reviewed the Transportation Assessment as authored by the MMM Group Limited and have concerns respecting such.
- The proposed secondary plan as related to the Vaughan Mills Centre Business District and the Guiding Principles remain inappropriate.

The south west quadrant of Rutherford Road and Weston Road represents a unique area and circumstance. The secondary plan and policy as proposed by the City deserves further discussion and attention. The proposed land use and policy applicable to this area should be more flexible allowing additional land uses and the reassignment of additional densities.

Landowners of these lands have filed letters of objection and appeals to the Ontario Municipal Board respecting the City's Official Plan. Letters of objection have also been filed at various stages of the process of this secondary plan process. We would like to work in a cooperative manner with the City to resolve these outstanding concerns so as to avoid an adversarial position before the Ontario Municipal Board if at all possible.

We request that the City of Vaughan defer a final decision on Area 3 of the Secondary Plan .In the interest of allowing the designations of the other areas of the plan to proceed it is requested that Area 3

be designated as a ' Study Area' subject to further review which retains its current permissions under OPA 450, until such time that the review is completed and/or is adjudicated by the OMB as may be necessary if concurrence on the issues is not achieved by the parties after the review process. Accordingly it is requested that the Commissioner of planning and appropriate staff be directed to engage in a further review process with the landowners group to receive and review updated information from the group and to share information and studies with the group and to conduct a process in dialogue and re-evaluation of the current secondary plan which is to be conducted in an effort to resolve the land use and policy issues. Further a final report by the Commissioner of planning will be submitted after the conclusion of the review process by no later than June 2014.

Yours very truly,

**PARENTE, BOREAN LLP**

Per:



Gerard C. Borean  
GCB/mmu

cc: Claudia Storto

cc: Clients