MURLEE HOLDINGS LIMITED

45 Gordon Mackay Road, Toronto, Ontario M9N 3X3 (416)243-7880

February 24, 2014

VIA EMAIL

Rose Magnifico
Assistant City Clerk
City Clerk's Office
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

RE: **Committee of the Whole Meeting**
February 25, 2014
Vaughan Mills Centre Secondary Plan (The "VMCS Plan")
Leon's Home Furnishing Superstore
299 Bass Pro Mills Drive

We are the owners of the land that presently a Leon's Furniture Store operates. I am writing this letter as we are concerned that the "VMCS PLAN" identifies a portion of our retail lands to be identified as Public Space on Schedule C: Land Use Designation.

I apologize for not picking this up earlier in the process. We own 4.29 acres of land in which the store occupies. Albeit the "Public Square" looks small on the map, it actually occupies a third of an acre of our parking lot not including existing landscaped area along Fisherman's Way. We would lose 47 (or 30%) of our 157 customer parking stalls.

We recognize the "VMCS PLAN" is a vision for the future where it is increasing the density and height on our lands for future redevelopment.

We are looking for clarification when this public space would be required and what would trigger such an acquisition by the City.
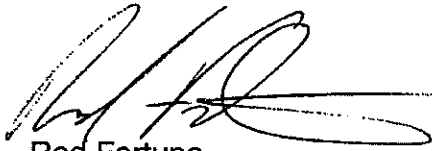
1) When we redevelop and increase the density of our lands,

2) Or when surrounding development as shown on the schedules occurs going forward through the municipal approval process.

If the intent of the document is to take land away from our store to benefit growth of the surrounding properties, we must object to the "VMCS PLAN".

We would appreciate staff's comments so we can more fully understand the implication of this document on our business.

Again please accept my apologies in asking these questions so late in the process and just before the meeting.

Regards,

Rod Fortune
National Real Estate Manager
Leon's Furniture Limited
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(T) 416-243-4063