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Communication
cw: <u>Apr 29/14</u>
Item: <u>35</u>

Reply to the Attention of	Mary Flynn-Guglietti
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Our File No.	228352
Date	April 28, 2014

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City of Vaughan
City Hall
2141 Major Mackenzie Drive West
Vaughan, Ontario
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Attention: Chair & Members of the Committee of the Whole, City of Vaughan

Dear Chair and Members:

**Re: Woodbridge Special Policy Area Justification Report
for the Woodbridge Centre Secondary Plan
Meeting of the Committee of the Whole – April 29th,
2014 – File #25.5.12.2
Antonia & Bertilla Taurasi
2 Davidson Drive and 8204, 8210, 8216, 8222 & 8230
Islington Avenue, City of Vaughan**

We are the solicitors retained to act on behalf of Antonia & Bertilla Taurasi (the “**Client**”), owner of the properties municipally known as 2 Davidson Drive and 8204, 8210, 8216, 8222 & 8230 Islington Avenue, City of Vaughan (the “**Properties**”), with respect to its interest in the new City of Vaughan Official Plan, 2010 (the “**VOP**”), including the policies relating to the Special Policy Area thereunder. Currently, single-detached dwellings are located on each of the Properties.

A significant portion of the Properties form part of the Special Policy Area under both existing Official Plan Amendment No. 597 – the Islington Avenue Corridor Secondary Plan (“**OPA 597**”) and existing Official Plan Amendment No. 240 – the Woodbridge Community Plan (“**OPA 240**”). We have had an opportunity to review the Woodbridge Special Policy Area Justification Report for the Woodbridge Centre Secondary Plan dated April 29th, 2014 (the “**Staff Report**”) and have significant concerns regarding the proposed policies relating to the Special Policy Area.

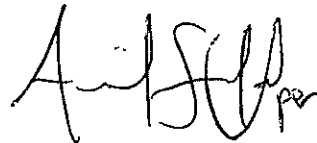
Pursuant to Schedule 8 of Volume 1 of the VOP and Schedules 1 and 9 of the Woodbridge Centre Secondary Plan, a significant portion of the Properties remain part of the

Special Policy Area. The Properties, however, are currently designated **Medium Density Residential** under OPA 597 whereas under the Woodbridge Centre Secondary Plan, which forms part of Volume 2 to the VOP, the Properties are now designated **Low Rise Residential**. Thus, the permitted uses of the Properties has been significantly and inappropriately reduced under the VOP. The Staff Report indicates that this change has been proposed in order to reflect existing development and prevent any form of redevelopment or intensification of the Properties.

Additionally, the Staff Report proposes the introduction of policies that are much more restrictive than those policies currently applicable to the Properties pursuant to OPA 597 and OPA 240. Specifically, the new policies supported by the Staff Report severely and inappropriately restrict any potential redevelopment or intensification of the Properties. For example, the Staff Report encourages the introduction of policies to prevent development or redevelopment on the Properties for uses other than the existing single detached dwellings. We respectfully submit that such restrictions to redevelopment and intensification are too severe and inappropriate. Instead of an outright prohibition, policies that provide flexibility and allow redevelopment where existing risk is either reduced or eliminated should be encouraged. Such flexible policies providing for redevelopment and intensification can be implemented harmoniously with the provision of appropriate safety and precautionary measures.

Should you have any questions or require any further information, please do not hesitate to contact us. We would also be happy to meet with City Staff to discuss our concerns in greater detail. We thank you for your consideration.

Yours truly,



Mary Flynn-Guglietti

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CC: Jeffrey Abrams, Clerk, City of Vaughan (jeffrey.abrams@vaughan.ca)