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

April 28, 2014

City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mr. Jeffrey A. Abrams, City Clerk

Dear Mayor and Members of Council:

**Re: Notice of Objection to the Woodbridge Centre Secondary Plan as amended
in respect of the property municipally known as 8265 ISLINGTON
AVENUE in the City of Vaughan**

We are the solicitors for 1525233 Ontario Inc., the owner of the property municipally known as 8265 Islington Avenue (the "Site") in the City of Vaughan. The Site is located on the south side of Islington Avenue, south of Langstaff Road and north of Highway 7. The Site is surrounded by single family homes to the north, a 6-storey apartment building to the south, and a church on the opposite (west) side of Islington Avenue. Over the past several years, the area surrounding the Site along the Islington Avenue corridor has undergone a transition with the approval of townhouses and mid-rise apartment buildings in the proximity of the Site.

While the Site was designated "Medium Density Residential" for the entire property on the west side of the Humber River pursuant to the "OLD" City of Vaughan Official Plan and Islington Avenue Corridor Secondary Plan (OPA 597), which designation allowed the Site to be developed with a variety of residential uses including stacked and row townhouses, and low rise apartments to a maximum of 3.5 storeys, the NEW City of Vaughan Official Plan, as modified, brought forward policies within the NEW Woodbridge Centre Secondary Plan which re-designated the lands from "Medium Density Residential" to "Low Rise Residential" and "Low Rise Residential(2)".

Our client purchased the Site in 2003 and has filed applications to permit an 88 unit apartment building on the Site with an option for a senior's retirement residence. The new designations under the new Woodbridge Centre Secondary Plan would effectively "down designate" our client's Site by removing its Medium Density Residential permissions for apartment buildings of any height. The Site is subject to the "Special

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THE INDIVIDUAL ENTITIES NAMED ABOVE PRACTICE IN ASSOCIATION WITH ADAM J. BROWN PROFESSIONAL CORPORATION

Policy Area” policies of the new City of Vaughan Official Plan given that the eastern portion of the Site is located within the “Special Policy Area” of the Provincial Flood Plain Planning Policy.

Our client has now reviewed the Woodbridge Special Policy Area Justification Report and the resulting changes to the Woodbridge Centre Secondary Plan. The proposed revisions to the Woodbridge Centre Secondary Plan maintain the “down designation” on our client’s Site and a further modification has been added to Policy 4.2.2.e which prohibits any density bonusing within the “Special Policy Area”.

Our client filed an appeal to the City of Vaughan Official Plan in December 2012 and to date our client’s concerns have not been addressed. The “down designation” within the Woodbridge Centre Secondary Plan, as amended would have significant adverse impacts on our client’s Site and its current development applications.

We respectfully request that the Committee of the Whole modify the Woodbridge Centre Secondary Plan so as to maintain the current Medium Density Residential permissions on our client’s site, and delete the modification to Policy 4.2.2.e which prohibits a density bonus on sites within the “Special Policy Area” to allow our client’s proposal for a modest 88 unit apartment building to come to fruition.

Should you have any questions, please do not hesitate to contact the undersigned or Jessica Smuskowitz, a lawyer in our office.

Yours very truly,



Adam J. Brown

Cc: Ms. Claudia Storto, City of Vaughan Legal Counsel
Mr. Norbert Marocco
Mr. John Zipay