

HUMPHRIES PLANNING GROUP INC.

HPGI File: 11280
April 28, 2014

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| c. <u>6</u> |
| Communication |
| CW: <u>Apr 29/14</u> |
| Item: <u>35</u> |

City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Maple, ON L6A 1T1

Attn: Jeffrey Abrams, Clerk

Re: Comment Letter
SPA Justification Report - Woodbridge Centre Secondary Plan
Market Lane Holdings Ltd
112-116 Woodbridge Ave, Vaughan (the "Site")

Humphries Planning Group Inc. represents Market Lane Holdings Ltd. with respect to the above noted Site. Market Lane Holdings Ltd. submitted planning applications (OP.11.002 and Z.06.079) for Official Plan Amendment and Zoning By-Law Amendment to permit a 7-storey 70 unit residential apartment building (condominium) on the Site. The applicant has filed an appeal of the VOP 2010 to the OMB and is a party to the OMB process. The scope of the appeal includes the entirety of Volume 2 Chapter 4, being the Woodbridge Centre Secondary Plan (WCSP).

Review of the Staff Report and attachments indicates that the site is considered as low risk and has safe access (Figure 6-5 of Attachment 2 - Justification Report - page 48). The Report does not indicate how the City will be processing planning applications in relation to the Study's findings. We request that Council direct Staff to continue to process the subject applications with appropriate implementing documents to be approved in principle as appropriate by Council until the SPA (with Ministerial approval) is approved by the OMB.

Should you require anything further please contact the undersigned at ext 246.

Yours truly,
HUMPHRIES PLANNING GROUP INC.


Rosemarie Humphries BA., MCIP, RPP
President

cc: Mayor and Members of Committee of the Whole
Market Lane Holdings Ltd

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