

|                       |         |
|-----------------------|---------|
| C                     | 7       |
| Item #                | 5       |
| Report No.            | 10 (CW) |
| Council - March 18/14 |         |

|                           |                         |
|---------------------------|-------------------------|
| Reply to the Attention of | Mary L. Flynn-Guglietti |
| Direct Line               | 416.865.7256            |
| Email Address             | mary.flynn@mcmillan.ca  |
| Our File No.              | 201539                  |
| Date                      | March 14, 2014          |

**E-MAIL (clerks@vaughan.ca)**

Vaughan City Council  
City Hall  
2141 Major Mackenzie Drive West  
Vaughan, Ontario  
L6A 1W8

Dear Council:

**Re: Revised Draft Vaughan Mills Centre Secondary Plan  
(February 14, 2014)  
City Council Meeting of March 18, 2014**

We are the solicitors retained on behalf of Starburst Developments Inc. ("Starburst"), owner of the property municipally known as 9070 Jane Street, and Dimerra Investment Corp. ("Dimerra"), owner of commercial condominium units at the property municipally known as 9100 Jane Street (together, the "Properties").

The Properties are located within the Draft Vaughan Mills Centre Secondary Plan (the "VMC Secondary Plan") and, further, form part of the **Jane Street Corridor** under the VMC Secondary Plan.

We have had an opportunity to review the revised Draft VMC Secondary Plan referenced above as well as the Staff Report to the Committee of the Whole at its meeting held February 25, 2014 (the "Staff Report"). Pursuant to the Staff Report, 3,371 residential units have been assigned to the Jane Street Corridor for development within the 2021 time horizon. In our review of the VMC Secondary Plan and Staff Report, however, it has become apparent that part of this density has been attributed to properties that cannot and will not be developed within the lifetime of the VMC Secondary Plan. The properties so identified are as follows:

- **9070 Jane Street:** a 1.49 acre property owned by Starburst, currently occupied by a gas station;
- **9088 Jane Street:** a 2.98 acre property owned by Pfaff Audi; and

- **9100 Jane Street:** a 9.927 acre property owned by York Region Standard Condominium Corporation No. 1086 ("YRSCC 1086"), a commercial condominium wherein Dimerra is the owner of approximately 48% of the condominium units.

Attached for your reference, please find a key map identifying each of the properties listed above within the Jane Street Corridor.

9070 Jane Street is owned by our client, Starburst. As a result, we may advise that 9070 Jane Street will not be developed for high density residential use within the lifetime of the VMC Secondary Plan. Furthermore, the lands at 9100 Jane Street, being owned by condominium corporation YRSCC 1086, can only be redeveloped with the consent of a significant majority of its condominium owners which is very difficult to achieve and approximately 48% of the condominium units at 9100 Jane Street are owned by our client, Dimerra. As a result, we may also advise that 9100 Jane Street will not be subject to redevelopment within the lifetime of the VMC Secondary Plan. Finally, Pfaff Audi, owner of 9088 Jane Street, is a successful car dealership which we understand has no interest in developing at this time.

For the reasons described above, it is clear that density has been improperly attributed to several properties within the Jane Street Corridor which will not be developed within the lifetime of the VMC Secondary Plan. Consequently, we respectfully submit that the VMC Secondary Plan should be modified and attributed high density residential density be redistributed within the Jane Street Corridor.

Should you have any questions or require any further information, please do not hesitate to contact us.

Yours truly,



Mary Flynn-Guglietti

CC: Jeffrey Abrams, Clerk, City of Vaughan  
Claudia A. Storto, City of Vaughan  
Rick F. Coburn, Borden Ladner Gervais, on behalf of the City of Vaughan  
Frank Santaguida, Region of York  
Ted Wine  
Joe DiGiuseppe  
Alan Young, Weston Consulting

Attach.

9100 JANE  
DANPRA  
INVESTMENT  
CORP.  
(GREENPARK)

9100 JANE ST  
VRSU 1086  
9.927 AC

9088 JANE ST  
PLAFF MDD  
2.98 AC

9070 JANE ST  
STARBURST  
DEVELOPMENTS  
INC. (GREENPARK)  
1.49 AC

