

March 14, 2014

City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

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

**Walker, Nott, Dragicevic  
Associates Limited**  
Planning  
Urban Design

Attention: Mr. Jeffery Abrams, City Clerk  
Members of Council

Dear Sirs/Mesdames:

**Re: Response to Vaughan Mills Centre Secondary Plan  
City of Vaughan Response to Public, Government and Agency  
Submissions  
March 18, 2014 Council Meeting  
City File No. 26.1  
Our File No. 13.557**

Walker, Nott, Dragicevic Associates Limited has been retained as planning consultants for Valley Mill Developments Limited ("Valley Mill"), the owner of lands located at the southwest corner of Rutherford Road and Highway 400 (the "Subject Site") within the Vaughan Mills Centre Secondary Plan (the "VMCSP") area. The Valley Mill lands are located within the area identified as the "Vaughan Mills Centre Business District" (formerly "Area 3") and are designated "Employment Commercial Mixed Use".

This letter is submitted in response to the revised draft VMCSP dated February 2014, and the accompanying report of the City's Commissioner of Planning entitled "City of Vaughan Response to Public, Government and Agency Submissions" (the "Staff Report") as released by the City for the February 25, 2014 meeting of the Committee of the Whole.

Representatives from Valley Mill have attended several public meetings related to the VMCSP and provided written comments on June 10, 2013 which included a request to meet in order to discuss their concerns which included:

- The 3,500 m<sup>2</sup> gross floor area limit for retail units under the Employment Commercial Mixed Use designation;
- The 30% minimum gross floor area requirement for non-retail uses; and,
- The proposed road network.

Regrettably, Valley Mills was not contacted by staff in response to these concerns, which remain outstanding. Based on a review of the draft VMCSP and the Staff Report, we are concerned that none of the issues identified by Valley Mills have been addressed or responded to either within the body of the Staff Report, or the "Response Table for Agency and Public Comments" which claims to reflect the responses from staff which were prepared for each submission provided to the City.

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Peter R. Walker, FCIP, RPP  
Wendy Nott, FCIP, RPP  
Robert A. Dragicevic, MCIP, RPP  
Senior Principals

Andrew Ferancik, MCIP, RPP  
Senior Associate

Martha Coffey  
Controller

Accordingly, we are writing to advise that Valley Mills continues to express concerns with the revised draft VMCSP as it related to its lands. We would like to work in a cooperative manner with the City to resolve these outstanding concerns.

Should you have any questions or require additional information regarding this matter, please do not hesitate to contact the undersigned or Katherine Bailey of our office.

Yours very truly,

**WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED**  
Planning • Urban Design



Peter R. Walker, FCIP, RPP  
President and Senior Principal

cc. Mario Iacobelli, Valley Mill Developments Limited  
John MacKenzie, Commissioner of Planning

