

AIRD & BERLIS LLP

Barristers and Solicitors

Leo F. Longo
Direct: 416.865.7778
E-mail: longo@airdberlis.com

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Communication
COUNCIL: <u>Mar 22/16</u>
<u>CW</u> Rpt. No. <u>12</u> Item <u>14</u>

March 21, 2016

Our File No. 120539

VIA EMAIL: jeffrey.abrams@vaughan.ca

Mayor and Council Members
City of Vaughan, City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Jeffrey Abrams, City Clerk

Dear Mr. Mayor and Members of Council:

**Re: City Council Meeting – March 22, 2016
Agenda Item No. 6**

**Re: COW Report #12, Item No. 14
Implementation Options – Community Area Policy Review for Low-Rise
Residential Designations
City File No. 15.120**

We are counsel to City Park Homes. City Park Homes projects include the following:

Ultra Towns Inc.
7803, 7815 Dufferin Street, Thornhill, ON L4J 3M4

Pine Valley Enclave II Ltd.
8254, 8266, 8272 Pine Valley Dr. Vaughan, ON L4L 2J5

Pine Valley Enclave Ltd.
8204, 8210 Pine Valley Dr. Vaughan, ON L4L 2J5

Ravines of Islington Encore Inc.
8451, 8457 Islington Ave. Vaughan, ON L4L 1X3

This is further to our written submission to the Committee of the Whole meeting held March 1, 2016.

The purpose of this letter is to request that Council revise the recommendation respecting the above-captioned matter as set out below.

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Recommendation No. 1 contained in the staff report recommended that Staff initiate an amendment to the City's Official Plan 2010 to consider incorporating certain policy amendments respecting low-rise residential designations in the Community Areas.

The staff report mentioned two potential options in pursuing that recommendation: a policy-specific official plan amendment or an official plan amendment as part of the next Comprehensive Plan Review.

The actual staff report recommendation, and the COW recommendation to Council, are silent as to which option is to be pursued.

It is respectfully submitted that any proposed amendments to the official plan in this matter ought to be processed through and as part of the City's Municipal Comprehensive Review. The reasons in support of this request include the following:

1. This proposed amendment is not simply one addressing the issue of townhouse developments within low-rise residential-designated areas. The amendments suggested in the Staff Report cannot be viewed in isolation of several other Official Plan concepts; including meeting Provincial and Regional mandates; intensification; housing affordability; complete communities, etc. It is only through assessing these proposed low-rise policies in a comprehensive fashion will the City ensure a thorough and reasoned process by which such proposed policies can be scrutinized and assessed.
2. Proceeding with this amendment in advance of your scheduled Comprehensive Plan Review will result in a less fulsome public process with incomplete analysis. It is likely that pursuing a policy-specific official plan amendment route will result in appeals to the Ontario Municipal Board.

We respectfully request that Council modify the above-captioned item by clarifying that any official plan amendment in this matter is to be initiated and processed as part of the next Comprehensive Plan Review.

Yours truly,
AIRD & BERLIS LLP

Leo F. Longo
LFL/ly

c: Clients
Gerard C. Borean
John Zipay

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