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Item # - 5 Report # - 13(cw)
Special Council - April 19/17

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

April 19th, 2017
File 6873

Attn: Barabara McEwan

Dear Ms. McEwan

**RE: Community Area Policy Review - Low-Rise Residential
Vaughan Official Plan 2010
17 Millwood Parkway (19T-16V02 & DA.16.010)**

Weston Consulting is the authorized planning consultant for Centra (BT1) Inc., the registered owner of the lands located at 17 Millwood Parkway in the City of Vaughan (herein referred to as the 'subject lands'). This letter is provided in response to the proposed amendments to the Vaughan Official Plan 2010 and 'Draft General Infill Guidelines'.

The subject lands are designated as 'Community Area' in the City of Vaughan Official Plan Schedule 1 Urban Structure and 'Low-Rise Residential' on Schedule 13 Land Use. The subject lands have frontage on Major Mackenzie Drive West, a major arterial road, which is designated as a 'Regional Transit Priority Network' as shown on Schedule 10 Major Transit Network.

On April 1st, 2016 on behalf of our client, Weston Consulting submitted a Draft Plan of Subdivision Application and a Zoning By-law Amendment Application to the City of Vaughan. These applications were deemed complete on April 28th, 2016. These applications were submitted under the policy context in force at the time.

Further to our previous letters issued to the City on March 1st, 2016 and May 31st 2016 on behalf of the subject lands and subject applications, we are writing to confirm that the proposed amendments to the City of Vaughan Official Plan contemplated in the in the Community Area Policy Review for Low-Rise Residential Designations as considered by the City of Vaughan Committee of the Whole on April 4th, 2017 do not apply to the subject lands/subject applications.

We have reviewed the technical report prepared by City Staff which indicates that development applications that have already been submitted (in early or late stages of review process) will not be subject to the proposed Official Plan amendments recommended by this study.

We request confirmation of the above understanding and request to be notified of any future report and/or public meetings regarding this matter. If there are any questions or concerns on this matter please contact the undersigned at (ext. 241) or Andrew Zappone (ext. 248).

Yours truly,
Weston Consulting
Per

Ryan Guetter, BES, MCIP, RPP
Vice President

c. Clients
John Mackenzie, City of Vaughan