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BARRISTERS AND SOLICITORS

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City of Vaughan - Committee of the Whole
2141 Major Mackenzie Drive
Vaughan, ON

Attention: Chair and Members of the Committee

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Item #	14
Report No.	14 (CW)
Council - APRIL 23/13	

Dear Chair and Members of the Committee:

**Re: Thornhill Centre Street
Area Land Use Plan Modifications
City of Vaughan Official Plan 2010 – Volume 2, Section 12.10**

We are the solicitors acting on behalf of Centre Street Properties Inc. ("CSPI") and Vogue Investments Limited ("Vogue") with respect to the above referenced matter.

CSPI is the registered owner of the lands municipally known as 1136 Centre Street, Vaughan. Vogue is the registered owner of the adjacent lands to the east, being municipally known as 1118 Centre Street, Vaughan. CSPI and Vogue are both appellants in the current Ontario Municipal Board Hearing relating to the Vaughan Official Plan.

Our clients are in receipt of the Recommendations Report to be considered by this Committee with respect to the above referenced matter and have reviewed the modifications being proposed with respect to Section 12.10 by Staff.

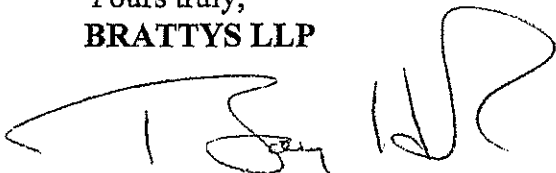
We note that while certain positive changes have been made to the Section 12.10 policies/maps which allow for more flexible use provisions for the respective Sites (such that residential uses are permitted), that the majority of the concerns previously expressed on behalf of our clients with respect to the Section 12.10 policies/maps have not been adequately addressed via the proposed modifications.

This corridor represents a unique opportunity for intensification and warrants permissions for greater densities. Further we note that a majority of the policies and modifications being proposed are overly prescriptive. Specifically, our clients respective sites have been proposed to be designated a variety of designations such that different uses, heights and density permissions apply to different portions of the subject sites. As a result, the proposed designations are

imposing arbitrary limitations on the redevelopment of the subject sites, whereas the policies should be promoting redevelopment in this area of the City. In this regard we note that there is a park being shown on one of the respective sites and that such an illustration is premature, absent an understanding of how and when the lands in this area will be redeveloped. As the City is aware, this area is currently home to an extensive amount of commercial uses. The ultimate redevelopment of this area will occur over time and on a site by site basis. Unfortunately, the prescriptive nature of the policies do not reflect the flexibility that is required to redevelop this area in accordance with the Region's Intensification Strategy (2009).

It is our view that the policy document would better complement the City and Regional vision for transit supported development if it was less rigid and permitted higher densities. We note that there should be more flexibility in the approach to integrating higher density residential uses with commercial uses and that the specifics related thereto are matters that should be dealt with at the site plan stage.

Yours truly,
BRATTYS LLP



Barry A. Horosko

cc: Lou Greenbaum
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Murray Evans