

June 26, 2017

By E-Mail Only to clerks@vaughan.ca

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

Attention: Ms. Barbara McEwan, City Clerk

Dear Ms. McEwan:

**Re: Dufferin Street and Centre Street Intersection Land Use Study
Proposed Amendment to the Vaughan Official Plan 2010
City File No. 26.6**

We are counsel to 2090396 Ontario Limited, the owner of lands municipally known as 1500 Centre Street in the City of Vaughan (the "Lands"). The Lands are located at the northeast corner of the intersection of Centre Street and Dufferin Street and within the study area boundaries of the City-initiated Dufferin Street and Centre Street Intersection Land Use Study.

2090396 Ontario Limited is also an appellant of the City of Vaughan Official Plan 2010 (Appellant No. 60), as we filed an appeal on behalf of our client by letter dated November 8, 2012, and that appeal remains outstanding.

We have reviewed the staff report of the Deputy City Manager, Planning and Growth Management and the Director of Policy Planning and Environmental Sustainability regarding the proposed amendment to the Vaughan Official Plan 2010 arising from the City-initiated Dufferin Street and Centre Street Intersection Land Use Study, including the draft Official Plan Amendment, which we understand was considered by the City's Committee of the Whole at its meeting on June 20, 2017 (the "Staff Report").

We note that the draft Official Plan Amendment appended to the Staff Report proposes to designate our client's property as "Mid-Rise Mixed-Use", with a maximum height of 12 storeys and a maximum density of 2.5 FSI. However, we understand that at the Committee of the Whole meeting a motion was introduced by Councillor Shefman to

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reduce the recommended maximum height applicable to our client's property and the adjacent lands from 12 storeys to 8 storeys.

We are writing to advise that our client does not support the draft Official Plan Amendment recommended by staff, or as may be modified by the motion introduced by Councillor Shefman.

Among other things, recognizing its "gateway" location at the intersection of two major corridors, our client does not agree with the proposed maximum height and density ascribed to the Lands and the adjacent lands, and particularly the potential further reduction in height proposed through the Councillor's motion.

In addition, in our view, many of the proposed built form design criteria and standards set out in proposed Policy 12.XX.5.1.q are too detailed for an Official Plan document and are unnecessarily prescriptive.

Further, certain proposed policies in the draft Official Plan Amendment are vague and it is unclear how they might be applied by the City to our client's property and adjacent lands. For example, Policy 12.XX.2.1.d stipulates that it is intended that "land be assembled to create logical planning units ..." where development areas are characterized by multiple ownerships, and Policy 12.XX.5.1.f proposes to direct that development "will consolidate driveways onto public streets ...".

Accordingly, 2090396 Ontario Limited does not support the draft Official Plan Amendment in its current form, and has concerns regarding potential further modifications that may be introduced by members of Council.

We trust that City Council will give due consideration to this submission and we request that we be given written notice of any decision(s) regarding this matter, including the adoption of an Official Plan Amendment.

In the meantime, please do not hesitate to contact us if you have any questions regarding this submission.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

copy: Client