

From: Magnifico, Rose
Sent: Tuesday, September 02, 2014 12:52 PM
To: Bellisario, Adelina
Subject: FW: Item 53 - Committee of the Whole - Riotrin Application - Submissior
Attachments: PDF. Letter WB to City re Riotrin Application.PDF; PDF. Letter to City re

C	<u>2</u>
Item #	<u>53</u>
Report No.	<u>36 (cw)</u>
<u>Council - September 9/14</u>	

From: Valeria Maurizio [<mailto:VMaurizio@woodbull.ca>]

Sent: Tuesday, September 02, 2014 12:41 PM

To: Magnifico, Rose; Britto, John

Subject: FW: Item 53 - Committee of the Whole - Riotrin Application - Submission on behalf of Seven/427 Developments

Good Afternoon,

Please see attached correspondence regarding Item 53 of today's Committee of the Whole meeting.

Thank you,

Valeria Maurizio, M.Sc.(PI), MCIP, RPP

Land Use Planner | Wood Bull LLP | 65 Queen Street West, Suite 1400, Toronto, ON, M5H 2M5
T: (416) 203-3623 | F: (416) 203-8324 | E: vmaurizio@woodbull.ca | www.woodbull.ca

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From: Valeria Maurizio

Sent: September-02-14 9:33 AM

To: 'clerks@vaughan.ca'

Cc: Allan Scully; 'pbustard@smartcentres.com'; 'CCote@smartcentres.com'; Mary Bull

Subject: Item 53 - Committee of the Whole - Riotrin Application - Submission on behalf of Seven/427 Developments

Good morning,

Please see the attached correspondence regarding Item 53 (Riotrin Application near Langstaff and Highway 27) of today's Committee of the Whole meeting. A copy is being faxed to your office as well.

Thank you,

Valeria Maurizio, M.Sc.(PI), MCIP, RPP

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2 September 2014

Sent via E-mail to clerks@vaughan.ca and via Fax to 905-832-8535

Mayor and Members of Council
City of Vaughan
Clerk's Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Members of Council:

**Re: Item #53
Committee of the Whole Meeting, September 2, 2014
Zoning By-Law Amendment File Z.13.003 ("the Application")**

We are solicitors for Seven 427 Developments Inc., the owner of lands fronting onto the north side of Highway 7, west of Highway 427 (the "Seven/427 Lands").

We request that the City provide our office and our client, on an ongoing basis and as it becomes available, with information regarding the Application. Without limiting the generality of this request, please provide our office and our client with copies of the following:

- Timely notice of any open house, community consultation meetings or public meetings in regard to the Application;
- Timely notice of any meetings of Council or any Committee of Council, or Committee of Adjustment in regard the Application;
- Agendas and Minutes of Council or Committee of Council;
- Any reports prepared by City staff in regard to the Application;
- Notification of any decision(s) when issued; and
- Notification of any passing of any official plan amendments or by-law(s) in regard to the Application.

2 September 2014

The above-requested information may be sent to our office and to our client at the following addresses:

Wood Bull LLP

65 Queen Street West, Suite 1400

Toronto, Ontario, M5H 2M5

Attn: Mary Bull/ Valeria Maurizio

mbull@woodbull.ca / vmaurizio@woodbull.ca

SmartCentres

700 Applewood Crescent, Suite 100

Vaughan, ON L4K 5X3

Attn: Allan Scully/ Paula Bustard

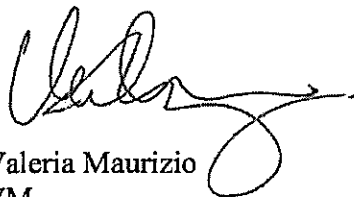
ascully@smartcentres.com /

pbustard@smartcentres.com

Thank you in advance for your attention to this request.

Yours very truly,

Wood Bull LLP

A handwritten signature in black ink, appearing to read 'Valeria Maurizio', with a long horizontal flourish extending to the right.

Valeria Maurizio

VM



MUNICIPAL, PLANNING & DEVELOPMENT LAW

2 September 2014

Sent via E-mail to clerks@vaughan.ca and via Fax to 905-832-8535

Mayor and Members of Council
City of Vaughan
Clerk's Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Members of Council:

**Re: Item #53
Committee of the Whole Meeting, September 2, 2014
Zoning By-Law Amendment File Z.13.003 ("the Riotrin Application")
Riotrin Properties (Langstaff) Inc., SRF Vaughan Property Inc. and SRF Vaughan
Property II Inc.
Ward 2 - Vicinity of Regional Road 27 and Langstaff Road (the "Riotrin Property")**

We are solicitors for Seven 427 Developments Inc. ("Seven/427"), the owner of lands fronting onto the north side of Highway 7, west of Highway 427, which lands are designated Mixed Use Commercial and zoned C5.

Seven/427 has only recently become aware of the Riotrin Application and has reviewed the staff report that will be before the Committee of the Whole on 2 September 2014. The Riotrin Application proposes a significant retail commercial development and Seven/427 has serious concerns regarding the process by which the Riotrin Application has come before the Committee of the Whole for consideration.

The City of Vaughan is being asked to approve a significant retail commercial development on the Riotrin Lands without the benefit of the technical studies and the public review that the City of Vaughan usually requires for similar applications. For instance, we understand that Riotrin did not submit a planning justification report, traffic report, or a market impact study in support of the Riotrin Application, which reports are typically required of applicants under Section 10.1.3 of the Official Plan. Without the analysis and information contained in these studies, the City of Vaughan does not have sufficient information regarding the implications of the Riotrin Application on the planned function of other lands and developments and on which it can make a well informed decision regarding the merits of the Riotrin Application.

Mary Bull Direct: (416) 203-7739 mbull@woodbull.ca

65 Queen Street West Suite 1400 Toronto Ontario M5H 2M5 T (416) 203-7160 F (416) 203-8324 www.woodbull.ca

2 September 2014



The draft by-law proposes to include a number of retail and service commercial uses that extend well beyond what would be permitted in the *Retail Employment Warehouse Area Zone (EM3)*. There are other lands in the City of Vaughan planned and approved by Council which are appropriately located to serve the residents of Vaughan and are already designated and zoned to permit this range of retail commercial uses. It is the opinion of Seven/427 that there is no need to approve the significant retail commercial development proposed by the Riotrin Application.

Request

We request that the Riotrin Application be deferred to permit its consideration by the City of Vaughan in the context of a thorough public process and to require that Riotrin submit the technical studies that are usually required by the City for this type of application. To do otherwise would apply a lower standard of review and consideration of the Riotrin Application than other applications, such as the applications in the City of Vaughan.

We also request notice of any decision of the Committee of the Whole and Council, including any notice of passing of a zoning bylaw. Notice may be sent to us at the following address:

Wood Bull LLP
65 Queen Street West, Suite 1400
Toronto, Ontario, M5H 2M5
Attn: Mary Bull/ Valeria Maurizio
mbull@woodbull.ca / vmaurizio@woodbull.ca

Yours very truly,

Wood Bull LLP

A handwritten signature in cursive script, appearing to read "Mary Bull", is located below the firm name.

Mary Bull
Certified Specialist (Municipal Law: Land Use Planning and Development)

c. Seven 427 Developments Inc.