



**WESTON  
CONSULTING**

planning + urban design

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Item #	<u>1</u>
Report No.	<u>35</u>
Council - <u>Sept 25/12.</u>	

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

August 28<sup>th</sup>, 2012  
File 5555

**Attn: Jeffrey A. Abrams, City Clerk**

Dear Sir:

**RE: Dorian Place Land Use Study  
Proposed Amendments to Yonge Steeles Corridor Secondary Plan  
City of Vaughan Official Plan – Volume 2**

Weston Consulting Group Inc (WCGI) has been providing land use planning services to the owners of 5 Dorian Place in response to the Council adopted Yonge Steeles Corridor Secondary Plan (YSCSP). Under the current Council adopted Secondary Plan, the subject property is designated 'Mid-Rise Mixed-Use' development with a density of 1.5 FSI and a maximum height of five stories.

On September 30, 2011, Weston Consulting participated in a Pre-Application Consultation (PAC) Meeting to advance a development concept prepared for the subject property. This work built upon the work undertaken by the City's planning staff and external consultants. At this meeting, we presented a development concept to the City demonstrating that on a conceptual level, the property could be developed on its own in accordance with its designation under the YSCSP.

Weston Consulting has also been actively involved in the Dorian Place Land Use Study. On October 17th, 2011, Weston Consulting attended a public open house concerning the Dorian Place Study to better understand how development of the entire block would impact the subject property. On November 22nd, 2011, Weston Consulting submitted a letter to the City's Planning Department expressing our concerns about the City's approach to implementing the Dorian Place Study into the Official Plan. Specifically, we expressed our concern about imposing a requirement for a single owner to acquire all fourteen lots prior to developing the block. In addition, Weston Consulting discussed the development of the subject property independent from the rest of the block with planning staff on several occasions over the duration of the Dorian Place Land Use Study.

In our opinion, the subject property located at 5 Dorian Place can and should be able to develop on its own, or at least as the first phase of any future development on Dorian Place. This should be clearly stated and provided for in any proposed amendment to the Official Plan relating to the development for Dorian Place. As previously stated, the assembly of all lands prior to

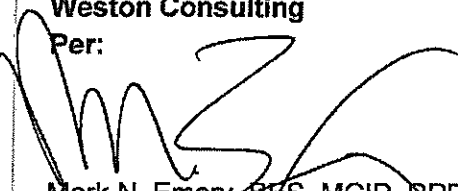
development is very onerous and time consuming, and as such, is highly unlikely to ever materialize. The imposition of any such Official Plan requirement now, after Council adopted Staff's recommendation and approved the Secondary Plan for this area, which provides that the subject property can and should intensify on its own, does not represent good planning.

Please accept this letter as our client's opposition to the adoption of this proposed Official Plan Amendment. We also request full notification of all City initiated meetings, open houses, etc. regarding the Dorian Place Land Use Study and the Yonge Steeles Corridor Secondary Plan.

Please contact the undersigned, or Tim Jessop (x232), if you would like to discuss this matter further.

Yours truly,  
**Weston Consulting**

Per:



Mark N. Emery, BGS, MCIP, RPP  
President

- c. D. Lundell, Owner of 5 Dorian Place  
J. Streisfield, Land Law  
A. Shefman, ~~Ward 5~~ Councillor  
J. MacKenzie, City of Vaughan  
D. Birchall, City of Vaughan  
C. Chong, City of Vaughan