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Communication
COUNCIL: <u>Oct 19/16</u>
<u>CW</u> Rpt. No. <u>34</u> Item <u>9</u>

October 17, 2016

File No. 132971

BY EMAIL: jeffrey.abrams@vaughan.ca

City Council
City of Vaughan
Vaughan City Hall
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Attention: Jeffery Abrams, City Clerk

Your Worship and Council Members:

**Re: October 19, 2016 Council Meeting
 Agenda Item No. 6**

**Re: Report No. 34 of the Committee of the Whole
 Item No. 9 - Community Area Policy Review for Low Rise Residential
 Designations & Urban Design Guidelines**

We have been retained by City Park Homes in the above-captioned matter.

Our client owns numerous properties within the city and has participated in the meetings leading up to the recent COW meeting.

Council is respectfully requested to defer the above-captioned item. The reasons for this request include the following:

1. The proposed Urban Design Guidelines ("UDG") propose new and specific restrictions and/or requirements on infill townhouse developments. Those restrictions/requirements apparently implement draft Official Plan policies that have yet to be considered at a statutory public meeting or adopted by Council. Adopting and implementing the proposed UDG at this time is premature...like placing the cart before the horse.
2. The proposed UDG's specific restrictions and requirements on infill townhouse developments are inconsistent with the Provincial Policy Statement 2014 and do not conform with the intensification policies of either the Provincial Growth Plan or the York Region Official Plan which this Council is obligated to implement.

October 17, 2016

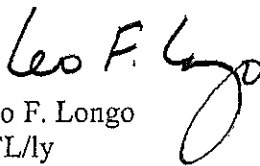
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3. There are no proposed transition policies respecting the application/implementation of the UDG. This is inappropriate, prejudicial and unfair to planning applications currently being considered by city staff and council. The retroactive application of UDG to "complete" development applications is unacceptable and unlawful.

We urge Council not to adopt the COW recommendations or the UDG at this time.

Yours truly,

AIRD & BERLIS LLP


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c: Claudia Storto, City Solicitor
John Mackenzie
Client
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