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Communication
COUNCIL: <u>Dec 13/16</u>
<u>CW</u> Rpt. No. <u>43</u> Item <u>33</u>

Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

December 6, 2016
File 5803

Attn: John Mackenzie
Deputy City Manager, Planning & Growth Management

RE: Response to Staff Report regarding Comprehensive Peer Review for Development Application - 7700 Bathurst Street, City File No. OP.16.006 ("TORGAN")

Weston Consulting is the planning consultant in relation to the above City File in relation to lands at 7700 Bathurst Street in the City of Vaughan. We are aware of the correspondence dated November 1, 2016 with regard to a Members Motion that proceeded to Council on October 19th and we have since reviewed the above referenced Staff Report that is being considered by the Committee of the Whole on December 6, 2016.

We wish to respond specifically to the first recommendation in the Staff Report, which relates to the requirement for a Peer Review of the Torgan application.

We have been working diligently with City Staff and agencies in relation to the processing of the official plan application and have provided detailed studies in support of the application pursuant to the requirements identified by City Staff in the Pre-Application Meeting.

While we appreciate that certain studies may warrant additional detailed review and analysis by City Staff and may require peer review, we wish to express our client's concern as to the potential budget for a peer review in the absence of defined terms of reference or scope of the peer review. Our client also expected that the review of the application was within Staff's capacity, since the PAC letter did not identify a requirement for external review. The budget referenced in the November 14th Memorandum provided a potential range; however, we believe that this range may be excessive in relation to the scope of the peer review.

Accordingly, we request that a high degree of discretion be provided by Staff in determining the need for certain studies to be peer reviewed and we request the opportunity to meet with Staff in relation to defining the terms of reference and scope of the peer review. Since the applicant is paying for the peer review, it is reasonable that the applicant be consulted with regard to the scope and the Terms of Reference. Furthermore, our client and consultant team are committed to the furtherance of this application based on our discussions with Staff and look forward to working with stakeholders in the coming months.

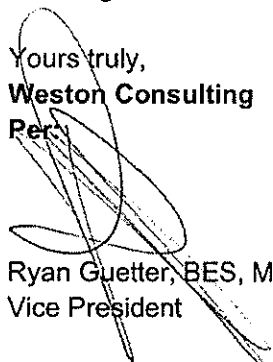
We appreciate the opportunity to provide this input and have provided a copy of this to the City Clerk for distribution at the Committee of the Whole Meeting scheduled for December 6, 2016.

Should you have any questions or require any additional information, please contact the undersigned at extension 241 or Sabrina Sgotto at extension 243.

Yours truly,

Weston Consulting

Per:



Ryan Guetter, BES, MCIP, RPP
Vice President

- c. City Clerk, City of Vaughan
Members of the Committee of the Whole, City of Vaughan
Christina Napoli, City of Vaughan
George Wheeler, The Torgan Group
Mary Flynn-Guglietti, McMillan LLP
Peter Weston, Weston Consulting