

FISTON HOLDINGS LIMITED

October 3, 2017

Mr. John Mackenzie
Commissioner of Planning
The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

PUBLIC HEARING
COMMUNICATION

C2

Date: Oct 3/17 ITEM NO. 2

Attention: Carol Birch

**RE: Committee of the Whole Public Hearing
Agenda Item No. 2, File Numbers Z.17.014 and 19T-17V003
2281539 Ontario Inc.**

I am unable to attend this evening's Public Hearing concerning the above-referenced matter, but wanted to provide written comments for Committee and staff's consideration. Fiston Holdings Limited ("Fiston") is the owner of the parcel of land adjoining the western boundary of the subject property, approximately 0.24 hectares (0.60 acres) in size and legally described as Block 169 on Registered Plan 65M-2922. The property is zoned R2-Residential and is designated Community Areas in the Vaughan Official Plan.

By way of background, Fiston was the original developer of the former Maple Airport lands which encompassed a much broader area extending over to Melville Avenue and Major Mackenzie Drive. The development was draft approved by Vaughan Council on June 24, 1988 and subsequently registered as plan 65M-2922 on April 2, 1993. Our original draft plan proposed full lots backing onto the 2281539 Ontario Inc. property, however at the request of the City and the adjoining property owner, Fiston was advised to create a separate block of land which would be paired with the table land on the 2281539 Ontario Inc. property when it was to develop in the future. The conditions of draft plan approval reflected this, in that the City and the Toronto & Region Conservation Authority were to undertake a site walk to confirm that adequate lands existed to facilitate the creation of full lots between the two properties prior to allowing the Fiston plan to be registered and appropriately zoned for such purposes. This site walk took place, and the lands were appropriately zoned and registered.

While we acknowledge that a considerable amount of time has passed, Fiston was unable to proceed without the cooperation of the adjoining landowner. These lands were only recently sold as part of an estate sale, and 2281539 Ontario Inc. is now in the process of advancing their application to develop the lands. While Fiston has no objection to the proposed redevelopment of the property, we are of the opinion that it should be looked at comprehensively in conjunction with the lands to the south on Bevan Road and our lands on the west side of the creek. Furthermore, since these lands provide an integral linkage along the West Don River which the City has recognized as part of its 2007 Pedestrian and Bicycle Master Plan, and given the interrelationships between the Open Space lands, Naylor Parkette, Maple Airport Park and Le Petite Prince School, we believe a comprehensive re-assessment regarding potential trail connections and linkages should be examined, and Fiston would not be adverse to having its lands considered as part of this broader exercise.

FISTON HOLDINGS LIMITED

We trust that these comments will be taken into consideration by Committee and staff in their future reporting to Committee of the Whole, and would ask that we be advised of any future meetings or decisions affecting the subject property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Luch Ognibene', written over a horizontal line.

Luch Ognibene, RPP
Vice-President, Land Development
The Remington Group