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Communication
CW: Feb 26/13
Item: 5

SHERMAN · BROWN · DRYER · KAROL
BARRISTERS & SOLICITORS

February 25, 2013

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Attention: Mr. Jeffrey Abrams, City Clerk

Dear Sir:

Re: Issues with Modified Woodbridge Centre Secondary Plan proceeding to Committee of the Whole on February 26th as it relates to the property municipally known as 165, 170, 180, 192, 201 and 228 PINE GROVE ROAD, in the City of Vaughan

We are the solicitors for 165 Pine Grove Investments Inc., the owner of the properties municipally known as 165, 170, 180, 192, 201, and 228 Pine Grove Road (the "Site") in the City of Vaughan. The Site is located in the area east of Islington Avenue, south of Langstaff Road, which Site was formerly occupied by the Hayhoe Mills Flour Mill. The 8.44 acre site comprises the properties located on the north and south/east sides of Pine Grove Road, with Pine Grove intersecting with Islington Avenue at its southernmost end. The Site is surrounded by an open space area to the north and east, mid-rise residential uses to the south, and a mid-rise seniors' facility on the opposite (west) side of Pine Grove Road.

While the Site was designated "Low Density Residential" and "Industrial" pursuant to the "OLD" City of Vaughan Official Plan (OPA 597), the NEW City of Vaughan Official Plan brought forward policies within the NEW "Woodbridge Centre Secondary Plan" which re-designated the lands from "Industrial" to "Commercial Mixed Use (1)" and from "Low Density Residential" to "Parks" and/or "Low Rise Residential". In March of 2011, our client submitted applications for an Official Plan and Zoning By-law Amendment, which applications proposed to redevelop the Site with 132 stacked townhouse units, which townhouse units would be developed within the area designated as "Low Rise Residential".

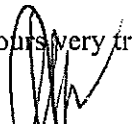
Our client filed an appeal of the New City of Vaughan Official Plan including the Woodbridge Centre Secondary Plan given York Region's failure or neglect to make a decision on the New Official Plan within 180 days from its receipt from the City of Vaughan.

We have reviewed the modifications to the Woodbridge Centre Secondary Plan which we understand will be proceeding to Committee of the Whole for approval on February 26, 2013. The Secondary Plan, as modified, contains revisions that affect our client's Site, which issues can be summarized as follows:

- **Section 3.2.1.4-** The modified version of the Woodbridge Centre Secondary Plan removes the language justifying and describing the conversion of Employment Lands on the western portion of the Hayhoe Mills Site. Our client respectfully requests that the following language be added back into this section:
 - "It is considered appropriate in the context of the surrounding residential uses to permit a re-designation of the westerly portion of the lands to commercial mixed-use, including small scale grade related retail and business office, cafes, and small restaurant uses; and, cultural and recreational facilities. The easterly part of the lands are located in the more sensitive portion of the SPA, and given the need for parkland in the Secondary Plan area, provide a good opportunity for a public park use";
- **Section 4.2.2.2.e-** our client takes issue with the addition of language that prohibits density bonusing for lands inside the SPA as currently defined;
- **Section 7.3.2.j-** This provision, as modified, is a concern as our client's Site is currently within the boundaries of the SPA.

We respectfully request that the Woodbridge Centre Secondary Plan be approved without the modifications to the policies noted above. Should you have any questions or require any additional information, please do not hesitate to contact the writer or Jessica Smuskowitz, a lawyer in our office.

Yours very truly,



Adam J. Brown

cc: Ms. Claudia Storto, Legal Counsel, City of Vaughan
Mr. Kurt Franklin, Weston Consulting
Mr. Paulo Stellato, 165 Pine Grove Investments Inc.