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Communication	
CW:	<u>MAR 11/16</u>
Item:	<u>14</u>

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

March 1, 2016
File 6728

Attn: Jeffrey Abrams, City Clerk

Dear Sir,


**RE: Low-Rise Residential Designation Policy Review
Committee of the Whole- Tuesday March 1, 2016**

Weston Consulting is the planning consultant for Centra (Keele) Inc., the registered owner of the lands in the City of Vaughan municipally known as 9785 & 9797 Keele Street and a parcel known as PCL-176-1 SEC 65M 2407 ('subject property'). This letter is in response to the document titled *Draft Policy Review: Vaughan Community Areas and Low-Rise Residential Areas* prepared by Urban Strategies Inc., dated January 2016 which is being brought forward to Committee of the Whole on March 1, 2016.

The above noted subject property is designated Low Rise Residential in the City of Vaughan Official Plan ('VOP') and within the Maple Heritage Conservation District. We have submitted development applications for the subject property with a complete application notice issued on September 28, 2015. The applications have been circulated and comments have been received. A public hearing was also held on December 1, 2015.

We have reviewed the above noted documents being brought to Committee of Whole on March 1, 2016 and have some concerns with certain proposed policies and guidelines. We reserve the right to provide further comments on the proposed materials as it relates to the subject lands. Given that our applications are currently in process we recommend staff consider incorporating an appropriate transition clause to address applications that are in process.

We appreciate your consideration of the above and look forward to further participating in this review. We also request to be provided with notice of any meetings, reports or draft policies in relation to this matter. Should you have any questions, please contact the undersigned at (ext. 241) or Julia Pierdon (ext. 307).

Yours truly,
Weston Consulting
Per 

Ryan Guetter, BES, MCIP, RPP
Vice President

- c. Aaron Platt, Davies Howe
Paul Lorusso, Centre (Keele) Inc.
Grant Uyeyama, City of Vaughan
John MacKenzie, City of Vaughan