

AIRD & BERLIS LLP

Barristers and Solicitors

Leo F. Longo
Direct: 416.865.7778
E-mail: llongo@airdberlis.com

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Communication	
CW:	MAR 1/16
Item:	14

March 1, 2016

Our File No. 120539

VIA EMAIL: jeffrey.abrams@vaughan.ca

Committee of the Whole
City of Vaughan
City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Jeffrey Abrams, City Clerk

Dear Chair and Committee Members:

Re: **Agenda Item No. 14**
Implementation Options: Community Area Policy Review for Low-Rise
Residential Designations
City File No. 15.120 – Wards 1 to 5

We are counsel to City Park Homes. City Park Homes projects include the following:

Ultra Towns Inc.
7803, 7815 Dufferin Street, Thornhill, ON L4J 3M4

Pine Valley Enclave II Ltd.
8254, 8266, 8272 Pine Valley Dr. Vaughan, ON L4L 2J5

Pine Valley Enclave Ltd.
8204, 8210 Pine Valley Dr. Vaughan, ON L4L 2J5

Ravines of Islington Encore Inc.
8451, 8457 Islington Ave. Vaughan, ON L4L 1X3

We are unable to attend this afternoon's Committee meeting but wish to make the following initial comments on the above-captioned item.

Should Council choose to move forward with Recommendation No. 1 contained in the Staff Report, we would respectfully request that any proposed Official Plan Amendments be processed and considered only as part of the City's Municipal Comprehensive Review/Official Plan Review (MCR/OPR). Any proposed amendments are more

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appropriately considered as part of that Review and not as a discrete, freestanding amendment process.

If Council is intending on moving forward with Recommendation No. 2 of the Staff Report, it is recommended it be revised as follows:

2. That the draft "General Low-Rise Residential Infill Guidelines" and the draft "Townhouse Infill Guidelines" set out in this report, applying to the Low-Rise Residential Areas within the Community Areas of VOP 2010, be ~~endorsed for the purpose of their distribution~~ distributed to stakeholders for comment and that such comment is requested no later than April June 1, 2016;

Our client believes that more stakeholder notice and engagement are required before any substantive further steps are taken respecting this matter. In addition, there should be no "endorsement" of the guidelines at this juncture. Use of the term is potentially misleading.

Yours truly,
AIRD & BERLIS LLP


Leo F. Longo
LFL/ly

c: Clients
Gerard C. Borean
John Zipay

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