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planning + urban design

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Communication
CW: <u>MAR 1/16</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 Ultra Towns Inc, Pine Valley Enclave 2 Ltd, Pine Valley Enclave Ltd. and Ravines of Islington Encore., the registered owners of the lands in the City of Vaughan municipally known as 7803, 7815 Dufferin Street, 8254, 8266, 8272 Pine Valley Drive, 8204, 8210 Pine Valley Drive and 8451, 8457 Islington Avenue respectively. 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 was only made available to the public on February 23, 2016, is being brought forward to Committee of the Whole on March 1, 2016.

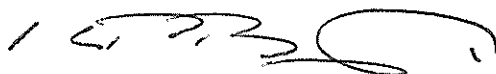
The above noted subject properties are designated Low Rise Residential in the City of Vaughan Official Plan ('VOP'). Our client has submitted or has pending development applications for the subject properties.

We have undertaken an initial review the above noted documents being brought to Committee of Whole on March 1, 2016. In particular we request:

1. Modification to Recommendation 2 for the report not be "endorsed" and be distributed to stakeholders for comment;
2. That comments be extended from April 1, 2016 to May 31, 2016.
3. 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.
4. That 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. 236) or Julia Pierdon (ext. 307).

Yours truly,
Weston Consulting
Per:



Kevin Bechard
Senior Associate

c. G. Borean, Parente Borean.