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Urban Planners • Project Managers

March 1, 2016

By E-Mail Only to jeffrey.abrams@vaughan.ca

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
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Communication	
CW:	<u>MAR 1/16</u>
Item:	<u>14</u>

Attn: Mayorp Maurizio Bevilacqua and Members of Council
c/o Jeffrey A. Abrams, City Clerk

Re: Item 14: Committee of the Whole Meeting, March 1, 2016
Community Area Policy Review for Low-Rise Residential Designations
Centreville Homes (Merino) Inc., 9770 Keele Street, Vaughan
Centreville Development Corporation, 9846 Keele Street, Vaughan
Implementation Options Community Area Policy Review for Low-Rise
Residential Designations

9846 Keele Street – DA 13-038 (OP13-004, Z13-006)
9770 Keele Street – DA 14-055 (OP 14-008, Z14-029)

We are the planning consultants retained by Centreville Homes (Merino) Inc. respecting their pending development application at 9770 Keele Street (Files: DA 14-055 (OP 14-008, Z14-029) and Centreville Development Corporation, in the respect to applications pertaining to 9846 Keele Street (Files: DA 13-038 (OP13-004, Z13-006).

For the past several years, our Client has been actively pursuing the above-noted development applications for its lands, including working with City Staff, attending at Council meetings and public meetings, and participating in the process associated with the Community Area policy examination. Our Client initiated an appeal to the earlier Interim Control By-law (Ontario Municipal Board Case No. PL141252).

In light, that the Staff Report for this important matter was made publicly available on Wednesday of last week, there has been limited opportunity to fully review the proposed revisions to the Vaughan Official Plan, 2010 ("Proposed OPA"), the proposed draft General Low-Rise Residential Infill Guidelines, and/or the proposed draft Townhouse Infill Guidelines (collectively the "Proposed Guidelines") and discern the implications for my Client's projects. Therefore, this letter suggests minor revisions to the recommendations contained in the Staff Report.



We will reserve comments on the Proposed OPA and Proposed Guidelines, until the impact of said policies and practices are understood.

Recommendation 2 of the Report, recommends that Council provide direction to engage in a public consultation process respecting the Proposed Guidelines. Pursuant to Recommendation 2, Staff would circulate the Proposed Guidelines to “stakeholders” for comment, and comments would be required to be provided to the City by no later than April 1, 2016. I have two comments respecting this recommendation.

1. Firstly, in our judgement, the term “stakeholders” is not clearly defined, and as such we suggest than an alternative process be followed whereby, Council directs Staff to (i) provide notice to all parties with active applications which may be affected by the Proposed Guidelines and post said guidelines on the City’s web-site; and (ii) providing a broad notice in a local newspaper for all members of the public and landowner interests.
2. Secondly, I note that the next Council meeting is scheduled for March 22, 2016. Therefore, the earliest opportunity for council to provide direction to Staff will be on March 22, 2016. Accordingly, the earliest opportunity for Staff to distribute the Proposed Guidelines as per council’s direction will be the following day, March 23, 2016. From the date of distribution, only seven business days will be available to meet Staff’s suggested time frame. It is questionable whether this is sufficient time for a meaningful dialogue between stakeholders/the general public and staff. To take place

Therefore, It is respectfully requested that the Staff suggested deadline for comments of April 1, 2016 deadline be extended to at least April 29, 2016, Further, it would also be helpful for Staff to provide a response to the comments received, prior to a Staff report being prepared. .

My Client remains hopeful that its concerns with the Proposed Guidelines can be resolved and looks forward to continuing to work with the City respecting this matter.

Should you have any questions with respect to the foregoing, please do not hesitate to contact the undersigned.

Yours truly,

Paul Tobia, Associate



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cc Mr. John Mackenzie, Deputy City Manager, Planning and Growth Management,
Centreville Homes (Merino) Inc.,
Centreville Development Corporation