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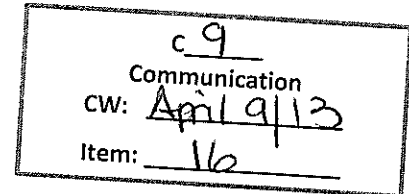
www.elstons.ca

The Admiral Building
One First Street, Suite 224
Collingwood, ON L9Y 1A1
T. 705.445.1200
F. 705.445.1209
info@elstons.ca

April 5, 2013

SENT BY ELECTRONIC MAIL

Mayor Bevilacqua and Members of Council
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1



Dear Mayor Bevilacqua and Members of Council:

Re: *Committee of the Whole – April 9, 2013*
Official Plan Amendment File OP.11.013
Zoning By-law Amendment File Z.11.044
Site Development File DA.12.079
FCHT Holdings (Ontario) Corporation
Ward 4 – Northwest of Bathurst Street and Rutherford Road

We are the solicitors for Traci Shatz, a resident of George Kirby Street, directly across from the proposed development. Ms. Shatz has been actively involved in the processing of these applications and has outstanding concerns that we would like to bring to the attention of the Committee of the Whole ("the Committee").

The subject lands, at the north west intersection of Bathurst Street and Rutherford Road, are currently developed as a commercial complex known as "Rutherford Marketplace." This intersection is surrounded by low density residential, open space, and protected environmental lands. On the east side of Bathurst Street is the Town of Richmond Hill and is exclusively low density residential. Our client, and many of her neighbours, have repeatedly expressed concerns that the proposed development is simply incompatible with the existing established neighbourhood. As noted in the staff report prepared for the April 9, 2013 meeting, the existing Official Plan policies would permit 52 residential units in building forms similar to those in the surrounding neighbourhood – detached, semi-detached, and street townhouse. The proposal to accommodate 250 units in a much taller, apartment tower form, is incompatible and represents a scale of intensification that is not appropriate for this neighbourhood.

The City of Vaughan is currently involved in the appeal of its new Official Plan before the Ontario Municipal Board (the "OMB"). The new Official Plan has taken direction from the Province and considered how the City should continue to grow and where intensification should occur. The new Official Plan has identified 'Intensification Areas' – a Regional Centre,

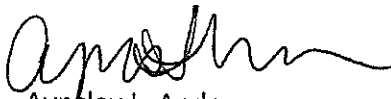
Primary Centres, Local Centres, Regional Intensification Corridors, and Primary Intensification Corridors. The subject lands are not located in any of these intensification areas. In fact, the subject lands are located in an area labeled 'Stable Areas' where development is expected to occur in a manner much more similar to the existing, established character of the area. As such, the proposed development will completely undermine the City of Vaughan's vision for the future 'Urban Structure', shown on Schedule 1 of the new Plan.

While it is understood that these development applications are being processed under the current policy regime, it is our respectful submission that it would be premature to approve these applications in the face of a site-specific appeal of the new policies, which mirror this proposed development, and are currently before the OMB.

I would appreciate it if you would enclose a copy of this letter with the Committee's agenda package. Thank you for your assistance.

Yours very truly,

ELSTONS

A handwritten signature in black ink, appearing to read 'Aynsley L. Anderson', written over the typed name.

Aynsley L. Anderson

ALA/sf

c. Client