



M.A.M.
Group Inc.

April 14, 2015

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

Mr. Jeffrey Abrams
City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

C20	
Communication	
CW:	<u>Apr 14/15</u>
Item:	<u>2</u>

Attention: Committee of the Whole

**Re: Item 2, Site Development File DA.14.042 Committee of the Whole Meeting,
April 14, 2015**

Please accept this letter to respectfully request that DA.14.042 site development application be refused. We have serious concerns with respect to the Tower's impact and would like to know if the proponent and / or staff considered an alternate location in the vicinity.

The staff report notes the Official Plan designation as "Prestige Employment – Office / Business Campus" which is correct as the underlying use; however the subject lands are also part of the "Employment Area Activity Centre" and "Significant Interface Area". This particular area is to be developed with mixed employment / commercial uses in a more intensive manner that contributes to the creation of an urban environment with strong pedestrian orientation. Section 2.2.5.1 of OPA 637, the Secondary Plan, details specific development policies that speak to envisioned site densities, building heights, facades and land uses that will be most certainly impacted by the radio tower.

Furthermore, the staff report also identifies that the tower could be relocated on the subject property to accommodate future development, but given the size and configuration of the property, it appears impossible to mitigate the potential impact along Kirby Road. What guarantees can be given to the City that a complete relocation of the tower can occur, in particular if facilitating future co-location for other carriers?

The subject lands are located in Block 34W which has an approved Secondary Plan and the developers group is working with staff to develop a future Block Plan. Block 42 is also undergoing a visioning exercise in the near future, so it appears that development is imminent.

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MANAGEMENT CORP.
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We believe the erection of a Radio Tower will have detrimental impacts to the ultimate land uses in the area, and for these reasons we believe the radio tower should be located elsewhere.

Sincerely,
WESTERN POINT BUILDERS INC.

A handwritten signature in dark ink, appearing to read 'D. Belli', with a stylized flourish at the end.

Daniel Belli, Vice President Real Estate